

07/22/02



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

BOARD MEETING OF JULY 29, 2002

Michael Jones, Chair
C. Kent Conine, Vice-Chair

Beth Anderson, Member
Vidal Gonzalez, Member

Shadrick Bogany, Member
Norberto Salinas, Member

Item 4 Presentation, Discussion and Possible Approval of the Staff Recommendations Of Projects for FY2002 Low Income Housing Tax Credit Program Allocation Round and Issuance of Forward Commitments for 2003 Allocation Round and Issuance of Waiting List for 2002

Michael Jones

The Texas Department of Housing and Community Affairs intends to comply with and has complied with Sec. 2306.032(c) of the Texas Government Code which requires that all materials to be considered by the Department at a board meeting must be published on TDHCA's website and otherwise be made available to the public at least 7 days before the Board Meeting, except for the following limited circumstances applicable only to the July 29, 2002 Board meeting.

Changes in the allocation of low income housing tax credits due to applications withdrawn since the last Board meeting; applications that may be withdrawn at the Board meeting or after the date of this publication; and applications added or removed due to appeals or litigation.

Project Number	Project Name	Region	Set Aside	Recommended Credits
02001	Crescent Village	7	R	\$356,005
02002	Cedar Hill Gardens	3	E	\$385,791
02003	El Pueblo Dorado	8B	G	\$885,689
02004	Williams Trace Apartments	7	NP	\$355,436
02005	Brenham Oaks Apartments	7	R	\$441,453
02006	Roseland Estates	3	NP	\$638,488
02007	Portside Villas	8B	G	\$563,846
02008	Prairie Commons	3	G	\$378,365
02009	Las Villas de Merida	8A	G	\$917,770
02010	Champion Forest Apartments	6	G	\$610,346
02011	Aransas Pass Retirement Center	8B	R	\$416,498
02012	Highland Oaks Apartments	7	R	\$0
02015	Eagle's Point Apartments	7	G	\$1,200,000
02017	The Center Place Apartments	2	G	\$0
02019	Yale Village Apartments	6	AR	\$0
02020	Kings Row Apartments	6	AR	\$0
02021	Continental Terrace Apartments	3	AR	\$0
02022	Castle Garden Apartments	1	AR	\$0
02023	Ensenada De La Palma	8B	G	\$0
02024	Winchester Lake	7	G	\$0
02025	The Village @ Prairie Creek	3	G	\$0
02026	Parkside Terrace Senior Apts.	6	G	\$0
02027	Creekside Townhomes	7	R	\$369,601
02028	Cricket Hollow Townhomes	6	G	\$0
02029	North Grand Villas	1	G	\$1,050,826
02030	Ray's Pointe	4	G	\$1,047,330
02031	La Estrella Apartments	8B	NP	\$0
02032	Padre De Vida Apartments	8B	G	\$0
02033	Pueblo de Paz Apartments	8B	G	\$862,724
02034	Terrell Senior Terraces, Phase II	3	NP	\$781,495
02035	Eisenhower Apartments	8A	G	\$0

Project Number	Project Name	Region	Set Aside	Recommended Credits
02036	Gateway East Apartments	10	AR	\$394,662
02037	Villa Hermosa Apartments	8B	R	\$565,712
02039	Oak Timbers-Rockwall	3	G	\$0
02040	The Residences on Stillhouse Rd.	4	R	\$356,659
02041	Villas at Costa Verde	8A	G	\$0
02042	Saddle Creek Apartments at Kyle	7	G	\$448,615
02043	King's Crossing	8B	G	\$777,472
02044	Brownwood Retirement Village	2	R	\$409,727
02045	Paris Retirement Village	4	R	\$373,692
02046	Colony Park Apartments, I & II	2	R	\$53,565
02047	Walnut Hills Apartments	2	R	\$21,842
02048	North Bluff Apartments	7	G	\$0
02049	Cannon Park Apartments	7	G	\$0
02050	The Reserve at Central City	6	G	\$0
02051	Pueblo Montana	10	G	\$228,465
02052	Burgundy Palms	10	G	\$618,843
02053	Castner Palms	10	G	\$624,635
02054	Senior Residences at St. Anthony's	1	NP	\$0
02055	Family Residences at Greentree	1	NP	\$0
02056	Amarillo Gardens Apartments	1	AR	\$265,578
02057	Elm Ridge Apartments	7	AR	\$0
02058	Sundown Village Apartments	6	G	\$0
02059	Mountainside Townhomes, Ltd.	10	NP	\$0
02060	Desert Garden Townhomes, Ltd.	10	G	\$0
02061	Painted Desert Townhomes, Ltd.	10	R	\$160,173
02062	Camino Del Norte Townhomes, Ltd.	10	G	\$0
02063	Rancho Del Valle Townhomes, Ltd.	10	NP	\$0
02064	Mission Del Valle Townhomes, Ltd.	10	NP	\$0
02065	Sunset View Townhomes, Ltd.	10	G	\$0
02067	Meadowbrook Townhomes, Ltd.	10	G	\$0
02068	Geronimo Trails Townhomes, Ltd.	10	NP	\$216,491
02069	Sanger Trails Apartments	3	G	\$0
02070	Woodview Apartments	2	G	\$774,967
02071	Panola Apartments	4	R	\$61,052
02072	Jacksonville Square Apartments	4	R	\$86,940
02073	Pleasant Valley Courtyards	7	G	\$0
02074	Arbor Woods	3	G	\$0
02075	Heatherwilde Estates	8A	G	\$1,068,403
02076	Laredo Vista II	8B	G	\$864,275
02078	Sphinx at Murdeaux	3	G	\$0
02079	Arbor Terrace II Apartments	9	G	\$925,169
02080	Fallbrook Ranch Apartments	6	G	\$936,382
02081	Bay Forest Ranch	6	G	\$969,008
02083	Villas of Lancaster	3	G	\$679,272
02086	Refugio Street Apartments	8A	G	\$747,562
02087	El Capitan Apartments	8A	G	\$0
02089	Gateway Pavilion	6	G	\$0

Project Number	Project Name	Region	Set Aside	Recommended Credits
02091	Riverwalk Townhomes	3	R	\$544,106
02092	SA Union Pines II Apartments	8A	G	\$640,106
02093	SA Union Park Apartments	8A	AR	\$300,006
02094	SA Ridgecrest Apartments	8A	AR	\$458,769
02095	The Arbors at Aransas Pass	8B	R	\$0
02096	Douglass Place Senior Housing	3	NP	\$0
02097	Park Manor Apartments	3	AR	\$288,644
02098	Ashford Park	7	NP	\$0
02099	Sunrise Village Apartments	6	NP	\$616,304
02100	Grove Place Apartments	7	NP	\$0
02101	Johnny Morris Apartments	7	G	\$0
02103	Valley View Apartments	8B	G	\$899,933
02104	Santa Rita Senior Village	9	G	\$821,462
02106	Wasson Villas	7	G	\$0
02107	Holly Park Apartments	8B	G	\$888,921
02108	The Pegasus	3	G	\$0
02110	Northside Apartments	4	G	\$744,356
02112	Cardinal Village	5	G	\$762,000
02113	Birch Wood Park Apartments	1	R	\$0
02114	Pampa Willows	1	R	\$0
02115	Pampa Gardens Apartments	1	R	\$0
02116	Killeen Stone Ranch	7	NP	\$0
02117	Bardin House Senior Apartments	3	G	\$0
02118	Calhoun Place Ltd.	6	G	\$0
02119	Lovett Manor	6	G	\$1,085,628
02120	Humble Memorial Gardens	6	NP	\$366,177
02121	Northpoint Retirement Village	6	G	\$0
02122	College Street Apartments	6	G	\$0
02123	Villas at Park Grove	6	G	\$0
02125	Mayfair Apartments	6	G	\$0
02126	Chandlers Cove Apartments	7	G	\$0
02127	Villas on Sixth Street Apartments	7	G	\$0
02128	Cedar Point Retirement Apts	7	G	\$0
02131	Meadows of Oakhaven	8A	R	\$0
02133	Ryan Crossing Villas	8A	G	\$0
02135	Lakeridge Apartments	4	G	\$0
02136	Cherry Mountain Villas	7	G	\$0
02137	Caspita Apartments	7	G	\$0
02141	Big Country Senior Village	2	G	\$0
02142	Mayfair Ridge Apartments	3	G	\$0
02143	Parkland Pointe II	3	G	\$0
02145	Mission View Apartments	8A	G	\$0
02146	Bexar Creek	8A	G	\$0
02147	Heatherbrook Apartments	6	G	\$1,084,340
02148	Windmill Point Apartments	2	R	\$545,899
02149	Madison Point Apartments	3	G	\$1,053,119
02150	Fairview Manor Apartments	1	R	\$113,155

Project Number	Project Name	Region	Set Aside	Recommended Credits
02151	Windsor Gardens Apartments	6	NP	\$968,058
02152	Cordell Apartments	2	R	\$0
02153	Encanta Villa Apartments	8B	R	\$55,529
02154	Rio Vista Apartments	8B	R	\$61,645
02155	Blue Water Garden Apartments	1	AR	\$400,844
02156	Town North Apartments	4	AR	\$275,871
02157	La Mirage Apartments	1	R	\$104,374
02158	Briarwood Apartments	3	R	\$151,278
02159	La Mirage Villas	1	R	\$161,815
02160	Green Manor Apartments	6	R	\$63,915
02161	Bayou Bend Apartments	6	R	\$96,390
02162	Willowchase Apartments	6	R	\$91,616
02163	Cedar Cove Apartments	6	R	\$93,636
02164	Talbot Townhomes, Ltd.	10	G	\$0
02165	Mt. Franklin Apartments, Ltd.	10	AR	\$0
02166	Jardin Sereno Senior Community	10	G	\$0
02167	Simmons Road Apartments	5	NP	\$0
02168	Hatton Oaks Apartments	5	G	\$0
02169	Pine Needle Cove, Ltd.	5	R	\$0
02170	Timber Villas, Ltd.	5	NP	\$0
02171	Colony Grove Apts., Ltd.	3	R	\$0
02172	Stone Hearst	5	G	\$0
02173	Cedar View Apartments	3	R	\$0
02174	Gateway Village Seniors	5	G	\$719,168
02175	Creekside Estates, Phase II	5	R	\$473,198
02176	Lantana Ridge Apartments South	8B	R	\$0
02177	Lantana Ridge Apartments	8B	R	\$0
02178	Saltgrass Landing Apartments	8B	R	\$0

Item 5 Presentation, Discussion and Possible Issuance of Determination Notice Of Four (4%) Tax Credits Exempt Bond Project with Local Bond Issuer: 01462, Eagle Ridge Apartments, San Antonio, Texas (San Antonio Housing Finance Corporation is Issuer)

Michael Jones

REPORT ITEMS

Executive Directors Report

Edwina Carrington

EXECUTIVE SESSION

Litigation and Anticipated Litigation (Potential or Threatened under Sec. 551.071 and 551.103, Texas Government Code Litigation Exception) - (1) Sheltering Arms, Community Affairs Program Recipient; (2) Century Pacific Equity Corporation v. Texas Department of Housing and Community Affairs and Affairs; Judicial District Court of Travis County, Texas Consultation with Attorney Pursuant to Sec. 551.071(2), Texas Government Code
The Board may discuss any item listed on this agenda in Executive Session

Michael Jones

OPEN SESSION

Action in Open Session on Items Discussed in Executive Session

Michael Jones

ADJOURN

Michael Jones
Chair of Board

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 the Board Secretary, Delores Groneck, TDHCA, 507 Sabine, Austin, Texas 78701, 512-475-3934 and request the information.

Individuals who require auxiliary aids, services or translators for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

BOARD MEETING

JULY 29, 2002

ROLL CALL

	Present	Absent
Jones, Michael, Chair	_____	_____
Anderson, Beth, Member	_____	_____
Bogany, Shadrick, Member	_____	_____
Conine, C. Kent, Vice-Chair	_____	_____
Gonzalez, Vidal, Member	_____	_____
Salinas, Norberto, Member	_____	_____
Number Present	_____	
Number Absent		_____

_____, Presiding Officer

Item 1

ACTION AND RECOMMENDATION

The Board Secretary is requesting approval by the Board of the Minutes of the Board Meetings of June 13, 2002 and June 24, 2002.

General recommendations for the agency as a whole are improved commitments to people with disabilities demonstrated by significant participation in the Olmstead plan implementation which states that each state shall have a comprehensive effectively working plan to describe how they're going to allow individuals the opportunity to move from the institutional setting back into the community. Housing is a crucial component because as an individual is moving from an institution back into the community, they need to have a home to go to.

Another recommendation is continued commitment of a minimum of \$30 million from the housing programs and housing finance programs including activities beneficial to people with disabilities such as barrier removal, rental assistance, and down payment assistance. He requested that TDHCA revise the policy development process to routinely include a review of agency planning documents by the Disability Advisory Committee. They requested as part of the policy development process that there be a step where the documents come before the Disability Advisory Committee for review and to provide input on how the policies will impact the housing needs of individuals with disabilities.

He recommended additional full-time equivalent employees be added to the agency cap to accommodate specific additional activities to benefit people with disabilities and the implementation of the Olmstead Supreme Court decision. Also, TDHCA needs to seek and commit resources to conduct an in-depth study of housing needs and preferences of people with disabilities. He asked the board to commit to board training regarding people with disabilities per the Sunset Legislation requirement.

Their overall program recommendations are integration of people with disabilities in every program's rules and descriptions. This includes implementation of a mandatory self-assessment as part of the application process. When one applies for funding that they have a self-assessment form to complete, and that if they're awarded the funds that they, based on this self-assessment, sign some assurances that the projects are accessible and people can receive the services provided.

Recommendations for the HOME Program under the tenant-based rental assistance are the fastest and easiest way for extremely low income households, such as the households of people with disabilities, to access existing housing. The 20 percent target that the department has in place for tenant-based rental assistance program needs to be exempt from the regional allocation formula.

Housing Trust Fund recommendations are capacity-building money should target organizations identified as needing to build capacity and should not be awarded to organizations that already have capacity.

Section 8 Program recommendations are the department should apply for the Mainstream Housing vouchers administered by HUD that TDHCA could take advantage of and implement the 35 Project Access vouchers. Project Access is an initiative designed by HUD for individuals with disabilities who fall under the Olmstead decision. These are Section 8 housing vouchers for people coming out of institutions who want to live in the community. HUD gave these Access vouchers to several states and Texas received 35 vouchers.

(3) Presentation and Discussion on Report from Association of Rural Communities In Texas

Lori Berger, Mayor of Flatonia, stated their board members besides herself are Jim Dunaway, City Manager of Elgin; Danny Fryer, City Manager of Stanton; Emmet Alvarez, Executive Director of Bay City Community Development Corporation; Honorable Mike Brown, Tom Green County Judge; Honorable Richard Evans, Bandera County Judge; Jesus Garcia, City Manager of Fort Stockton; Honorable Mike Mauldin, Mayor of Idalou; and Sunny Philip, City Manager of La Feria; and Honorable Arnoldo Saenz, Jim Wells County Judge. The executive director is Donna Chatham.

Their mission statement is "By being a strong voice and resource to government, we promote the policy of best practices and the delivery of public services to enhance the quality of life for all rural Texans."

Donna Chatham stated ARCIT was started for smaller cities to have input for House Bill 7 and to provide a new resource for preserving and improving the quality of life in rural Texas. ARCIT will primarily help give TDHCA assistance on rural needs so they can have a one-stop shop to go to see what the rural cities

and counties and economic corporations and water-sewer-utility districts are needing. Their membership is right at 100. The legislative goal is to build a reputation of being a policy facilitator for rural Texas.

Ms. Beth Anderson stated that ORCIT could be very helpful with the Low Income Annual Plan that is prepared based on survey data, by encouraging their members to complete that survey.

Mr. Bogany asked Ms. Chatham to talk to Benny McMahan and suggested that ORCIT try to partner with him to reach some of ARCIT's goals and things a rural community needs.

At this time, Mr. Jones recognized several people in attendance and these were Ed Robertson and Paul Hudson from the Governor's Office; Johnnie Morales, from the Speaker's Office; Stacy Gunkel from the Lieutenant Governor's Office; and Julie Street from the Urban Affairs Committee.

(4) Presentation, Discussion and Possible Approval of Proposed Reorganization of the Texas Department of Housing and Community Affairs and its Divisions

Ms. Carrington stated about a year and a half ago everyone looked for the Sunset Advisory Commission report that was issued in April of 2000. Many had been involved in the question/ answer/interview sessions with the Sunset Advisory Commission, and were concerned about the direction of TDHCA.

That report was fairly critical of the department and the recommendation in the report was that the department be given a two-year probationary period and during that probationary period there were changes that were expected to be made. TDHCA would go back to the legislature in '03 to see how well they had implemented the intent of the Sunset Commission report.

There were several themes that were prevalent in the report and these were that the department was not responsive to and did not welcome public input in its processes; that the department's approach to funding housing and community support services does not serve Texans with the greatest needs; that the department lacked a Central Database that's hampered the ability to provide accurate, prompt information on number of units created and on funding sources; there was also little communication along program lines, and one specific recommendation was that programs operated independently precluding a strategic allocation and best use of housing funds.

Senate Bill 322 was the department's legislation passed and this bill mirrored many of the concerns that were in the Sunset Advisory report. Neither Senate Bill 322 nor the Sunset report said TDHCA must reorganize; they did not come out and specifically dictate that was what needed to happen. They did however mention improved processes, improving organizational structure, and having a focus on production, accountability, responsibility, strategic planning, internal controls that are well defined, and processes that are also well defined, and creating checks and balances within the organization.

Ms. Carrington has been working at TDHCA about 3 months and the reorganization initiative addressing the concerns of Senate Bill 322 and addressing the concerns of the Sunset Advisory Commission report has been one of the priority items. It was also very clear that when she interviewed with the search committee and then was hired by the board that one of the things that was certainly expected was to make effective changes with TDHCA, changes not only internally within the organization, but also externally. She has held multiple meetings with senior staff. Many of them over the past several years had drawn their own organizational charts and freely provided those; she asked for them and got them. Staff also provided comments. Some staff at the department have been there for many years, they've watched the processes, they know and understand what they do, and they have a real good sense of what needs to be done and how TDHCA needs to be producing housing and community affairs.

Ms. Carrington obtained organizational charts from other state housing finance agencies and now staff has worked towards an organizational chart that focuses on functionality and concentrates on production with accountability. Ms. Carrington then contacted the State Auditor's Office as they have a division, Management Advisory Services and contracted with them for help.

There have been 16 divisional meetings held. An agency wide staff meeting was held and a full presentation was given on what staff could expect through the process. Another thing Ms. Carrington did was to expand on her vision as that is one thing discussed during the interview for Executive Director as what is her vision was for the TDHCA and she is striving to re-establish credibility by using the skills and abilities of talented staff, the dedication and commitment of the board of directors to create a state housing finance and community affairs agency that is responsive to our state's lower income citizens and is accountable to the legislature. She further stated TDHCA will design and implement programs in a manner that's consistent with agency goals, strategic priorities through processes that are logical, transparent and focus on production. Her vision is to create a state housing finance and community affairs agency that will be a model for professionalism and integrity.

She stated TDHCA's mission statement is to help Texans achieve an improved quality of life through the development of better communities. Her idea for TDHCA's direction is to create momentum to move forward in productive, innovative ways; to earn the reputation of a turnaround agency; to tackle more creative programs like the taxable \$10 million Junior Lien Program; to be proactive rather than reactive; and especially with the legislature, to take the initiative. She stated she has met with six senators and nine representatives and has testified at four hearings, three Urban Affairs hearings, one hearing on financial institutions, and two more pending. She has been very proactive; and is being invited to testify and in some instances is volunteering to testify.

TDHCA wants to become a leader for housing policy in the state, to be a partner with advocates, housing providers, trade associations, and other state agencies. She believes this reorganization is based on sound business principles as there is a desire to move forward, to be more efficient, more effective, productive, accountable and compassionate. In the new chart, an organization that will focus on the production of multifamily rental housing and single-family home ownership is being created. The horizontal communication can be improved -- this was referenced in the Sunset report and everyone knows TDHCA doesn't communicate as well with one another as is needed.

TDHCA was fortunate when the Division of Management Services contracted with them and Tom Shindell began helping TDHCA. Mr. Shindell is an organizational development consultant, Ph.D. from UT in adult education and leadership training and will be TDHCA for four or five months. Mr. Shindell stated he wanted to visit with the Board to explain how TDHCA is going to go through this process of reorganizing, there are basically three phases that TDHCA is going to go through. Phase I began May 17 and ends June 14 and has been about communicating with the organization in terms of what's going on, what's going to change and to let staff know what will be expected, to get the message out and to get their buy-in and get their support. There's been a really strong effort on the part of the Phase I steering committee to get the word out. One of the other things that needed to occur in Phase I was to get some feedback from the organization in terms of what their concerns were, what potential barriers they saw, some challenges they saw to implementing this new structure, and any issues that they had.

The other task that the Phase I project had was to get feedback from the organization, so notes were taken at all the division meetings; those notes have been prepared and are being combined into a report that is to be issued. The report that was generated in Phase I will be used by the Phase II steering committee and the Phase II steering committee will begin shortly.

Some of the other things that the Phase II people need to keep in mind is how to increase horizontal communication in the organization. Some divisions are going to change and those functions are going to be formed into new ones, so how to help those individuals and divisions deal with that change so that they can cope with that as effectively as possible. Change is hard for everyone. Staff also needs to think about ensuring all the requirements for the federal and state funding are in the new policies and procedures and processes that are developed.

Phase II will end around September 1 and then go into Phase III which will be the implementation of this plan that's developed in Phase II. Instead of having one steering committee as in Phase I, Phase III will have several different steering committees, one for each of the new divisions that's going to be formed to

help them move into their new processes and to help them manage that transition. Team building is one of the charges for the activities in Phase III.

There are a lot of good reasons for wanting to get this done as quickly as possible. First and foremost is to comply with the Sunset legislation. Sunset will begin their review in September to do another desk review of the agency to see how things are progressing.

There was an informational meeting held with representatives from the Governor's Office, the Lieutenant Governor's Office, the Speaker's Office, State Auditor's Office, LBB, Urban Affairs, and they saw this presentation on our rationale for the reorganization.

Ms. Carrington presented the names of the people on the Phase I steering committee and stated they spent about 25 hours a week for about three weeks and doing work such as putting together all the staff materials, helped prepare the message and attended and facilitated all of the division meetings. The existing organizational chart was presented and then the proposed new organizational structure. She stated the department needs to focus on what the new organizational structure will look like.

There are two or three significant changes on this. There is the creation of a second deputy's position which is a deputy director for operations. The other deputy director will be for the program area. She then reviewed moving the bond finance area and loan administration under the Financial Services area and discussed OCI, Underwriting, Portfolio Management and Compliance, Asset Management, Communication and Information Services.

Motion made by Norberto Salinas and seconded by Vidal Gonzalez to approve the reorganization concept of the Texas Department of Housing and Community Affairs.
Passed Unanimously

Ms. Elizabeth Anderson stated that the Board should commend Ms. Carrington and the staff and particularly the Phase I steering committee. These kinds of discussions aren't easy and she felt the Board owes thanks to the staff of this agency for the progress they've made to date and try to take a fresh look and think about how to make this agency more effective and accountable and efficient going forward. She supported this motion because management has demonstrated and earned the right to have the flexibility as they continue to refine this organization. She asked that as they continue to refine the organization to continue to pay attention to control issues and continue to move toward a flatter and less hierarchical and stovepiped organization.

At this time, Mayor Salinas left the meeting and did not return.

(5) Presentation, Discussion and Possible Approval of Request for Proposals for Trustee Services for the Departments Single Family Mortgage Revenue Bond Indentures and Other Related Matters

Mr. Byron Johnson, Director of Bond Finance, stated staff is requesting approval of an RFP for trustee services for the single-family bond indentures. In 1996 TDHCA asked for proposals and since markets have changed and since TDHCA's portfolios and indentures have been evolving, it is necessary to look at responses for trustee services. It is expected to request responses by July 26 and present recommendations at a later board meeting.

Motion made by C. Kent Conine and seconded by Shadrick Bogany to approve the request for proposals for trustee services for the department's single family mortgage revenue bond indentures.
Passed Unanimously

(6) Presentation, Discussion and Possible Approval of Proposed Rules Relating to the Housing Sponsor Tenant and Management Selection

Ms. Sara Newsom, Housing Compliance Manager, stated about two years ago the board adopted a policy regarding Section 8 occupancy in the Tax Credit projects. Senate Bill 322 extended that to the other programmatic areas of the department and this proposed rule will satisfy that requirement. This proposed rule concerns occupancy in properties funded by the department regarding Section 8 tenants, which if there

is a financial or a minimum income requirement on these properties, it sets that at no more than to 2.5 times the tenant-paid portion, so it allows that minimum standard or that standard across the board on our properties. It will also set some penalties if they do not follow this policy. By adopting these rules, it will allow the rule to be put into the *Texas Register* which will allow public comment and then will be presented to the board for final adoption of the rule. Staff recommends approval of this draft rule.

Motion made by Shadrick Bogany and seconded by Elizabeth Anderson to approve the proposed rules relating to the Housing Sponsor Tenant and Management Selection.
Passed Unanimously

EXECUTIVE SESSION

Litigation and Anticipated Litigation (Potential or Threatened
under Sec. 551.071 and 551.103, Texas Government Code
Litigation Exception)

Consultation with Attorney Pursuant to Sec. 551.071(2), Texas
Government Code

The Board may discuss any item listed on this agenda in Executive Session

The Board went into Executive Session at 11:45 a.m. and Mr. Jones stated: "On this day, June 13, 2002, at a regular board meeting of the Texas Department of Housing and Community Affairs held in Austin, Texas, the board of directors adjourned into a closed executive session as evidenced by the following: The board of directors will begin its executive session today, June 13, 2002, at 11:42 a.m. The subject matter of this executive session deliberation is as follows: litigation and anticipated litigation, potential or threatened, under Section 551.071 and 551.103 of the Texas Government Code Litigation Exception; consultation with attorney pursuant to Section 551.071(2) of the Texas Government Code; and discussion of any item listed on the board meeting agenda of this date. And with that, we will go into executive session."

OPEN SESSION

Action in Open Session on Items Discussed in Executive Session

Mr. Jones stated: "On this the 13th day of June 2002, at a regular board meeting of the Texas Department of Housing and Community Affairs, the board of directors adjourned into a closed executive session. The subject matter of the executive session deliberation was as follows: Litigation and anticipated litigation, potential or threatened, under Section 551.071 and 551.103 of Texas Government Code Litigation Exception, action taken, none. Consultation with attorney pursuant to Section 551.071(2) Texas Government Code, action taken, none; and Discussion of any item on the board meeting agenda of even date, action taken, none. The board of directors has completed its executive session of the Texas Department of Housing and Community Affairs on June 13, 2002, at approximately 12:30 p.m. I hereby certify that this agenda of an executive session of the Texas Department of Housing and Community Affairs was properly authorized pursuant to Section 551.103 of the Texas Government Code, posted at the Secretary of State's Office seven days prior to the meeting pursuant to Section 551.044 of the Texas Government Code, that all members of the board of directors were present with the exception of Mayor Salinas, and that this is a true and correct record of the proceedings pursuant to the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended. Signed by myself, Michael Jones, as chair of the board."

The board took a lunch break and returned to Open Session at 1:00 p.m.

(7) Presentation, Discussion and Possible Approval of Report from Audit Committee: Approval of Amended Fiscal Year 2002 Audit Plan

Mr. David Gaines, Internal Auditor, stated the Audit Committee did review and approve the plan and recommend approval by the full board. He further stated two projects are being proposed for deletion to the Audit Plan. He proposed an amendment to reclassify the project management tools being used in the development of the Central Database project, reclassify that from an audit to an advisory services project due to recent changes in professional standards relating to independence and management's belief that one can add more value on the project serving in that capacity as opposed to an audit function. There was an additional project that was proposed to the Audit Plan which relates to the Internal Auditing Division facilitating a controlled self-assessment program. The committee approved the plan with the amendment that the controlled self-assessment, not begin until the reorganization has been substantially implemented.

Motion made by Shadrick Bogany and seconded by Beth Anderson to approve the amended Fiscal Year 2002 Audit Plan.

Passed Unanimously

External Audit Reports:

**Deloitte & Touche: Report to Management Year Ended 08-31-01;
KPMG / State Auditors Office: Independent Auditors' Report on
Compliance with Requirements Applicable to Each Major Program
And on Internal Control over Compliance in Accordance with OMB
Circular A-133;**

Mr. Gaines stated the first item is a report from Deloitte & Touche relating to its opinion audit for the period ending August 31, 2001. The report to management is required in connection with their audit. In planning and performing the audit, the auditors consider internal control for the purposes of planning the project and not for the purpose of expressing an opinion on the control systems. During the course of the audit several recommendations were made based on the auditor's observations. The observations and recommendations included considering alternatives for accounting for the Housing Trust Fund loans that are currently accounted for in governmental and proprietary funds of the department by offering some alternatives, and management agreed to do that. They recommend the department implement policies to ensure HOME down payment assistance transactions and associated loans are processed in their entirety. Currently documentation may not be received in full from the HOME contract administrators to support the posting of loan receivables to the accounting records and to the loan servicing system.

Mr. Vidal Gonzalez stated the Audit Committee will meet on a monthly basis to get an update on this problem until these items are resolved.

Mr. Gaines stated the auditors also recommend considering alternatives to the method used in recognizing accounts payable at year-end, which is currently to recognize only those invoices received within 30 days after year-end; management agreed with that; and to continue to develop a fully integrated financial management system to minimize manual entry requirements, to strengthen the integration of data and processes, and to improve the financial reporting capabilities. This finding resulted from multiple systems being used by accounting, manually pulling information together for financial reporting purposes. They reported that TDHCA needs to begin developing or enhance the understanding of the provisions of GASB-34 which is basically an accounting statement issued by GASB, or the Government Accounting Standards Board, that will require significant changes in the way that the department collects, records and reports its financial information. Management is in general agreement with all the findings and the recommendations and intends to take appropriate actions.

The next report item relates to a report on federal compliance and controls relating to the State's federal single audit for the fiscal year ending August 31, 2001. The report was issued in February 2002 by KPMG, who contracted with the State Auditor's Office to perform this work. The auditors were unable to obtain sufficient documentation or satisfy themselves by other auditing procedures that department fulfilled the subrecipient monitoring compliance requirements relating to the HOME Program. The finding specifically pointed out that documentation supporting soft costs was lacking, and since there was no documentation maintained, they estimated a total questioned cost of \$2.3 million.

A related concern, and because of this finding and a similar finding in a previous audit report, HUD issued a letter to the department in April 2002 that states the department must review all subrecipient's draws and project-related soft costs for the fiscal years 1999, 2000 and 2001. If the soft costs in those program years are not adequately supported, HUD has instructed the department to reimburse HUD from non-federal sources, and currently TDHCA's response is pending.

The auditors also reported that the State complied in all material respects except certain compliance requirements were not met. Among the exceptions that the auditors identified, noncompliance was noted relating to the Low Income HOME Energy Assistance Program and Weatherization Assistance Programs. The exception noted related to one of our subrecipients that was involved in embezzlement problems that

involved these funds, the HOME Energy Assistance and Weatherization Programs. Amounts in question range from \$171,000 to \$212,000. KPMG recommended that the department establish amounts owed to TDHCA, issue a management decision and issue a demand letter demanding repayment. The department responded that it would conduct a field visit but when TDHCA attempted to do this visit, the subrecipient informed them that the related records were with other authorities involved with the embezzlement investigations. The subrecipient's legal counsel is contacting our legal counsel to come up with the best way to proceed. The next step after that is that TDHCA refers this to the Office of the Attorney General.

Mr. Bogany had questions in regards to the board of directors that specific association as to how to put their names on a list that they don't receive monies from TDHCA again. Ms. Anne Paddock, Acting General Counsel, advised that TDHCA does not have any procedures for that but could develop these rules. Ms. Carrington stated TDHCA can start tracking in the department board members of organizations such as this where even though it was an employee of the organization that embezzled, their board of directors is ultimately responsible for the affairs of the organization, and TDHCA could track who sits on the boards of organizations that we have funded.

Mr. Gaines stated the final portion of the report relates to several agencies among the department identified as having reportable conditions. These are matters that came to the auditors' attention relating to significant deficiencies in the design or operation of internal controls over compliance that could adversely affect the State's ability to administer the federal program in accordance with the requirements. Three reportable conditions relating to the HOME Program were identified. The first one relates to soft costs; the second relates to not having adequate controls in place for monitoring subrecipients of the HOME Program; and the third relates to issues relating to tracking on-site monitoring visits. Management has acknowledged the conditions and has stated corrective actions recommended will be implemented.

Mr. Jones stated the Chairman of the Audit Committee has stated they will meet monthly, and asked that Mr. Gaines to put these issues on his reports to the Audit Committee. Mr. Conine stated it would be helpful to take the HOME Program and the summary of audit findings, both internal and external, and create a matrix that the board could track. He asked Mr. Gaines to create a new form so the board would everything right in front of them and where TDHCA is on resolving those findings. Mr. Bogany wanted to know where the weakness regarding this program.

Internal Audit Reports:

Status of Prior Audit Issues

Mr. Gaines stated there are 29 issues on the database that have not previously been reported as implemented by management. He stated the HOME Program has a report from HUD and the issues throughout the report relates to the department not providing adequate monitoring and oversight of properties acquired under several HOME Program activities. The review focused on one of the department's subrecipients, and there were several specific concerns that HUD identified and as part of their required corrective actions have instructed the department to investigate all related files going back to the 1998 fiscal year. Management has expressed concerns regarding the nature and scope of the HUD review and is in general disagreement with some of the criteria used by HUD in measuring the department and the methodology that HUD used to project its exceptions to the total population. The department is also in disagreement with the corrective actions of reviewing all related files going back to 1998. In this respect, management personnel have met with HUD officials to find acceptable solutions.

The compliance division has completed the review of the same sample items that HUD tested in their review. They took additional sample items with the intent of either verifying or negating the conclusions that HUD came to in their report. This is currently in the report-writing phase in the compliance division. Their intent is to route that to executive within the next two weeks for executive's consideration.

Mr. Gaines stated he will have timetables in place and present them at the next board meeting on all prior audit issues pending. Mr. Bogany stated that he wants this to be a team effort and every division could assist in clearing these HOME issues as if one division goes down, the rest do too.

Summary Status of Internal/External Audits

Mr. Gaines stated the final report item was the status of audits, and the statewide single audit is currently underway, auditors are on site and that work is being done by KPMG in contract with the State Auditor's Office. The State Auditor's Office has other projects planned including a review of the implementation of Sunset recommendations and the Sunset staff will come back later in the year to review the remaining items.

The state auditors are planning on a review of certain aspects of the Community Services Block Grant Energy Assistance and Section 8 programs. They've recently completed a special investigation of a former department employee who provided false information in an attempt to benefit from one of the department's programs, and they have a performance measures certification audit to assess the accuracy of the Fiscal Year 2001 performance measurement data reported to LBB and the surrounding controls that provide assurance of the accuracy of that performance information.

On internal audit projects the Internal Auditors Office is working on a payroll audit and expect management's responses back in a week at which time a review will be held with executive management to discuss the issues and management's response with the intent of releasing a report the following week.

(8) Presentation and Discussion of Central Database Project Status Report

Mr. Gaines and Walt Vega, Software Development Manager presented this item. Mr. Gaines stated this will be an ongoing report to inform the Board on progress of this item. If the Board has suggestions, additional information needs, please advise him and he will incorporate them in his reports. The first section of this report is the project scope as specified in the project charter. The project charter defines, among other things, the governance of the project, the business and project objectives, what the project will achieve, the boundaries of the project, and a list of affected stakeholders. The project charter has been approved by department management and has been distributed to all functional areas.

Mr. Gaines further stated the project has been divided into three phases. The first phase was the AIMS Compliance Monitoring and Tracking System; the second phase will result in the central database used by functional areas within the project scope and will provide the essential support or business functions and information needs such as: parties to the contracts, contract terms, budgets, performance information, the allocation of funds to programs, regions, activities, and set-asides; tracking the funding source down to the final recipient and back again in cases of deobligations; the draw disbursement process, loan terms, loan status and tracking, and again, the long-term compliance monitoring needs of the division; and, the third phase of the project relates to the bells and whistles to complement the basic functionality that's being addressed in Phase II.

Ms. Beth Anderson stated this is a groundbreaking system for this agency; it has a tremendous amount of promise to be more efficient, more effective, and is a very strategic initiative that is underway. She had questions on impediments that would cause cost risk or schedule risk slippage to the completion of the Central Database.

Mr. Vega stated resources being diverted to other projects within the agency, such as the reorganization, or possibly due to existing maintenance to keep the agency running, also lack of financial resources to adequately get the project done within a timely manner.

Ms. Anderson further asked if there were cases where the committee has determined that resources need to be removed from the Central Database Project to do a change request for IS services and was advised by Mr. Vega that yes, and in some cases there's been kind of a compromise as to where an FTE has been made available to accommodate completion of a task.

Mr. Conine asked for a list of those commitment dates for this project and was advised that the project plan will be updated and a list of dates provided to the Board as soon as possible.

Mr. Bogany had questions on funds to complete this project and was advised by Mr. Gaines that funds might be available that were originally planned for other purposes. There may be fees but those have not been specifically identified.

Mr. Conine asked that staff report back to the Board in a few months with some thoughts on funds.

Ms. Anderson stated she was interested in any recommendations for Ms. Carrington to consider that might give IS more control over resources and Mr. Gaines stated he will brief Ms. Carrington more frequently on the results of these discussions held during the committee meetings.

The final handout on the status report was a listing of accomplishments to date for those funds that have been expended.

Mr. Gaines was reminded to send board members an updated plan including timelines for the central database.

**(9) Presentation, Discussion and Possible Approval of Low Income Housing Tax Credit Items:
a) Requests for extensions of the June 14 Deadline for Closing of Construction Loans for:**

- 01007 The Grand Texan Seniors, McKinney, Texas**
- 01027 The Springdale Estates, Austin, Texas**
- 01042 Fountains at Tidwell, Houston, Texas**
- 01069 North Star Apartments, Raymondville, Texas**
- 01076 Laurel Point Sr. Apartments, Houston, Texas**
- 01077 Bell Oaks Village 11, Bellville, Texas**
- 01108 Logan's Pointe, Mt. Vernon, Texas**
- 01111 Village at Meadowbend, Temple, Texas**
- 01144 Autumn Oaks of Corinth, Corinth, Texas**
- 01149 Clark's Crossing Apartments, Laredo, Texas**
- 01152 Parkway Sr. Apartments, Pasadena, Texas**

Mr. David Burrell stated staff is requesting approval of extensions for the June 14 deadline for the closing of construction loans. Two of the developments have closed on their construction loans, and these are Fountains at Tidwell in Houston and Logan's Pointe in Mt. Vernon and their requests have been pulled. Of the remaining nine, the Grand Texan Seniors is requesting that the extension fee be waived because there was a matter beyond the developer's control for having to have this extension for the construction loan and staff agrees with this request. The nine that staff is requesting extensions for are: The Grand Texan Seniors in McKinney; Springdale Estates in Austin; North Star Apartments in Raymondville; Laurel Point Senior Apartments in Houston; Bell Oaks Village Apartments in Bellville; The Village at Meadowbend in Temple; Autumn Oaks of Corinth in Corinth, Texas; Clark's Crossing in Laredo; and Parkway Senior Apartments in Pasadena.

Motion made by Shadrick Bogany and seconded by Beth Anderson to approve the extensions of the June 14 deadline for closing of construction loans as presented by staff.

Passed Unanimously

b) Approval of Restructuring and Reduction of Units of Grand Texan Seniors Community, McKinney, Texas

Mr. David Burrell stated that staff is requesting the board to approve the restructure of The Grand Texan Seniors Community Apartments which includes reducing it from a total of 130 units to 100 units. Under the restructured development there would be 54 Low Income Housing Tax Credit units and market rate units will be reduced to 46.

Motion made by Shadrick Bogany and seconded by C. Kent Conine to approve the restructuring of the Grand Texan Seniors Community of McKinney, Texas as requested by staff.

Passed Unanimously

Mr. Ken Mitchell stated he was very pleased with the recommendation and expressed his thanks to the Board for approving this item.

Mr. Hull stated that their organization represents over 300 CDCs and CDFIs and CHDOs working across the state in housing and economic development. On item 10, they participated in the agency's public hearing process regarding the certification of CHDOs and were pleased to see the resulting policy recommendations being presented. On Item 11, they support the agency's efforts to implement a policy with regard to its bond issuances for properties that may potentially use ad valorem property tax exemptions intended for CHDOs and asked that the board adopt this recommendation as well.

(10) Presentation, Discussion and Possible Approval of Proposed Rules Relating To the Process for Certifying Community Housing Development Organizations

Ms. Carrington stated this proposed rule will address the certification of community housing development organizations as relating to applicants using HOME funds. TDHCA's process in certifying CHDOs started as a result of administration of the HOME Program.

At the board meeting in April the board asked staff to hold public hearings to receive public comment. Staff requested the board approve the recommendations which are: (1) a nonprofit is applying for HOME funds and it needs a certification, TDHCA will only certify them as a CHDO if indeed they also submit an application for HOME funds; (2) in the event that an organization is applying for State HOME funds and serve a population inside a participating jurisdiction TDHCA wants evidence from the local taxing jurisdiction or local participating jurisdiction that they are certified as a CHDO; and, (3) in the event that an entity that is applying in a PJ, then TDHCA would certify in that particular situation.

This is the rule that staff is asking the board to adopt, and it has been resoundingly welcomed by the communities that have been very interested in this issue.

Motion made by C. Kent Conine and seconded by Beth Anderson to approve the rules relating to the process for certifying Community Housing Development Organizations.
Passed Unanimously

(11) Presentation, Discussion and Possible Approval of Adoption of Multifamily Bond Program Property Tax Exemption Policy

Mr. Jones stated there is public comment on this item in the form of a letter from the Alief Independent School District which will become part of our record. The letter is by Louis Stoerner, Alief Schools. He states:

"Alief Independent School District which is located in southwest Houston was founded in 1917 and encompasses 36.6 square miles. Our district is the most ethnically diverse of school districts of comparable size in Texas, virtually every culture of the modern world is represented in its 43,000-student enrollment. Currently Texas Tax Code Section 11.182 exempts community housing development organizations from paying ad valorem taxes if they use tax-exempt bonds to acquire multifamily housing with the intent to renovate. This exemption takes resources away from the school district and impairs our ability to provide the education our students deserve. Taking existing multimillion dollar properties off district tax rolls resulted in a one-year major loss of revenues to districts to educate the same number of students under our current school finance system.

Alief has six apartment complexes included in various proposals. The 2001 assessed value of these complexes is \$45 million and the annual tax levy is \$759,000. At this time 560 students reside in these apartment complexes and they are being educated by our district at the cost of \$3.3 million per year. Losing this tax levy, even for one year, will have a significant impact on our budget and will make it more difficult to give our students the education they deserve. Our district currently has a \$1.46 tax rate and considering the \$1.50 tax cap, Alief has little or no ability to make up the revenue lost through local taxes. Alief Independent School District submits this letter to urge the Texas Department of Housing and Community Affairs board to adopt TDHCA's staff's suggested rule changes regarding the applications to the TDHCA's multifamily bond program for financing of multifamily rental projects which are owned or partially owned by a nonprofit corporation qualifying as a CHDO. Specifically, TASB and its members strongly support the adoption of a requirement that CHDOs provide a letter of non-opposition to every affected taxing entity or unit affected by the exemption, including school districts. We need your help and

ask that the board approve this proposed change. Alief greatly appreciates TDHCA's consideration of school districts' concerns regarding the certification of CHDOs."

Ms. Carrington stated this is a policy change that is being recommended to be incorporated in the multifamily rules. Staff will be bringing those rules to the board within the next few months with some changes.

There are four recommendations that staff is asking approval for and these are: (1) if TDHCA has an application on private activity bonds and 4 percent credits, there would be a notification that would be required to TDHCA if the applicant planned to apply for a property tax exemption; (2) confirmation of the CHDO tax-exempt status from the local participating jurisdiction or tax appraisal district; (3) letter of non-opposition from every taxing entity that would be affected by this particular development; or 4) some entities opposed the tax exemption that there would be a payment in lieu of taxes between the taxing entity and the development entity.

Motion made by Shadrick Bogany and seconded by Beth Anderson to approve the adoption of the multifamily bond program property tax exemption policy.

Mr. Conine could not see how the board as a body usurps the intent of the state legislature. The intent of the legislation was to provide incentive for affordable rental housing to be placed in various communities and one of the ways to gain affordability is an exemption from property taxes. If one looks at the state property tax code, that happens in a lot of different circumstances: churches, agriculture, whatever the case may be are exempt from property taxes and the legislature chose in its last session to grant these sorts of properties a tax-exempt status.

The fact that a school district or a city or a county doesn't agree with the state legislature is not the first time that's happened, and for TDHCA to take a position to not consider approving a particular project unless the district happened to agree with the state law or there were payments being made to get around state law sets a bad precedent. TDHCA is under pressure at least from certain legislators to fix the problem, but he was not sure TDHCA has the capacity to do this. One thing to do as a department might be to underwrite these projects assuming there will be paying full taxes. He did not want TDHCA to get involved in a squabble between the state legislature, a taxing entity, and a nonprofit wanting to do a rental project.

Ms. Carrington stated when an application is received in the department for private activity and 4 percent credits, if there is not any kind of a letter that says a PILOT has been negotiated, TDHCA does automatically underwrite these transactions with a full component of property taxes. TDHCA has a recommendation mirroring what many of the local municipalities are doing when they have an application in their area with a local bond issuer.

Staff received public comment, evaluated what the approaches would be, looked at what was going on at the local level and looked to adopt that in this program.

Mr. Conine felt the local issuing agencies might not be standing on good legal ground relative to that if they were to be challenged and he did not TDHCA to be involved in a court battle.

Mr. Jones asked why would not Mr. Conine's argument be very persuasive that the legislature would say they have passed a rule and all THDCA is doing is providing a way to get around it.

Mr. Conine asked if a nonprofit brings a deal in today where TDHCA is the issuer on a private activity bond with a 4 percent credit on it, will TDHCA underwrite it with taxes or without taxes and was advised by Ms. Carrington that then they are going to do whatever their local taxing entity says they can do. If their local taxing entity agrees they have 100% exemption, then they're going to come in and we're not going to underwrite it with taxes; if their local entity has said to use TDHCA as a local issuer to get this done, we want you to have a PILOT, then that's how we will underwrite.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to table this item and ask for legal advice from the Attorney General's office.

Passed Unanimously

(12) Presentation, Discussion and Possible Approval of Methodology for Single Family Sub-Prime Lending Market Study

Ms. Carrington stated Senate Bill 322 instructed the department to conduct a market study to determine the feasibility of having a subprime lending component in an upcoming bond program. Staff is recommending that the Board approve the methodology to conduct a needs analysis in economically and geographically underserved markets in the state.

Motion made by C. Kent Conine and seconded by Beth Anderson to approve the methodology to conduct this study.

Mr. Bogany stated he would like the default rate be included on subprime loans and added this requirement as an amendment to the motion.

Mr. Conine accepted the amendment to the motion along with an amendment to ask the consumer credit agency for information and input as they were doing a study on this topic also.

The motion was restated for the record.

Motion made by C. Kent Conine and seconded by Beth Anderson to approve the methodology to conduct this study along with adding the default rate and contacting the consumer credit agency for input on their current study and to put this methodology out for public comment as Senate Bill #322 mandates TDHCA to do.

Voted was tied with 2 for (Mr. Conine and Ms. Anderson) and 2 no (Mr. Bogany and Mr. Gonzalez)

Mr. Jones stated the Chair will vote in favor of the motion.

Motion passed

REPORT ITEMS

Executive Directors Report

Collateralized Home Mortgage Revenue Bonds, Series 1991A, GNMA Sale, Closing and Bond Redemption

Taxable Junior Lien Mortgage Revenue Bonds, Series 2002A Pricing and Closing

Single Family Mortgage Revenue Bond Indenture Economics

Testimony: Urban Affairs Meeting of 05-08-02; Financial Institutions of 06-04-02;
Urban Affairs of 06-12-02; Border Affairs of 06-21-02

Ms. Carrington stated the taxable junior lien program closed; the refunding on the single-family mortgage revenue bonds took place; and the CMO bonds were redeemed creating a surplus of almost \$600,000 that will be used in the Bootstrap Program.

The Board meetings for July and August were discussed and July 29th or 30th was selected for July and the Board Secretary will contact board members for a meeting date in August.

ADJOURN

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to adjourn the meeting.

Passed Unanimously

The meeting adjourned at 3:20 p.m.

Respectfully submitted,

Delores Groneck

Board Secretary

Bdminjun1/dg

BOARD MEETING
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
Capitol Extension Auditorium, 1400 North Congress, Austin, Texas 78701
June 24, 2002 9:00 a.m.

Summary of Minutes

CALL TO ORDER, ROLL CALL
CERTIFICATION OF QUORUM

The Board Meeting of the Texas Department of Housing and Community Affairs of June 24, 2002 was called to order by Board Vice-Chair C. Kent Conine at 9:15 a.m. It was held at the Capitol Extension Auditorium, 1400 North Congress, Austin, Texas. Roll call certified a quorum was present. Michael Jones was absent.

Members present:

C. Kent Conine-- Vice Chair
Elizabeth Anderson - Member
Shadrick Bogany -- Member
Norberto Salinas -- Member
Vidal Gonzalez -- Member

Staff of the Texas Department of Housing and Community Affairs was also present.

Ms. Carrington, on behalf of the Board and the staff of the Texas Department of Housing and Community Affairs, thanked the public for their input and participation in the 2002 LIHTC program. She stated there are several characteristics of the 2002 program which include transparency of the process, consistency in review of applications, equitable application program rules and an emphasis on scoring. There were several positive changes in this program which of one is the department having a successful pre-application process with an appeals process. There is deep rent skewing in the application scoring and TDHCA has a viewing room so someone who wanted to review applications, etc. could do that.

The pre-applications and applications were placed on the web site and on Fridays for six weeks, TDHCA conducted an open forum where many people came to discuss letters they received asking for clarifications on a variety of issues. The appeals process was mandated in Senate Bill No. 322 and was incorporated in the QAP. The appellant can appeal decisions of the department related to pre-app or application threshold criteria. They can apply to the department to appeal underwriting decisions. If an applicant was not satisfied with the department's response, the applicant may appeal to the Board for a decision at Board level.

For applications that are deemed ineligible by TDHCA, the appeals procedure for those applicants is to appeal directly to the Board. To date, the department has received 40 appeals and has completed the appeals process on these. Seventy percent of those have been satisfied. They were either completely reinstated, partially reinstated or 100 percent denied. There are about 30 percent who are not satisfied with staffs' response and will come to the Board for a decision. The Board will be taking action in two areas. They will be hearing the appeals, making decisions on the appeals and will be reviewing a list of recommendations from staff for the recommended list of applications. This list has been through the Executive Award and Review Committee which was mandated in SB322.

PUBLIC COMMENT

The Board will solicit Public Comment at the beginning of the meeting and will also provide for Public Comment on each agenda item after the presentation made by the department staff and motions made by the Board.

Mr. Conine called for public comment and the following testified at this time and others wished to give comments when the agenda items were presented. He asked the speakers to limit their comments to three minutes due to so many people wishing to speak at this meeting.

Don Forse, Capitol Office Director, Rep. Wayne Christian, Nacogdoches, Texas

Mr. Forse wished to speak during presentations of Agenda Item No. 2 on LIHTC Project No. 02-112.

Eloise Smith, Mayor, City of South Houston, Texas

Ms. Smith stated their city officials were originally against the tax credit project planned for their city but after meetings were held and officials understood how this program works they are now in favor of the project. She felt this would be an advantage for people in their area who need a better place to live and she asked the Board to award tax credits to their area for Windsor Garden Apartments project, No. 02-151.

Al Thiel, City Councilman, City of South Houston, Texas

Mr. Thiel stated he was speaking on Windsor Garden Apartments, No. 02-151 and he along with all city officials do support this project and due to the fact that the project did not receive the pre-application 15 points they are not being recommended for tax credits. He asked the Board to review and if any credits become available, to please award them to South Houston.

Jane Thiel, Chairperson, Chamber of Commerce, South Houston, Texas

Ms. Thiel stated their city is located in an ideal location which is close to Hobby Airport, the Port of Houston, NASA and downtown Houston. They are surrounded on three sides by the city of Houston and on one side by the city of Pasadena with three total square miles. Their population is 73% Hispanic, 23% Caucasian and 4% African-Americans, Asian-Americans and American Indians. Their average income for a family of four is \$30,000 annually. 10% of their population is under the age of 5 and they have almost 60% of married couples. There are over 4,000 in their schools. Unemployment is about 5% and they have over 700 businesses in their city. They are a family-oriented community who needs this project.

Bob Young, Mayor, City of Cedar Park, Texas

Mr. Young asked the Board to consider an appeal for 02-128, Cedar Point Retirement Apartments and to award credits to this project.

Phil Duprey, Mayor Pro Tem, City of Cedar Park, Texas

Mr. Duprey spoke on 02-128, Cedar Point Retirement Apartments and stated their city has had a 400% growth from 1990 to 2000. They have grown rapidly and the senior growth has been growing tremendously. He asked the Board to award credits to this much needed project.

Kent Taylor, Commercial Real Estate Broker, Austin, Texas

Mr. Taylor was in support of 02-128, Cedar Point Retirement Apartments and stated this city needs affordable housing. For a senior project it would be great as it is near stores, senior centers, medical centers, etc.

Eugene Thomas, Land Use Consultant, Dallas, Texas

Mr. Thomas spoke on the Village at Prairie Creek and stated there was no opposition to the project at hearings held. According to TDHCA information, two applications are located within the area and they only support one development which is 02-025, Village at Prairie Creek.

Albert Parker, Pleasant Grove, CDC, Dallas, Texas

Mr. Parker stated Pleasant Grove CDC supports this multi family project proposed for Village of Prairie Creek. It will enhance the neighborhood and will bring about future economic development.

Fred Odanga, Developer, Ryan Crossing Villas, 02-133, Cedar Park, Texas

Mr. Odanga stated this project was not recommended for tax credits by staff due to low scores. He has filed an appeal but has not heard from the staff. If the appeal to staff is unsuccessfully, he will appeal to the Board.

Dan O' Dea, Developer, Georgetown, Texas

Mr. O'Dea spoke on 02-155 Blue Water Garden Apartments; 02-156 Town North Apartments and 02-036 Gateway East Apartments and stated they will be filing appeals on the above, not on their getting recommended, but on the conditions put on these projects by underwriting. He felt these conditions will keep them from getting these projects closed in a reasonable amount of time.

Rowan Smith, Developer, Houston, Texas

Mr. Smith spoke on 02-032, Padre de Vida Apartments, McAllen, Texas and stated even though underwriting is recommending this project for awards, Mr. Smith questions the operating expenses used by the department. In order to make projects work in the Rio Grande area operating expenses are lower than in other areas of the state, especially in payrolls.

Ignacio Grillo, Developer, Houston

Mr. Grillo stated he filed an appeal on 02-123 Villas at Park Grove. He felt the department violated Exhibit 214.(ii)(g) which relates to the \$1.6 million per applicant per year rule and felt this was happening in Region 6. He asked the Board to stay within the guidelines of the QAP and award an allocation to 02-123.

ACTION ITEMS

- (1) **Presentation, Discussion and Possible Action on Appeals to Board from Low Income Housing Applicants on Applications Matters as follows:**
- 02-025 The Village at Prairie Creek**
 - 02-026 Parkside Terrace Senior Apartments**
 - 02-069 Sanger Trail Apartments**
 - 02-086 Refugio Street Apartments**
 - 02-136 Cherry Mountain Villas**
- Any Other Appeals Timely Filed in Accordance with the Qualified Allocation Plan and Rules**

Mr. Conine stated the Board would now hear Public Comment on the appeals being presented.

02-025 The Village at Prairie Creek and 02-026 Parkside Terrace Senior Apartments

Mr. Jim Washburn, Developer, Dallas, Texas, stated the 2002 QAP underwent numerous changes and felt that are two issues that were the driving force of things that happened. The developers were forced to design an application geared toward scoring and there was an emphasis given to making sure that the staff had little room for subjectivity. If one did not score high enough, the application did not go to underwriting. He stated their appeal is based on lost mixed points because their market analyst defined a submarket differently than their competitors did. He further stated he defined a submarket which reflected the area from which prospective tenants would be most likely drawn from and other applicants broadened their submarket in an effort to find market rents that would meet the QAP requirements. There are differences in how submarkets were determined and the result is their market rents do not support the 10% and 5% test that other applicants who expanded their submarkets were able to make. He felt everyone is not playing by the same rules.

Mr. Ben Sheppard, Planner, LIHTC Program, stated the market analysts define the market areas and the submarkets and each one is allowed under the QAP to define his own submarket. Staff followed the rules based on the QAP.

Motion made by Beth Anderson and seconded by Norberto Salinas to deny the appeal for Village of Prairie Creek as the Board and staff are required to abide by the rules of the QAP.

Passed Unanimously

Mr. Washburn then withdrew his appeal for 02-026.

02-069, Sanger Trails Apartments

Mr. Richard Shaw, Developer, Dallas, Texas stated the tax credit rents on this project are at least 10% lower than the market rate rents in the area. He stated they deducted the electric allowance to attain the rents on the tax credit units. In determining housing costs, they added the utility allowance for the market rate tenants for water and sewer. In doing this, the rents differ by more than 5%. He felt the staff used the wrong numbers on the 10% rule and the 5% rule and asked the Board to consider the fact that they include utility costs.

Mr. Sheppard of the LIHTC Division stated this appeal is based on the 5% rule and in the rent schedule in the application, the market rate units were compared to the tax credit rents and this project failed the 5% test. He felt staff correctly scored this project.

Motion made by Norberto Salinas and seconded by Shad Bogany to deny the appeal for 02-069, Sanger Trails Apartments.
Passed Unanimously

02-036, Cherry Mountain Villas

Mr. Larry Paul Manley, Attorney, Austin, Texas stated this appeal concerns the calculation of market rents in Lakeway where the project is proposed to be located. He stated staff has taken the position that this project failed the 10% test which is the difference between the maximum allowable tax credit rent and the rent that exists in the market. He believed there is a problem in the analysis of how market rate is being applied and stated everyone should be graded on the same score and it should be scored the way the QAP states. Rental concessions should have been used uniformly and not just where it was addressed in the market study. He asked that the points be restored to which would give them a total of 136 points.

Mr. Ben Sheppard stated that staff did not use the definition mentioned. This application score hinges on the fact that staff used rents that were net of rental concessions and this is a common practice in the industry. This project did not pass the 10% test and staff felt they used the correct numbers. He further stated that staff used rents per square foot both from the market as a whole and to the units compared to other units within the project.

Motion made by Beth Anderson and seconded by Shad Bogany to deny the appeal for Cherry Mountain Villas, 02-136.
Passed Unanimously

02-086, Refugio Street Apartments

Ms. Diana Kinlaw, San Antonio Housing Authority, stated they were in attendance to appeal Exhibit 210 as it pertains to the qualified non profit. Their application had 3 points deducted because of the way their application was perceived because it is a public facility corporation.

Mr. Jim Plummer, Attorney, San Antonio, Texas stated the public facility corporation is a quasi-governmental entity created on behalf of the local housing authority. This organization is automatically exempt from federal income tax pursuant to Section 115. It can also apply for an exemption under Sec. 501(c)(3). This organization is described as a 501(c)(3) but it has not submitted its letter to the IRS to request that determination from them. He felt the QAP does not require that one has the letter but simply requires that one be described in the format and this organization will meet that definition. The project owners are not aware of any requirement that TDHCA has the formal determination from the IRS.

Mr. David Kelly, Developer, stated they lost points for the receipt of HOPE VI funds. The request made by Mr. Plummer in regards to the definition of the non profit which would give them sufficient points to move into the award category. The City of San Antonio is in support of this project and it is important to the city. They have given it a tax exemption, has awarded \$2.1 million of general budget dollars and also CDBG funds have been given to this project.

Ms. Carrington stated staff based the disqualification of 3 points, based on the QAP's definition for a qualified non profit.

Mr. Plummer stated the language in which Ms. Carrington stated was right but the issue is what does it mean to be described as a non profit. He stated the question becomes: "Is the Board going to make the word "Described" mean having already obtained a ruling from the IRS."

Motion made by Beth Anderson and seconded by Vidal Gonzalez to table this item and revisit it at the July meeting.
Passed Unanimously

02-100, Grove Place Apartments

Mr. Bill Lee, Austin, Texas appealed a scoring decision made by staff on this project. Their general partner is Safeplace, nationally recognized sexual assault and domestic violence shelter. They were appealing due to a statistical error made by HUD in the calculation of the area median incomes in the Austin MSA, an error acknowledged by staff and one proven by recently released 2000 census data.

He further stated this error put staff in the impossible position of using scoring criteria that are appropriate for local conditions as required by the QAP. Given the significant nature of this error, the mixed income criteria cannot be applied appropriately to local conditions because they are so far out of line with the reality of the marketplace. He further stated if HUD is correct, the Austin MSA median income grew more than 10 times the average rate for all other Texas metro areas. They have expressed to staff that comparing rents for one of Austin's lowest median rate submarkets to the entire Austin MSA is an inappropriate test of local conditions and inconsistent with the intent of the QAP. This test is unfair to residents of our area's lowest income submarkets and it discourages the development of mixed income communities. He asked the Board to consider Grove Place in light of its overwhelming compliance with other crucial criteria from the QAP. Grove Place will provide 147 units for residents at 60% or below of median income.

Ms. Kimberly Frost, Attorney, Austin, Texas stated Grove Place will take the next step in providing care to some of the most vulnerable members of a community. Safeplace exists to end domestic and sexual violence in the community. Last year Safeplace provided more than 35,000 nights of shelter to victims. From there less than 25% of the applicants who petition for housing are able to move from shelters into supportive housing.

Mr. Sheppard stated HUD rents probably do not reflect what is going on in the market. For good or bad, TDHCA had to use the scoring criteria to HUD rents.

Motion made by Norberto Salinas and seconded by Beth Anderson to deny the appeal for Grove Place.
Passed Unanimously

Mr. Bogany stated he is assuming staff is going to recommend taking this out of the QAP next year and Mr. Conine stated the Board will see adjustments made to the troublesome part of the mixed income points.

02-212, Northpoint Retirement Village

Ms. Janet Miller, The Woodlands, Texas asked for reinstatement of 15 points that were denied on their application for an allocation of tax credits. These were points deducted for filing a pre-app because of a change in the unit mix. The market rate units in the pre-app were one bedroom units but for some reason, in the final application, they were listed as two bedroom units. The square footage of the market rate units was listed as 870 sq. ft. In the pre-app there were three one bedroom units set aside for tenants with income at 30% or less and five two bedroom units set aside at the 30% level. In the final app, it indicated four one bedroom units and four two bedroom units at the 30% level. She stated there were typo errors and the units in the final app are exactly the same as the pre-app. She asked the Board to review their request and restore the points.

Ms. Brooke Boston, LIHTC Acting Co-Manager, stated the QAP states: "To be eligible for the 15 pre-app points, the pre-app must be for the identical site and unit mix as the proposed development in the application." Staff viewed this as a consistent problem throughout the application that signified a change and staff did not view this as typo errors.

Motion made by Norberto Salinas and seconded by Beth Anderson to deny the appeal for 02-121 Northpoint Retirement Village.
Passed Unanimously

02-128, Cedar Point Retirement Apartments

Mr. Sheppard stated the market analyst did not provide facts to go with the rents and they failed to 10% test.

Motion made by Beth Anderson and seconded by Norberto Salinas to deny the appeal for 02-128 Cedar Point Retirement Apartments.
Passed Unanimously

02-019-Yale Village Apartments, 02-020-Kings Row Apartments, 02-021-Continental Terrace Apartments and 02-022-Castle Garden Apartments

Ms. Carrington stated this appeal has to come directly to the Board and the staff does not have a recommendation on this. Staff determined these 4 projects are ineligible and the appeal process is directly to the board.

Mr. Byron Lee, an attorney from Houston, Texas stated the issue is the interpretation and application of information from Kansas relating to Kansas properties and how the information should be used under the QAP. He further stated some information was not available when the staff made the initial determination because the Kansas projects are not materially non-compliant by the rules of the Kansas Department of Commerce and Housing. He presented a letter from Fred Bentley, head of the tax credit department in Kansas which states: "This letter will confirm that Century Pacific remains in good standing with the Kansas Department of Commerce and Housing and is eligible to participate in the department's various programs including application for tax credits under the departments' low income housing tax credit program". This letter was dated June 18, 2002 and the information staff had was outdated information based on an inspection back in October of 2001. He stated all issues have been resolved and there are no existing material health and safety violations in Kansas.

Ms. Angle Burse, Century Pacific representative, stated she has developed a very positive and unique working relationship with Kansas and there are no major existing health and safety issues on any properties in Kansas as they have been corrected.

Mr. Irwin Deutsch, Developer, stated the preservation set aside is an important program and there is a long list of things they qualified for because they were in this set aside. A preservation property is an older property and it needs a lot of rehab. HUD is wholeheartedly supporting these transactions.

Ms. Sara Newsom, TDHCA Housing Compliance Manager, stated as of last week, Kansas was still reporting that there were outstanding 8823s with major violations of health, safety and building code violations on two of the four properties in Kansas. Kansas was one of seven states that reported some violations with this company. Staff took the reports from Kansas and put them in Texas definitions of events of noncompliance and it is staffs determination that these properties were in material non compliance.

Mr. Bryan Lee stated staff never advised them about this problem until 10 days ago and they had no chance to clear the record.

Motion made by Norberto Salinas and seconded by Beth Anderson to deny the appeal for 02-019-Yale Village Apartments, 02-020-Kings Row Apartments, 02-021-Continental Terrace Apartments and 02-022-Castle Garden Apartments.

Passed Unanimously

The Board then took a break at 12:15 pm and returned to Open Session at 1:00 pm.

(2) Presentation and Discussion of Board Review of Recommendations of Department Staff and Approving the List of Approved Applications From all Submitted Applications for the Low Income Housing Tax Credit Program. The following list has all applications submitted for the Low Income Housing Tax Credit Application Awards (including withdrawn and terminated files) From Which the Board Will Make Their Selection

#	Name	Reg.	Set Aside	Credit Amount
2011	Aransas Pass Retirement Center	8B	R	414,031
2012	Highland Oaks Apartments	7	R	555,515
2015	Eagle's Point Apartments	7	G	1,200,000
2017	The Center Place Apartments	2	G	534,458
2019	Yale Village Apartments	6	AR	552,202
2020	Kings Row Apartments	6	AR	466,987
2021	Continental Terrace Apartments	3	AR	425,930
2022	Castle Garden Apartments	1	AR	333,572

2023	Ensenada De La Palma	8B	G	959,106
2024	Winchester Lake	7	G	631,040
2025	The Village @ Prairie Creek	3	G	1,139,789
2026	Parkside Terrace Senior Apts.	6	G	496,778
2027	Creekside Townhomes	7	R	388,022
2028	Cricket Hollow Townhomes	6	G	1,032,801
2029	North Grand Villas	1	G	1,049,367
2030	Ray's Pointe	4	G	1,045,881
2031	La Estrella Apartments	8B	NP	852,835
2032	Padre De Vida Apartments	8B	G	1,040,635
2033	Pueblo de Paz Apartments	8B	G	869,606
2034	Terrell Senior Terraces, Phase II	3	NP	764,357
2035	Eisenhauer Apartments	8B	G	1,051,700
2036	Gateway East Apartments	10	AR	394,320
2037	Villa Hermosa Apartments	8B	R	568,236
2039	Oak Timbers-Rockwall	3	G	606,471
2040	The Residences on Stillhouse Road	4	R	360,233
2041	Villas at Costa Verde	8A	G	1,066,667
2042	Saddle Creek Apartments at Kyle, FKA, Steeplechase Apartments	7	G	449,745
2043	King's Crossing	8B	G	779,906
2044	Brownwood Retirement Village	2	R	412,509
2045	Paris Retirement Village	4	R	376,203
2046	Colony Park Apartments, I & II	2	R	52,470
2047	Walnut Hills Apartments	2	R	22,152
2048	North Bluff Apartments	7	G	560,675
2049	Cannon Park Apartments	7	G	774,919
2050	The Reserve at Central City	6	G	669,337
2051	Pueblo Montana	10	G	234,001
2052	Burgundy Palms	10	G	639,769
2053	Castner Palms	10	G	639,769
2054	Senior Residences at St. Anthony's	1	NP	715,743
2055	Family Residences at Greentree	1	NP	584,478
2056	Amarillo Gardens Apartments	1	AR	461,090
2057	Elm Ridge Apartments	7	AR	443,055
2058	Sundown Village Apartments	6	G	1,052,425
2059	Mountainside Townhomes, Ltd.	10	NP	158,286
2060	Desert Garden Townhomes, Ltd.	10	G	436,891
2061	Painted Desert Townhomes, Ltd.	10	R	161,276
2062	Camino Del Norte Townhomes, Ltd.	10	G	328,898
2063	Rancho Del Valle Townhomes, Ltd.	10	NP	285,785
2064	Mission Del Valle Townhomes, Ltd.	10	NP	164,226
2065	Sunset View Townhomes, Ltd.	10	G	158,286
2067	Meadowbrook Townhomes, Ltd.	10	G	239,536
2068	Geronimo Trails Townhomes, Ltd.	10	NP	220,376
2069	Sanger Trails Apartments	3	G	862,436
2070	Woodview Apartments	2	G	822,833
2071	Panola Apartments	4	R	66,201
2072	Jacksonville Square Apartments	4	R	88,415
2073	Pleasant Valley Courtyards	7	G	1,145,404
2074	Arbor Woods	3	G	1,080,924
2075	Heatherwilde Estates	8A	G	1,140,628
2076	Laredo Vista II	8B	G	865,960
2078	Sphinx at Murdeaux	3	G	1,144,545
2079	Arbor Terrace II Apartments	9	G	1,060,162
2080	Fallbrook Ranch Apartments	6	G	936,951

2081	Bay Forest Ranch	6	G	969,872
2083	Villas of Lancaster	3	G	680,510
2086	Refugio Street Apartments	8A	G	825,945
2087	El Capitan Apartments	8A	G	677,500
2089	Gateway Pavilion	6	G	1,159,683
2091	Riverwalk Townhomes	3	R	542,766
2092	SA Union Pines Apartments	8A	G	706,232
2093	SA Union Park Apartments	8A	AR	321,873
2094	SA Ridgecrest Apartments	8A	AR	494,845
2095	The Arbors at Aransas Pass	8B	R	389,137
2096	Douglass Place Senior Housing	3	NP	530,060
2097	Park Manor Apartments	3	AR	312,861
2098	Ashford Park	7	NP	1,138,022
2099	Sunrise Village Apartments	6	NP	644,263
2100	Grove Place Apartments	7	NP	775,000
2101	Johnny Morris Apartments	7	G	1,200,000
2103	Valley View Apartments	8B	G	973,101
2104	Santa Rita Senior Village	9	G	790,000
2106	Wasson Villas	7	G	652,650
2107	Holly Park Apartments	8B	G	866,332
2108	The Pegasus	3	G	1,197,481
2110	Northside Apartments	4	G	799,916
2112	Cardinal Village	5	G	799,990
2113	Birch Wood Park Apartments	1	R	506,494
2114	Pampa Willows	1	R	351,350
2115	Pampa Gardens Apartments	1	R	505,602
2116	Killeen Stone Ranch Apts	7	NP	485,975
2117	Bardin House Senior Apartments	3	G	931,048
2118	Calhoun Place Ltd.	6	G	944,815
2119	Lovett Manor	6	G	1,098,812
2120	Humble Memorial Gardens	6	NP	367,807
2121	Northpoint Retirement Village	6	G	441,623
2122	College Street Apartments	6	G	742,286
2123	Villas at Park Grove	6	G	627,566
2125	Mayfair Apartments	6	G	1,200,000
2126	Chandlers Cove Apartments	7	G	1,200,000
2127	Villas on Sixth Street Apartments	7	G	1,083,095
2128	Cedar Point Retirement Apartments	7	G	826,774
2131	Meadows of Oakhaven	8A	R	396,577
2133	Ryan Crossing Villas	8A	G	880,282
2135	Lakeridge Apartments	4	G	1,047,148
2136	Cherry Mountain Villas	7	G	997,076
2137	Caspita Apartments	7	G	1,200,000
2141	Big Country Senior Village	2	G	809,000
2142	Mayfair Ridge Apartments	3	G	715,000
2143	Parkland Pointe II	3	G	734,949
2145	Mission View Apartments	8A	G	1,035,163
2146	Bexar Creek	8A	G	621,995
2147	Heatherbrook Apartments	6	G	1,048,837
2148	Windmill Point Apartments	2	R	545,899
2149	Madison Point Apartments	3	G	1,053,119
2150	Fairview Manor Apartments	1	R	113,567
2151	Windsor Gardens Apartments	6	NP	968,058
2152	Cordell Apartments	2	R	70,969
2153	Encanta Villa Apartments	8B	R	55,677
2154	Rio Vista Apartments	8B	R	61,812

2155	Blue Water Garden Apartments	1	AR	412,835
2156	Town North Apartments	4	AR	278,976
2157	La Mirage Apartments	1	R	104,374
2158	Briarwood Apartments	3	R	151,278
2159	La Mirage Villas	1	R	161,864
2160	Green Manor Apartments	6	R	87,971
2161	Bayou Bend Apartments	6	R	123,808
2162	Willowchase Apartments	6	R	126,135
2163	Cedar Cove Apartments	6	R	123,035
2164	Talbot Townhomes, Ltd.	10	G	281,883
2165	Mt. Franklin Apartments, Ltd.	10	AR	400,349
2166	Jardin Sereno Senior Com.	10	G	305,850
2167	Simmons Road Apartments	5	NP	1,042,999
2168	Hatton Oaks Apartments	5	G	540,452
2169	Pine Needle Cove, Ltd.	5	R	577,387
2170	Timber Villas, Ltd.	5	NP	571,938
2171	Colony Grove Apts., Ltd.	3	R	605,069
2172	Stone Hearst	5	G	1,051,195
2173	Cedar View Apartments	3	R	487,312
2174	Gateway Village Seniors	5	G	760,790
2175	Creekside Estates, Phase II	5	R	539,182
2176	Lantana Ridge Apartments S.	8B	R	56,676
2177	Lantana Ridge Apartments, Ltd.	8B	R	72,760
2178	Saltgrass Landing Apartments, Ltd.	8B	R	84,971

Ms. Boston stated staff has made an effort to have TDHCA be transparent and that more information has been on the web. Staff has been very consistent in adherence to the rules and guidelines, the QAP and SB322. Staff has made an effort to treat everyone equitably. There were 139 pre-apps submitted; 25 decided not to proceed; 29 did not participate in pre-app did file a full app which made a total of 143 initial applications. Two of those withdrew and there have been 13 terminations. Of these, 85 apps were sent to underwriting. There were no developments recommended that had a non recommended status from Underwriting. Staff evaluated for material non compliance and confirmed the \$1.6 million per applicant rule. The total credit ceiling is \$37.3 million and \$5.5 million was committed last year as forward commitments for this year.

Additional Public Comment was taken at this time.

James Millender, Marvelous Light Company, El Paso, Texas

Mr. Millender stated there were no non-profit allocations made in Region 10 while large portions of forward commitments were recommended for allocations to other projects outside of Region 10 that scored equal to or lower than the Region 10 projects. He requested a better spread of forward commitments equally between all regions and especially in El Paso.

Corinne Vanberg, Administrative Assistant, El Paso, Texas

Ms. Vanberg spoke on Moutainside Townhomes, 02-059 in Region 10 and stated the project is not being recommended but is in a distressed area and in need of revitalization. The city has invested millions of dollars in this area and now housing initiatives are needed to revitalize this neighborhood.

Sam Brewster, City Councilman, City of Socorro, Texas

Mr. Brewster spoke on 02-064 Mission Del Valle Townhomes and Rancho Del Valle Townhomes, 02-063. He stated they have worked hard to bring water and sewer to their community and they need TDHCA's help to bring decent and affordable housing to the community. The people of Socorro asked for help and he asked the Board to award tax credits to them.

Rose Garcia, Executive Director, Tierra del Sol Housing Corporation, El Paso, Texas

Ms. Garcia stated Socorro is a colonia that has worked hard water and sewer and they have received some new industries bringing in job openings and they are trying to stabilize the workforce with housing. The asked the Board to consider these two projects for tax credits.

Tim Johnson, Attorney, El Paso

Mr. Johnson spoke on 02-063, Rancho del Valle and 02-064 Mission del Valle in Socorro and on 02-059 Mountainside Townhomes and 02-068 Geromino Trails Townhomes in El Paso. He asked the board to consider these four projects as in their Region 10 it is difficult to put together projects that both score high enough and maintain economic feasibility. These projects would serve the area closer to the colonias that need clean and affordable housing and he also asked the Board to consider forward commitments for these projects.

Alex Vidales, Senator Shapleigh's office, El Paso, Texas

Mr. Vidales stated he is an intern for Senator Shapleigh and read the following from the Senator into the record.

"Dear ladies and gentlemen of the board, I would like to express my support for the Mission Del Valle and the Rancho Del Valle applications of Tierra Del Sol to proceed with the development of affordable housing projects in the city of Socorro. In your earlier board meeting held in El Paso, you indicated a willingness to bring projects closer to colonia developments that have become common in our Border area and our city. However, it does not appear from your staff recommendations for tax credit projects that your goal is being met. I request that the board please set aside for funding for one or both of the referenced low income housing projects to be developed in the city of Socorro. Very truly yours, Eliot Shapleigh."

Rick Deyoe, Realtor/Development, Austin, Texas

Mr. Deyoe stated staff recommended the project of 02-070 Woodview Apartments, Wichita Falls to underwriting and underwriting recommended an allocation but it was not in the rural set aside. Wichita Falls accounts for 20% of the regions total population but it is not getting an allocation even though it scored high enough because 100% of this regions allocation went to the rural set asides.

Jay Oji, Developer, Dallas, Texas

Mr. Oji elected to not speak.

Aron L. Kullevy, City Planner, Nacogdoches, Texas

Mr. Kullevy spoke on 02-112, Cardinal Village Apartments and stated the Mayor of Nacogdoches appointed a task force to research the need for affordable housing in their city. It was determined that the city is currently experiencing a high level of growth and affordable housing is of immense importance. He stated 30-35% of their current housing units are in a substandard or dilapidated state. This project will assist them in their efforts to meet the demand for affordable housing.

Don Force, Leg. Director, Rep. Wayne Christian, Austin, Texas

Mr. Force stated Rep. Christian believes there is a need for affordable housing in Nacogdoches and is supportive of the particular project of 02-112, Cardinal Village.

G. Barron Rush, Developer, The Woodlands, Texas

Mr. Rush elected not to speak.

Larry Paul Manley, Attorney, Austin, Texas

Mr. Manley stated the problem with the QAP is when you rely on points scored to target poverty and concentrations of lower incomes and median incomes one ends up with concentrations in areas where you get more and more concentrated in poorer and poorer areas. He stated many people feel that Texas should be putting affordable housing in areas where people need it the most.

Ike Monty, President, Investment Builders, Inc., El Paso, Texas

Mr. Monty stated he felt the forums being held before the final vote on tax credit awards provided a place to point out issues and problems and he thanked the Board for the opportunity for people to speak to them on their applications.

Motion made by Norberto Salinas and seconded by Vidal Gonzalez to accept the list of developments for forward commitments as recommended by staff, subject to any adjustments, revisions, substitutions or additions to the recommended list by the Board on or before the final Board allocation awards on July 29, 2002.

Amendment to the motion made by Beth Anderson and seconded by Shadrick Bogany to remove the forward commitments from the original motion.
Motion with the Amendment Passed Unanimously

Mr. Conine requested staff to provide an update on those projects on the recommended list and/or the forward list in the Austin MSA to verify the fact that the statistical information that you're looking at today is the same as it was six months ago?

Mr. Salinas requested the underwriting division to review projects 02-063 and 02-064; Mr. Bogany asked the staff to look at Mountainside Townhomes, 2059 and Geronimo Trails Townhomes, 02-068; Mr. Conine also asked staff to look at 02-025, Village at Prairie Creek; Ms. Anderson asked staff to underwrite the Villas at Park Grove in Katy and Mr. Conine also wanted more information on Grove Place.

REPORT ITEMS

Executive Directors Report

There was no Executive Directors Report presented at the meeting.

EXECUTIVE SESSION

Litigation and Anticipated Litigation (Potential or Threatened
under Sec. 551.071 and 551.103, Texas Government Code
Litigation Exception)

Consultation with Attorney Pursuant to Sec. 551.071(2), Texas
Government Code

The Board may discuss any item listed on this agenda in Executive Session

Mr. Conine announced there was no need for an Executive Session.

OPEN SESSION

Action in Open Session on Items Discussed in Executive Session

ADJOURN

Motion made by Beth Anderson and seconded by Shad Bogany to adjourn the meeting.
Passed Unanimously

The meeting adjourned at 3:25 p.m.

Respectfully submitted,

Delores Groneck
Board Secretary

p:bdjum

Item No. 2a

ACTION AND RECOMMENDATION

The Chief Financial Officer is requesting that the Board accept the Investment Report.

**Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending May 31, 2002**

Account Number	Investment Type	Issue	Current Interest	Current Purchase	Current Maturity	Beginning Carrying Value	Beginning Market Value	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value	Ending Market Value	Change in Market Value	Recognized Gain
			Rate	Date	Date	02/28/02	02/28/02					05/31/02	05/31/02		
1117	Repo Agmt	1980 SF Surplus Rev	1.81	5/31/02	6/3/02	227,104.38	227,104.38	25,745.39				252,849.77	252,849.77	-	0.00
1117	Repo Agmt	1980 SF Surplus Rev	1.81	5/31/02	6/3/02	1,400,359.77	1,400,359.77		(669,756.24)			730,603.53	730,603.53	-	0.00
1199	Treasury Bond	1980 SF Surplus Rev	13.88	8/5/82	5/15/11	3,807,547.26	5,200,600.10		(296,201.47)			3,511,345.79	4,711,500.07	(192,898.56)	0.00
1199	GNMA II	1980 SF Surplus Rev	10.00	4/25/88	8/20/15	38,886.30	46,521.09			(3,512.24)		35,374.06	42,328.81	(680.04)	0.00
1199	GICs	1980 SF Surplus Rev	6.08	11/14/96	9/30/29	20,105.79	20,105.79	3,248,959.45				3,269,065.24	3,269,065.24	-	0.00
1199	Treasury Note	1980 SF Surplus Rev	7.88	8/30/91	11/15/07	1,554,037.65	1,617,731.36	45.56				1,554,083.21	1,595,403.00	(22,373.92)	0.00
1199	GNMA II	1980 SF Surplus Rev	10.00	4/25/88	9/15/14	14,030.09	16,737.79	366.82				14,396.91	16,578.06	(526.55)	0.00
1199	GNMA II	1980 SF Surplus Rev	9.00	4/25/88	7/20/16	106,809.89	117,988.09			(57,057.50)		49,752.39	55,123.53	(5,807.06)	0.00
1136	Repo Agmt	1980 SF Surplus Rev	1.81	5/31/02	6/3/02	906.64	906.64	390.93				1,297.57	1,297.57	-	0.00
1140	Repo Agmt	1980 SF Surplus Rev	1.81	5/31/02	6/3/02	20,361.07	20,361.07	39,905.00				60,266.07	60,266.07	-	0.00
1160	Repo Agmt	1980 SF Surplus Rev	1.81	5/31/02	6/3/02	532,002.63	532,002.63		(491,459.48)			40,543.15	40,543.15	-	0.00
						7,722,151.47	9,200,418.71	3,315,413.15	(1,457,417.19)	(60,569.74)	0.00	9,519,577.69	10,775,558.80	(222,286.13)	0.00
1136	Repo Agmt	1982 A SF	1.81	5/31/02	6/3/02	4,505.76	4,505.76		(4,505.65)			0.11	0.11	-	0.00
1199	GICs	1982 A SF	6.08	11/14/96	9/30/29	25,173.83	25,173.83		(19,130.81)			6,043.02	6,043.02	-	0.00
						29,679.59	29,679.59	0.00	(23,636.46)	0.00	0.00	6,043.13	6,043.13	0.00	0.00
1136	Repo Agmt	1983 A&B SF	1.81	5/31/02	6/3/02	83,608.79	83,608.79	12,655.56				96,264.35	96,264.35	-	0.00
1199	GICs	1983 A&B SF	6.08	11/14/96	9/30/29			384,899.13				384,899.13	384,899.13	-	0.00
1199	Treasury Note	1983 A&B SF	13.25	8/5/85	5/15/14	713.97	1,081.96	0.12				714.09	1,073.02	(9.06)	0.00
						84,322.76	84,690.75	397,554.81	0.00	0.00	0.00	481,877.57	482,236.50	(9.06)	0.00
1136	Repo Agmt	1984 A&B SF	1.81	5/31/02	6/3/02	118,440.14	118,440.14		(39,036.47)			79,403.67	79,403.67	-	0.00
1199	Treasury Bond	1984 A&B SF	13.25	8/5/85	5/15/14	406.50	612.16	0.06				406.56	611.03	(1.19)	0.00
1199	GICs	1984 A&B SF	6.08	11/14/96	9/30/29	3,844,750.77	3,844,750.77		(1,200,262.49)			2,644,488.28	2,644,488.28	-	0.00
						3,963,597.41	3,963,803.07	0.06	(1,239,298.96)	0.00	0.00	2,724,298.51	2,724,502.98	(1.19)	0.00
1136	Repo Agmt	1985 A SF	1.81	5/31/02	6/3/02	40,292.50	40,292.50	185,002.96				225,295.46	225,295.46	-	0.00
1199	GICs	1985 A SF	6.08	11/14/96	9/30/29			838,392.29				838,392.29	838,392.29	-	0.00
						40,292.50	40,292.50	1,023,395.25	0.00	0.00	0.00	1,063,687.75	1,063,687.75	0.00	0.00
1199	Repo Agmt	1985 B&C SF				8,791.14	8,791.14		(8,791.14)					-	0.00
1199	GICs	1985 B&C SF	6.08	11/14/96	9/30/29	39,590.46	39,590.46	39,178.89				78,769.35	78,769.35	-	0.00
						48,381.60	48,381.60	39,178.89	(8,791.14)	0.00	0.00	78,769.35	78,769.35	0.00	0.00
1136	Repo Agmt	1987 B SF	1.81	5/31/02	6/3/02	117,834.43	117,834.43		(97,318.90)			20,515.53	20,515.53	-	0.00
1199	GICs	1987 B SF	6.08	11/14/96	9/30/29	1,205,023.90	1,205,023.90	104,765.98				1,309,789.88	1,309,789.88	-	0.00
1165	Repo Agmt	1987 B SF	1.67	5/16/02	6/12/02	1,218,660.00	1,218,660.00	0.00				1,218,660.00	1,218,660.00	-	0.00
1165	Repo Agmt	1987 B SF	1.81	5/31/02	6/3/02			496,984.87				496,984.87	496,984.87	-	0.00
						2,541,518.33	2,541,518.33	601,750.85	(97,318.90)	0.00	0.00	3,045,950.28	3,045,950.28	0.00	0.00
1136	Repo Agmt	1995 A&B SF	1.81	5/31/02	6/3/02	5,761,110.13	5,761,110.13		(5,708,662.40)			52,447.73	52,447.73	-	0.00
1199	GICs	1995 A&B SF	6.08	11/14/96	9/30/29	840,638.45	840,638.45	2,483,671.39				3,324,309.84	3,324,309.84	-	0.00
1199	Repo Agmt	1995 A&B SF				61.47	61.47		(61.47)					-	0.00
1199	GICs	1995 A&B SF	6.08	11/14/96	9/30/29	2,060.93	2,060.93	61.47				2,122.40	2,122.40	-	0.00
1100	FNMA	1995 A&B SF	6.15	5/30/96	4/1/26	616,197.06	630,303.10			(6,280.29)		609,916.77	622,649.80	(1,373.01)	0.00
1100	FNMA	1995 A&B SF	6.15	6/27/96	5/1/26	364,842.31	372,425.51			(4,656.60)		360,185.71	366,947.74	(821.17)	0.00
1100	FNMA	1995 A&B SF	6.15	7/15/96	6/1/26	712,748.88	730,142.86			(56,342.11)		656,406.77	671,101.63	(2,699.12)	0.00
1100	FNMA	1995 A&B SF	6.15	7/30/96	6/1/26	393,330.23	403,264.12			(2,211.49)		391,118.74	400,206.66	(845.97)	0.00
1100	FNMA	1995 A&B SF	6.15	8/15/96	7/1/26	607,725.59	622,740.96			(3,566.11)		604,159.48	617,866.91	(1,307.94)	0.00
1100	FNMA	1995 A&B SF	6.15	8/29/96	8/1/26	599,355.51	606,877.06			(3,847.26)		595,508.25	601,805.50	(1,224.30)	0.00
1100	FNMA	1995 A&B SF	6.15	9/17/96	8/1/26	513,755.25	519,279.30			(3,359.80)		510,395.45	514,877.21	(1,042.29)	0.00
1100	FNMA	1995 A&B SF	6.15	10/30/96	10/1/26	878,750.46	887,936.41			(5,481.34)		873,269.12	880,676.77	(1,778.30)	0.00
1100	FNMA	1995 A&B SF	6.15	12/23/96	11/1/26	906,104.16	916,161.11			(94,331.03)		811,773.13	819,182.42	(2,647.66)	0.00
1100	FNMA	1995 A&B SF	6.15	3/27/97	1/1/27	382,859.06	386,710.49			(3,614.77)		379,244.29	382,312.25	(783.47)	0.00
1100	FNMA	1995 A&B SF	6.15	7/15/97	3/1/27	310,905.94	314,269.39			(3,549.99)		307,355.95	310,075.07	(644.33)	0.00
1100	FNMA	1995 A&B SF	6.15	9/29/97	7/1/27	512,142.34	519,005.05			(73,338.25)		438,804.09	444,118.01	(1,548.79)	0.00
1100	GNMA	1995 A&B SF	6.15	7/30/96	7/20/26	3,643,579.64	3,695,538.30			(108,589.99)		3,534,989.65	3,581,049.39	(5,898.92)	0.00

1100	GNMA	1995 A&B SF	6.15	3/28/96	3/20/26	904,843.65	918,025.41	(4,108.94)	900,734.71	912,747.02	(1,169.45)	0.00			
1100	GNMA	1995 A&B SF	6.15	8/15/96	7/20/26	3,207,240.67	3,252,698.76	(84,501.71)	3,122,738.96	3,163,156.34	(5,040.71)	0.00			
1100	GNMA	1995 A&B SF	6.15	4/29/96	4/20/26	1,325,054.98	1,343,921.83	(7,145.19)	1,317,909.79	1,335,051.96	(1,724.68)	0.00			
1100	GNMA	1995 A&B SF	6.15	5/15/96	5/20/26	2,977,147.30	3,020,142.86	(68,772.19)	2,908,375.11	2,946,812.24	(4,558.43)	0.00			
1100	GNMA	1995 A&B SF	6.15	5/30/96	5/20/26	2,112,536.90	2,144,013.49	(78,115.96)	2,034,420.94	2,062,254.81	(3,642.72)	0.00			
1100	GNMA	1995 A&B SF	6.15	6/17/96	6/20/26	4,477,627.17	4,542,653.80	(90,194.42)	4,387,432.75	4,445,762.58	(6,696.80)	0.00			
1100	GNMA	1995 A&B SF	6.15	6/27/96	6/20/26	1,177,775.39	1,194,318.15	(6,664.94)	1,171,110.45	1,186,117.79	(1,535.42)	0.00			
1100	GNMA	1995 A&B SF	6.15	7/15/96	6/20/26	4,107,933.19	4,164,751.02	(122,987.98)	3,984,945.21	4,035,160.02	(6,603.02)	0.00			
1100	GNMA	1995 A&B SF	6.15	8/29/96	8/20/26	3,707,396.29	3,735,943.17	(115,079.01)	3,592,317.28	3,615,583.34	(5,280.82)	0.00			
1100	GNMA	1995 A&B SF	6.15	9/17/96	9/20/26	2,045,419.41	2,058,927.11	(62,471.23)	1,982,948.18	1,993,619.82	(2,836.06)	0.00			
1100	GNMA	1995 A&B SF	6.15	9/26/96	9/20/26	1,232,835.03	1,241,256.40	(5,985.05)	1,226,849.98	1,233,728.16	(1,543.19)	0.00			
1100	GNMA	1995 A&B SF	6.15	10/30/96	10/20/26	4,242,928.60	4,271,909.76	(20,355.97)	4,222,572.63	4,246,254.32	(5,299.47)	0.00			
1100	GNMA	1995 A&B SF	6.15	11/26/96	11/20/26	2,292,510.91	2,310,753.90	(10,845.89)	2,281,665.02	2,297,029.06	(2,878.95)	0.00			
1100	GNMA	1995 A&B SF	6.15	12/23/96	12/20/26	1,527,778.45	1,537,321.36	(7,135.82)	1,520,642.63	1,528,282.89	(1,902.65)	0.00			
1100	GNMA	1995 A&B SF	6.15	1/16/97	12/20/26	2,212,307.46	2,226,189.08	(9,559.72)	2,202,747.74	2,213,877.75	(2,751.61)	0.00			
1100	GNMA	1995 A&B SF	6.15	1/30/97	1/20/27	1,255,205.98	1,263,840.15	(6,377.00)	1,248,828.98	1,256,667.19	(795.96)	0.00			
1100	GNMA	1995 A&B SF	6.15	2/13/97	2/20/27	1,458,124.08	1,468,069.15	(6,973.39)	1,451,150.69	1,460,174.35	(921.41)	0.00			
1100	GNMA	1995 A&B SF	6.15	2/27/97	2/20/27	780,121.91	784,178.24	(3,363.52)	776,758.39	780,330.18	(484.54)	0.00			
1100	GNMA	1995 A&B SF	6.15	3/27/97	3/20/27	1,473,737.95	1,479,760.80	(6,208.30)	1,467,529.65	1,472,645.70	(906.80)	0.00			
1100	GNMA	1995 A&B SF	6.15	4/29/97	4/20/27	911,912.26	914,684.47	(4,024.05)	907,888.21	910,103.46	(556.96)	0.00			
1100	GNMA	1995 A&B SF	6.15	5/29/97	5/20/27	892,540.42	895,253.74	(3,867.33)	888,673.09	890,841.45	(544.96)	0.00			
1100	GNMA	1995 A&B SF	6.15	6/26/97	6/20/27	757,806.52	760,591.70	(3,471.68)	754,334.84	756,654.37	(465.65)	0.00			
1100	GNMA	1995 A&B SF	6.15	8/18/97	7/20/27	1,995,096.89	2,021,250.11	(166,323.34)	1,828,773.55	1,851,683.98	(3,242.79)	0.00			
1100	GNMA	1995 A&B SF	6.15	9/29/97	8/20/27	1,862,845.16	1,870,070.03	(8,274.92)	1,854,570.24	1,860,649.63	(1,145.48)	0.00			
1100	GNMA	1995 A&B SF	6.15	2/26/98	2/20/28	731,956.92	733,062.17	(2,705.09)	729,251.83	730,090.47	(266.61)	0.00			
1100	GNMA	1995 A&B SF	6.15	3/26/98	1/20/28	860,155.02	861,453.85	(4,910.62)	855,244.40	856,227.93	(315.30)	0.00			
1100	GNMA	1995 A&B SF	6.15	4/29/98	4/20/28	762,253.62	763,404.62	(3,114.94)	759,138.68	760,011.69	(277.99)	0.00			
1100	GNMA	1995 A&B SF	6.15	6/25/98	5/20/28	1,054,553.57	1,056,145.95	(3,969.77)	1,050,583.80	1,051,791.97	(384.21)	0.00			
1100	GNMA	1995 A&B SF	6.15	7/16/98	6/20/28	889,834.20	891,177.85	(6,378.05)	883,456.15	884,472.12	(327.68)	0.00			
1100	GNMA	1995 A&B SF	6.15	9/10/98	7/20/28	1,195,160.03	1,196,964.72	(4,642.90)	1,190,517.13	1,191,886.22	(435.60)	0.00			
1100	GNMA	1995 A&B SF	6.15	11/19/98	10/20/28	1,555,068.15	1,557,416.30	(5,904.19)	1,549,163.96	1,550,945.50	(566.61)	0.00			
						73,033,875.49	73,688,674.59	2,483,732.86	(5,708,723.87)	(1,303,602.14)	0.00	68,505,282.34	69,072,363.64	(87,717.80)	0.00
1136	Repo Agmt	1996 A-C SF	1.81	5/31/02	6/3/02	3,961,222.56	3,961,222.56	(3,794,619.60)	166,602.96	166,602.96	-	0.00			
1199	Invnt Agmt	1996 A-C SF	6.13	11/15/96	9/1/28	919,283.24	919,283.24	742,640.34	1,661,923.58	1,661,923.58	-	0.00			
1150	Repo Agmt	1996 A-C SF	1.81	5/31/02	6/3/02	49,685.65	49,685.65	(871.53)	48,814.12	48,814.12	-	0.00			
1199	GNMA II	1996 A-C SF	10.00	4/25/88	11/15/13	193,895.12	231,321.61	(3,161.79)	190,733.33	227,638.93	(520.89)	0.00			
1199	GNMA II	1996 A-C SF	10.00	4/25/88	9/15/14	15,115.84	18,032.59	(146.82)	14,969.02	17,860.50	(25.27)	0.00			
1199	GNMA II	1996 A-C SF	10.00	4/25/88	2/15/15	35,857.90	42,479.09	(333.57)	35,524.33	42,077.18	(68.34)	0.00			
1100	GNMA	1996 A-C SF	6.45	4/29/97	4/20/27	1,328,394.57	1,348,904.98	(5,094.77)	1,323,299.80	1,344,181.47	371.26	0.00			
1100	GNMA	1996 A-C SF	6.45	5/29/97	5/20/27	831,348.43	844,184.45	(4,932.19)	826,416.24	839,457.09	204.83	0.00			
1100	GNMA	1996 A-C SF	6.45	7/15/97	5/20/27	1,202,156.33	1,220,717.62	(4,866.43)	1,197,289.90	1,216,183.13	331.94	0.00			
1100	GNMA	1996 A-C SF	6.45	8/28/97	8/20/27	754,165.68	765,810.00	(3,173.25)	750,992.43	762,843.09	206.34	0.00			
1100	GNMA	1996 A-C SF	6.45	10/15/97	8/20/27	484,531.27	492,012.43	(1,824.62)	482,706.65	490,323.76	135.95	0.00			
1100	GNMA	1996 A-C SF	6.45	11/25/97	10/20/27	879,065.21	892,637.98	(3,186.00)	875,879.21	889,700.58	248.60	0.00			
1100	GNMA	1996 A-C SF	6.45	2/12/98	12/20/27	823,251.44	835,962.44	(84,008.51)	739,242.93	750,908.18	(1,045.75)	0.00			
1100	GNMA	1996 A-C SF	6.45	4/16/98	2/20/28	995,382.86	1,009,596.93	(3,769.83)	991,613.03	1,005,931.92	104.82	0.00			
1100	GNMA	1996 A-C SF	6.45	8/13/98	6/20/28	823,819.63	835,583.77	(3,183.73)	820,635.90	832,485.88	85.84	0.00			
1100	GNMA	1996 A-C SF	6.45	12/15/98	9/20/28	841,779.64	853,800.25	(3,149.33)	838,630.31	850,740.13	89.21	0.00			
1100	GNMA	1996 A-C SF	6.45	1/28/99	11/20/28	267,049.96	270,863.43	(932.51)	266,117.45	269,960.19	29.27	0.00			
1100	GNMA	1996 A-C SF	5.45	3/18/99	2/20/29	639,512.74	612,320.66	(2,526.94)	636,985.80	607,703.56	(2,090.16)	0.00			
1100	GNMA	1996 A-C SF	5.45	6/24/99	5/20/29	742,102.74	710,548.53	(2,796.86)	739,305.88	705,319.99	(2,431.68)	0.00			
1100	GNMA	1996 A-C SF	5.45	7/29/99	6/20/29	948,013.24	907,703.72	(4,496.41)	943,516.83	900,143.36	(3,063.95)	0.00			
1100	GNMA	1996 A-C SF	5.45	10/14/99	8/20/29	816,645.67	781,921.90	(3,947.92)	812,697.75	775,338.03	(2,635.95)	0.00			
1100	GNMA	1996 A-C SF	5.45	8/26/99	7/20/29	705,089.47	675,109.07	(2,847.38)	702,242.09	669,960.02	(2,301.67)	0.00			
1100	GNMA	1996 A-C SF	5.45	12/1/99	10/20/29	598,387.04	572,943.62	(3,651.11)	594,735.93	567,395.92	(1,896.59)	0.00			
1100	GNMA	1996 A-C SF	5.45	1/27/00	12/20/29	1,482,566.04	1,419,527.33	(5,390.13)	1,477,175.91	1,409,270.13	(4,867.07)	0.00			
1100	FNMA	1996 A-C SF	5.45	1/28/00	7/1/29	237,302.50	231,509.95	(941.93)	236,360.57	229,239.03	(1,328.99)	0.00			
1165	Repo Agmt	1996 A-C SF	1.67	5/16/02	6/12/02	925,223.39	925,223.39	0.00	925,223.39	925,223.39	-	0.00			
1165	Repo Agmt	1996 A-C SF	1.81	5/31/02	6/3/02			440,998.99	440,998.99	440,998.99	-	0.00			
1166	Repo Agmt	1996 A-C SF	1.81	5/31/02	6/3/02			19,810.79	19,810.79	19,810.79	-	0.00			
1199	Invnt Agmt	1996 A-C SF	6.13	2/26/97	9/1/28	1,205,931.79	1,205,931.79	45,457.83	1,251,389.62	1,251,389.62	-	0.00			
1100	GNMA	1996 A-C SF	5.45	3/18/99	2/20/29	131,709.33	126,109.05	(520.43)	131,188.90	125,158.15	(430.47)	0.00			
1100	GNMA	1996 A-C SF	5.45	6/24/99	5/20/29	152,837.97	146,339.30	(576.02)	152,261.95	145,262.47	(500.81)	0.00			
1100	GNMA	1996 A-C SF	5.45	7/29/99	6/20/29	195,245.75	186,943.90	(926.05)	194,319.70	185,386.82	(631.03)	0.00			
1100	GNMA	1996 A-C SF	5.45	10/14/99	8/20/29	168,190.28	161,038.83	(813.09)	167,377.19	159,682.86	(542.88)	0.00			

1100	GNMA	1996 A-C SF	5.45	8/26/99	7/20/29	145,214.97	139,040.43		(586.43)	144,628.54	137,979.97	(474.03)	0.00		
1100	GNMA	1996 A-C SF	5.45	12/1/99	10/20/29	123,239.38	117,999.24		(751.95)	122,487.43	116,856.68	(390.61)	0.00		
1100	GNMA	1996 A-C SF	5.45	1/27/00	12/20/29	305,338.31	292,355.33		(1,110.12)	304,228.19	290,242.82	(1,002.39)	0.00		
						23,928,555.94	23,804,665.06	1,248,907.95	(3,795,491.13)	(153,646.12)	0.00	21,228,326.64	21,079,995.29	(24,440.47)	0.00
1107	Repo Agmt	1996 D&E SF	1.81	5/31/02	6/3/02	1,405.71	1,405.71	6.41		1,412.12	1,412.12	-	0.00		
1136	Repo Agmt	1996 D&E SF	1.81	5/31/02	6/3/02	10,377,365.02	10,377,365.02		(10,097,687.55)	279,677.47	279,677.47	-	0.00		
1199	GICs	1996 D&E SF	6.08	11/14/96	9/30/29	1,565,029.37	1,565,029.37	4,550,607.81		6,115,637.18	6,115,637.18	-	0.00		
1150	Repo Agmt	1996 D&E SF	1.81	5/31/02	6/3/02	100,747.16	100,747.16	33,079.81		133,826.97	133,826.97	-	0.00		
1199	GNMA II	1996 D&E SF	10.00	4/25/88	3/20/14	7,070.46	8,354.68		(588.42)	6,482.04	8,254.64	488.38	0.00		
1199	GNMA II	1996 D&E SF	10.00	4/25/88	4/20/15	13,899.65	16,386.14		(517.40)	13,382.25	15,774.35	(94.39)	0.00		
1199	GNMA II	1996 D&E SF	10.00	4/25/88	5/20/15	13,594.91	16,094.38		(4,548.90)	9,046.01	10,707.91	(837.57)	0.00		
1199	GNMA II	1996 D&E SF	10.00	4/25/88	7/20/15	79,360.01	94,015.58		(14,622.79)	64,737.22	76,653.43	(2,739.36)	0.00		
1199	GNMA II	1996 D&E SF	10.00	4/25/88	8/20/15	13,839.48	16,360.11		(1,235.19)	12,604.29	14,885.80	(239.12)	0.00		
1199	GNMA II	1996 D&E SF	10.00	4/25/88	10/20/15	31,008.02	37,166.57		(3,552.97)	27,455.05	32,922.90	(690.70)	0.00		
1199	GNMA II	1996 D&E SF	10.00	4/25/88	11/20/15	42,025.72	49,712.05		(3,601.07)	38,424.65	45,447.63	(663.35)	0.00		
1199	Treasury Bond	1996 D&E SF	13.25	8/5/85	5/15/14	934,202.31	1,421,943.55	158.32		934,360.63	1,403,678.28	(18,423.59)	0.00		
1199	GNMA II	1996 D&E SF	9.00	4/25/88	7/20/16	5,467.04	5,592.37		(2,704.41)	2,762.63	2,612.73	(275.23)	0.00		
1100	FNMA	1996 D&E SF	6.25	4/15/97	3/1/27	982,577.40	994,358.50		(118,910.03)	863,667.37	873,409.54	(2,038.93)	0.00		
1100	FNMA	1996 D&E SF	6.25	5/29/97	5/1/27	1,131,496.83	1,145,063.48		(50,501.20)	1,080,995.63	1,093,189.26	(1,373.02)	0.00		
1100	FNMA	1996 D&E SF	6.25	6/26/97	5/1/27	694,572.56	702,900.48		(56,833.01)	637,739.55	644,933.25	(1,134.22)	0.00		
1100	FNMA	1996 D&E SF	6.25	8/18/97	6/1/27	523,004.78	531,864.48		(61,174.76)	461,830.02	469,316.28	(1,373.44)	0.00		
1100	FNMA	1996 D&E SF	6.25	9/29/97	8/1/27	705,686.98	717,641.32		(3,398.70)	702,288.28	713,672.37	(570.25)	0.00		
1100	FNMA	1996 D&E SF	6.25	1/29/98	11/1/27	852,475.61	866,916.55		(6,789.00)	845,686.61	859,395.19	(732.36)	0.00		
1100	GNMA	1996 D&E SF	6.25	3/18/97	2/20/27	6,668,067.44	6,715,810.80		(80,124.35)	6,587,943.09	6,633,202.26	(2,484.19)	0.00		
1100	GNMA	1996 D&E SF	6.25	4/15/97	4/20/27	4,444,788.10	4,476,612.78		(166,573.71)	4,278,214.39	4,307,605.72	(2,433.35)	0.00		
1100	GNMA	1996 D&E SF	6.25	4/29/97	4/20/27	2,906,097.26	2,926,904.92		(12,462.51)	2,893,634.75	2,913,514.02	(928.39)	0.00		
1100	GNMA	1996 D&E SF	6.25	5/15/97	5/20/27	3,290,319.91	3,313,878.60		(75,969.89)	3,214,350.02	3,236,432.60	(1,476.11)	0.00		
1100	GNMA	1996 D&E SF	6.25	6/17/97	6/20/27	5,352,828.16	5,391,154.41		(147,650.27)	5,205,177.89	5,240,937.46	(2,566.68)	0.00		
1100	GNMA	1996 D&E SF	6.25	6/26/97	6/20/27	1,303,816.03	1,313,151.35		(99,382.24)	1,204,433.79	1,212,708.25	(1,060.86)	0.00		
1100	GNMA	1996 D&E SF	6.25	7/15/97	6/20/27	1,876,107.81	1,889,540.74		(8,507.90)	1,867,599.91	1,880,430.32	(602.52)	0.00		
1100	GNMA	1996 D&E SF	6.25	7/30/97	7/20/27	2,334,401.67	2,351,115.99		(10,294.85)	2,324,106.82	2,340,073.43	(747.71)	0.00		
1100	GNMA	1996 D&E SF	6.25	8/18/97	7/20/27	4,455,683.67	4,487,586.37		(135,462.11)	4,320,221.56	4,349,901.48	(2,222.78)	0.00		
1100	GNMA	1996 D&E SF	6.25	8/28/97	8/20/27	4,428,927.27	4,460,638.39		(89,976.66)	4,338,950.61	4,368,759.20	(1,902.53)	0.00		
1100	GNMA	1996 D&E SF	6.25	9/18/97	9/20/27	1,938,221.38	1,952,099.05		(74,416.86)	1,863,804.52	1,876,608.86	(1,073.33)	0.00		
1100	GNMA	1996 D&E SF	6.25	9/29/97	9/20/27	1,890,916.32	1,904,455.28		(79,963.41)	1,810,952.91	1,823,394.16	(1,097.71)	0.00		
1100	GNMA	1996 D&E SF	6.25	10/15/97	9/20/27	1,484,133.54	1,494,759.94		(173,752.22)	1,310,381.32	1,319,383.64	(1,624.08)	0.00		
1100	GNMA	1996 D&E SF	6.25	10/30/97	10/20/27	1,763,091.09	1,775,714.82		(7,972.17)	1,755,118.92	1,767,176.59	(566.06)	0.00		
1100	GNMA	1996 D&E SF	6.25	11/17/97	10/20/27	1,461,933.99	1,472,401.44		(6,875.90)	1,455,058.09	1,465,054.34	(471.20)	0.00		
1100	GNMA	1996 D&E SF	6.25	11/25/97	11/20/27	1,124,270.24	1,132,320.01		(5,142.28)	1,119,127.96	1,126,816.37	(361.36)	0.00		
1100	GNMA	1996 D&E SF	6.25	12/17/97	11/20/27	2,511,740.96	2,529,725.03		(11,723.05)	2,500,017.91	2,517,193.03	(808.95)	0.00		
1100	GNMA	1996 D&E SF	6.25	1/29/98	1/20/28	3,977,124.84	4,000,033.08		(18,398.60)	3,958,726.24	3,980,776.35	(858.13)	0.00		
1100	GNMA	1996 D&E SF	6.25	4/29/98	4/20/28	1,649,249.37	1,658,749.05		(6,245.26)	1,643,004.11	1,652,155.64	(348.15)	0.00		
1100	GNMA	1996 D&E SF	6.25	7/6/98	5/20/28	953,784.26	959,278.06		(3,490.79)	950,293.47	955,586.60	(200.67)	0.00		
1100	GNMA	1996 D&E SF	6.25	8/27/98	7/20/28	1,796,538.65	1,806,886.71		(197,347.44)	1,599,191.21	1,608,098.71	(1,440.56)	0.00		
1100	GNMA	1996 D&E SF	6.25	9/24/98	8/20/28	1,414,616.97	1,422,765.16		(5,380.70)	1,409,236.27	1,417,085.72	(298.74)	0.00		
1100	GNMA	1996 D&E SF	6.25	10/1/98	8/20/28	1,121,802.96	1,128,264.55		(4,337.79)	1,117,465.17	1,123,689.45	(237.31)	0.00		
1100	GNMA	1996 D&E SF	6.25	10/29/98	9/20/28	748,765.53	753,078.42		(2,895.42)	745,870.11	750,024.61	(158.39)	0.00		
1100	GNMA	1996 D&E SF	6.25	12/29/98	10/20/28	2,103,457.80	2,115,573.72		(9,773.15)	2,093,684.65	2,105,346.47	(454.10)	0.00		
1100	GNMA	1996 D&E SF	6.25	10/20/99	7/20/29	515,222.91	517,762.96		(2,097.39)	513,125.52	515,331.96	(333.61)	0.00		
1100	GNMA	1996 D&E SF	6.25	11/23/99	10/20/29	305,330.77	306,836.05		(1,047.67)	304,283.10	305,591.52	(196.86)	0.00		
1100	GNMA	1996 D&E SF	6.25	1/27/00	12/20/29	1,032,454.10	1,037,544.10		(56,126.82)	976,327.28	980,525.49	(891.79)	0.00		
1100	FNMA	1996 D&E SF	6.25	1/28/00	9/1/29	283,807.57	288,226.45		(1,270.49)	282,537.08	286,763.83	(192.13)	0.00		
1165	Repo Agmt	1996 D&E SF	1.67	5/16/02	6/12/02	1,050,809.80	1,050,809.80	0.00		1,050,809.80	1,050,809.80	-	0.00		
1165	Repo Agmt	1996 D&E SF	1.81	5/31/02	6/3/02	61.26	61.26	562,033.04		562,094.30	562,094.30	-	0.00		
1166	Repo Agmt	1996 D&E SF	1.81	5/31/02	6/3/02			62.21		62.21	62.21	-	0.00		
1199	GICs	1996 D&E SF	6.08	4/6/98	9/30/29	2,199,873.00	2,199,873.00	395,993.01		2,595,866.01	2,595,866.01	-	0.00		
1100	FNMA	1996 D&E SF	5.45	1/28/00	7/1/29	48,873.06	47,680.07		(193.98)	48,679.08	47,212.38	(273.71)	0.00		
						86,511,946.71	87,550,209.86	5,541,940.61	(10,097,687.55)	(1,823,833.73)	0.00	80,132,366.04	81,111,620.08	(59,009.11)	0.00
1107	Repo Agmt	1997 A-C SF	1.81	5/31/02	6/3/02	147,885.55	147,885.55	6,883.17		154,768.72	154,768.72	-	0.00		
1136	Repo Agmt	1997 A-C SF	1.81	5/31/02	6/3/02	5,021,829.39	5,021,829.39		(4,840,703.31)	181,126.08	181,126.08	-	0.00		
1199	GICs	1997 A-C SF	6.14	9/17/97	8/31/29	154,907.68	154,907.68	2,327,331.79		2,482,239.47	2,482,239.47	-	0.00		
1100	FNMA	1997 A-C SF	6.25	2/20/98	1/1/28	638,382.87	646,037.08		(4,864.12)	633,518.75	640,664.84	(508.12)	0.00		
1100	FNMA	1997 A-C SF	6.25	3/27/98	3/1/28	766,770.20	774,913.30		(159,921.11)	606,849.09	612,941.85	(2,050.34)	0.00		
1100	FNMA	1997 A-C SF	6.25	6/29/98	5/1/28	828,921.35	837,724.49		(4,217.65)	824,703.70	832,983.73	(523.11)	0.00		

1100	GNMA	1997 A-C SF	6.25	2/20/98	1/20/28	7,247,308.53	7,289,053.03	(285,065.50)	6,962,243.03	7,001,022.72	(2,964.81)	0.00			
1100	FNMA	1997 A-C SF	6.25	11/30/98	9/1/28	821,771.91	830,499.13	(64,654.79)	757,117.12	764,718.58	(1,125.76)	0.00			
1100	GNMA	1997 A-C SF	6.25	3/27/98	3/20/28	7,647,098.14	7,691,145.43	(103,150.02)	7,543,948.12	7,585,967.91	(2,027.50)	0.00			
1100	GNMA	1997 A-C SF	6.25	5/19/98	5/20/28	6,099,200.50	6,134,331.89	(176,864.62)	5,922,335.88	5,955,323.29	(2,143.98)	0.00			
1100	GNMA	1997 A-C SF	5.45	7/28/00	6/20/30	2,408,612.16	2,305,908.94	(9,244.12)	2,399,368.04	2,281,367.12	(15,297.70)	0.00			
1100	GNMA	1997 A-C SF	6.25	8/14/98	7/20/28	3,417,454.01	3,437,138.55	(13,493.16)	3,403,960.85	3,422,920.91	(724.48)	0.00			
1100	GNMA	1997 A-C SF	6.25	6/29/98	6/20/28	1,815,477.43	1,825,934.58	(6,887.14)	1,808,590.29	1,818,664.14	(383.30)	0.00			
1100	GNMA	1997 A-C SF	6.25	9/18/98	9/20/28	2,485,612.62	2,499,929.75	(9,522.00)	2,476,090.62	2,489,882.44	(525.31)	0.00			
1100	FNMA	1997 A-C SF	6.25	3/31/99	11/1/28	347,592.00	351,283.43	(78,710.25)	268,881.75	271,581.32	(991.86)	0.00			
1100	GNMA	1997 A-C SF	6.25	11/30/98	11/20/28	1,747,027.55	1,757,090.43	(7,758.70)	1,739,268.85	1,748,956.58	(375.15)	0.00			
1100	GNMA	1997 A-C SF	6.25	11/30/98	10/20/28	1,300,194.54	1,307,683.66	(4,523.05)	1,295,671.49	1,302,888.38	(272.23)	0.00			
1100	GNMA	1997 A-C SF	6.25	11/30/98	10/20/28	660,224.56	664,027.45	(2,335.42)	657,889.14	661,553.58	(138.45)	0.00			
1100	FNMA	1997 A-C SF	6.25	5/27/99	11/1/28	424,650.30	429,741.86	(79,333.09)	345,317.21	349,212.39	(1,196.38)	0.00			
1100	GNMA	1997 A-C SF	6.25	2/16/99	2/20/29	3,675,547.19	3,693,667.64	(15,107.30)	3,660,439.89	3,676,179.78	(2,380.56)	0.00			
1100	GNMA	1997 A-C SF	6.25	3/31/99	2/20/29	634,355.88	637,483.25	(2,435.49)	631,920.39	634,637.65	(410.11)	0.00			
1100	GNMA	1997 A-C SF	6.25	5/27/99	5/20/29	885,096.35	889,459.88	(3,381.92)	881,714.43	885,505.80	(572.16)	0.00			
1100	GNMA	1997 A-C SF	5.45	7/30/99	7/20/29	1,499,290.11	1,435,540.29	(5,767.50)	1,493,522.61	1,424,865.38	(4,907.41)	0.00			
1100	GNMA	1997 A-C SF	5.45	8/26/99	8/20/29	1,248,344.15	1,195,264.56	(5,174.95)	1,243,169.20	1,186,020.71	(4,068.90)	0.00			
1100	FNMA	1997 A-C SF	5.45	9/20/99	8/1/29	244,520.99	237,332.07	(1,060.05)	243,460.94	234,915.46	(1,356.56)	0.00			
1100	GNMA	1997 A-C SF	5.45	9/20/99	9/20/29	1,086,151.38	1,039,968.22	(4,467.57)	1,081,683.81	1,031,958.81	(3,541.84)	0.00			
1100	FNMA	1997 A-C SF	5.45	12/20/99	12/1/29	615,692.51	597,591.15	(3,403.30)	612,289.21	590,797.86	(3,389.99)	0.00			
1100	FNMA	1997 A-C SF	5.45	1/19/00	12/1/29	344,007.69	333,893.86	(1,765.44)	342,242.25	330,229.55	(1,898.87)	0.00			
1100	GNMA	1997 A-C SF	5.45	10/28/99	10/20/29	2,557,939.84	2,449,176.24	(16,057.82)	2,541,882.02	2,425,031.70	(8,086.72)	0.00			
1100	GNMA	1997 A-C SF	5.45	11/18/99	11/20/29	638,303.52	611,162.85	(2,576.87)	635,726.65	606,502.30	(2,083.68)	0.00			
1100	GNMA	1997 A-C SF	5.45	12/30/99	12/20/29	5,317,970.33	5,091,850.23	(93,780.22)	5,224,190.11	4,984,034.09	(14,035.92)	0.00			
1100	GNMA	1997 A-C SF	5.45	1/28/00	1/20/30	1,878,968.25	1,798,849.04	(7,395.47)	1,871,572.78	1,779,528.83	(11,924.74)	0.00			
1100	GNMA	1997 A-C SF	5.45	2/22/00	1/20/30	575,066.75	550,545.90	(2,188.46)	572,878.29	544,704.14	(3,653.30)	0.00			
1100	GNMA	1997 A-C SF	5.45	3/27/00	2/20/30	990,674.86	948,432.48	(170,590.64)	820,084.22	779,752.48	(1,910.64)	0.00			
1100	FNMA	1997 A-C SF	5.45	4/27/00	3/1/30	454,703.21	439,170.55	(51,158.65)	403,544.56	387,495.59	(516.31)	0.00			
1100	GNMA	1997 A-C SF	5.45	4/27/00	4/20/30	1,372,907.97	1,314,367.17	(5,004.25)	1,367,903.72	1,300,630.22	(8,732.70)	0.00			
1100	GNMA	1997 A-C SF	5.45	5/30/00	4/20/30	202,137.73	193,518.58	(764.38)	201,373.35	191,469.81	(1,284.39)	0.00			
1100	GNMA	1997 A-C SF	5.45	6/21/00	5/20/30	1,077,500.97	1,031,556.33	(79,372.75)	998,128.22	949,040.27	(3,143.31)	0.00			
1100	GNMA	1997 A-C SF	5.45	9/18/00	9/20/30	2,139,405.75	2,048,181.49	(7,963.79)	2,131,441.96	2,026,617.64	(13,600.06)	0.00			
1100	FNMA	1997 A-C SF	5.45	7/24/00	6/1/30	415,007.78	400,831.11	(1,451.56)	413,556.22	397,109.09	(2,270.46)	0.00			
						71,834,514.50	71,044,908.51	2,334,214.96	(4,840,703.31)	(1,491,413.12)	0.00	67,836,613.03	66,925,811.21	(121,195.83)	0.00
1107	Repo Agmt	1997 D-F SF	1.81	5/31/02	6/3/02	141,805.87	141,805.87	640.85		142,446.72	142,446.72	-	0.00		
1136	Repo Agmt	1997 D-F SF	1.81	5/31/02	6/3/02	5,950,042.18	5,950,042.18		(5,907,548.24)	42,493.94	42,493.94	-	0.00		
1199	GICs	1997 D-F SF	5.91	12/4/97	3/1/30	78,938.82	78,938.82	0.00		78,938.82	78,938.82	-	0.00		
1199	GICs	1997 D-F SF	5.91	12/4/97	3/1/30			1,536,539.08		1,536,539.08	1,536,539.08	-	0.00		
1100	FNMA	1997 D-F SF	6.25	6/29/98	6/1/28	706,346.94	713,848.34	(2,532.80)	703,814.14	710,880.43	(435.11)	0.00			
1100	FNMA	1997 D-F SF	6.25	11/30/98	10/1/28	542,205.09	547,963.31	(2,726.99)	539,478.10	544,894.46	(341.86)	0.00			
1100	GNMA	1997 D-F SF	6.25	5/19/98	5/20/28	3,130,974.41	3,149,008.82	(102,062.96)	3,028,911.45	3,045,782.49	(1,163.37)	0.00			
1100	GNMA	1997 D-F SF	5.45	7/24/00	6/20/30	3,346,857.89	3,204,147.87	(12,650.87)	3,334,207.02	3,170,230.70	(21,266.30)	0.00			
1100	GNMA	1997 D-F SF	6.25	8/14/98	7/20/28	1,347,915.54	1,355,679.53	(22,223.83)	1,325,691.71	1,333,075.81	(379.89)	0.00			
1100	GNMA	1997 D-F SF	5.45	8/28/00	8/20/30	481,755.25	461,213.21	(1,663.68)	480,091.57	456,480.67	(3,068.86)	0.00			
1100	GNMA	1997 D-F SF	6.25	6/30/98	6/20/28	1,993,573.85	2,005,056.84	(40,803.08)	1,952,770.77	1,963,647.70	(606.06)	0.00			
1100	GNMA	1997 D-F SF	6.25	9/18/98	8/20/28	3,743,051.79	3,764,611.77	(82,654.52)	3,660,397.27	3,680,785.68	(1,171.57)	0.00			
1100	FNMA	1997 D-F SF	6.25	3/31/99	11/1/28	382,571.63	386,634.54	(7,102.52)	375,469.11	379,238.82	(293.20)	0.00			
1100	GNMA	1997 D-F SF	6.25	11/30/98	11/20/28	3,108,901.26	3,126,808.53	(13,140.59)	3,095,760.67	3,113,004.06	(663.88)	0.00			
1100	GNMA	1997 D-F SF	6.25	11/30/98	10/20/28	1,791,597.05	1,801,916.65	(6,366.77)	1,785,230.28	1,795,174.01	(375.87)	0.00			
1100	GNMA	1997 D-F SF	6.25	11/30/98	10/20/28	794,075.25	798,649.12	(87,545.94)	706,529.31	710,464.68	(638.50)	0.00			
1100	FNMA	1997 D-F SF	6.25	5/27/99	4/1/29	382,483.54	386,270.13	(1,286.06)	381,197.48	384,628.26	(355.81)	0.00			
1100	GNMA	1997 D-F SF	6.25	2/16/99	2/20/29	4,322,149.85	4,343,458.05	(21,968.28)	4,300,181.57	4,318,672.35	(2,817.42)	0.00			
1100	GNMA	1997 D-F SF	6.25	3/31/99	3/20/29	2,045,399.00	2,055,482.82	(7,632.46)	2,037,766.54	2,046,528.94	(1,321.42)	0.00			
1100	GNMA	1997 D-F SF	6.25	5/27/99	4/20/29	2,099,328.17	2,109,677.86	(9,346.76)	2,089,981.41	2,098,968.33	(1,362.77)	0.00			
1100	GNMA	1997 D-F SF	5.45	6/22/99	6/20/29	1,147,722.95	1,098,921.77	(4,819.23)	1,142,903.72	1,090,364.44	(3,738.10)	0.00			
1100	GNMA	1997 D-F SF	5.45	7/30/99	7/20/29	1,810,512.13	1,733,529.15	(6,852.20)	1,803,659.93	1,720,745.68	(5,931.27)	0.00			
1100	GNMA	1997 D-F SF	5.45	8/26/99	8/20/29	1,681,380.93	1,609,888.61	(6,319.92)	1,675,061.01	1,598,058.46	(5,510.23)	0.00			
1100	GNMA	1997 D-F SF	5.45	9/30/99	9/20/29	944,745.85	904,575.26	(3,674.52)	941,071.33	897,810.28	(3,090.46)	0.00			
1100	FNMA	1997 D-F SF	5.45	12/21/99	11/1/29	571,855.11	555,042.57	(9,200.80)	562,654.31	542,905.14	(2,936.63)	0.00			
1100	GNMA	1997 D-F SF	5.45	10/29/99	10/20/29	2,438,500.33	2,334,815.30	(10,243.83)	2,428,256.50	2,316,629.55	(7,941.92)	0.00			
1100	GNMA	1997 D-F SF	5.45	11/18/99	11/20/29	2,739,480.47	2,622,997.76	(11,790.58)	2,727,689.89	2,602,297.99	(8,909.19)	0.00			
1100	GNMA	1997 D-F SF	5.45	12/30/99	12/20/29	3,829,753.19	3,666,912.08	(186,601.30)	3,643,151.89	3,475,676.20	(4,634.58)	0.00			
1100	GNMA	1997 D-F SF	5.45	1/28/00	1/20/30	2,731,665.66	2,615,187.44	(16,231.19)	2,715,434.47	2,581,889.40	(17,066.85)	0.00			
1100	GNMA	1997 D-F SF	5.45	2/22/00	1/20/30	1,798,706.45	1,722,009.61	(100,804.99)	1,697,901.46	1,614,398.67	(6,805.95)	0.00			

1100	GNMA	1997 D-F SF	5.45	3/27/00	2/20/30	874,399.39	837,115.00		(3,313.34)	871,086.05	828,246.04	(5,555.62)	0.00		
1100	FNMA	1997 D-F SF	5.45	2/23/00	1/1/30	307,184.43	298,153.21		(1,782.89)	305,401.54	294,681.95	(1,688.37)	0.00		
1100	GNMA	1997 D-F SF	5.45	4/27/00	3/20/30	1,007,035.70	964,095.70		(3,923.33)	1,003,112.37	953,779.30	(6,393.07)	0.00		
1100	GNMA	1997 D-F SF	5.45	5/30/00	5/20/30	918,976.26	879,791.11		(3,891.60)	915,084.66	870,080.80	(5,818.71)	0.00		
1100	GNMA	1997 D-F SF	5.45	6/21/00	6/20/30	1,774,402.93	1,698,742.39		(7,646.54)	1,766,756.39	1,679,867.31	(11,228.54)	0.00		
1100	FNMA	1997 D-F SF	5.45	5/30/00	5/1/30	307,393.51	296,892.95		(2,064.23)	305,329.28	293,186.33	(1,642.39)	0.00		
1100	GNMA	1997 D-F SF	5.45	10/23/00	9/20/30	464,525.31	444,717.95		(1,667.63)	462,857.68	440,094.34	(2,955.98)	0.00		
1100	GNMA	1997 D-F SF	5.45	10/30/00	10/20/30	590,122.47	564,959.65		(2,144.85)	587,977.62	559,060.88	(3,753.92)	0.00		
1100	FNMA	1997 D-F SF	5.45	7/24/00	6/1/30	865,270.54	835,712.90		(7,537.09)	857,733.45	823,621.39	(4,554.42)	0.00		
1100	GNMA	1997 D-F SF	5.45	12/21/00	5/20/30	200,959.95	192,391.02		(710.93)	200,249.02	190,400.79	(1,279.30)	0.00		
1100	FNMA	1997 D-F SF	5.45	10/6/00	9/1/30	348,996.87	337,075.14		(1,635.93)	347,360.94	333,546.40	(1,892.81)	0.00		
1100	FNMA	1997 D-F SF	5.45	10/30/00	8/1/30	391,742.85	378,360.91		(2,123.63)	389,619.22	374,124.06	(2,113.22)	0.00		
1100	FNMA	1997 D-F SF	5.45	2/12/01	2/1/30	130,590.84	126,751.47		(586.57)	130,004.27	125,441.12	(723.78)	0.00		
1166	Repo Agmt	1997 D-F SF	1.81	5/31/02	6/3/02	558,614.43	558,614.43	130,377.90		688,992.33	688,992.33	-	0.00		
						64,824,511.93	63,658,467.64	1,667,557.83	(5,907,548.24)	(817,275.23)	0.00	59,767,246.29	58,448,774.80	(152,427.20)	0.00
1136	Repo Agmt	2002A SF (JR Lien)	1.81	5/31/02	6/3/02			71,321.45		71,321.45	71,321.45	-	0.00		
1199	Treasury Bond	2002A SF (JR Lien)	13.88	3/27/02	5/15/11			300,000.00		300,000.00	404,999.93	104,999.93	0.00		
1151	Repo Agmt	2002A SF (JR Lien)	1.81	5/31/02	6/3/02			9,131,534.84		9,131,534.84	9,131,534.84	-	0.00		
1151	Repo Agmt	2002A SF (JR Lien)	1.81	5/31/02	6/3/02			500,000.18		500,000.18	500,000.18	-	0.00		
1198	Repo Agmt	2002A SF (JR Lien)	1.81	5/31/02	6/3/02			53,860.32		53,860.32	53,860.32	-	0.00		
						0.00	0.00	10,056,716.79	0.00	0.00	0.00	10,056,716.79	10,161,716.72	104,999.93	0.00
1124	Repo Agmt	1991 A S/F (1980 A Rfdg)	1.81	5/31/02	6/3/02	20,364.58	20,364.58		(9,608.68)	10,755.90	10,755.90	-	0.00		
1199	GICs	1991 A S/F (1980 A Rfdg)	6.08	11/14/96	9/30/29	247,081.86	247,081.86	63,830.70		310,912.56	310,912.56	-	0.00		
1136	Repo Agmt	1991 A S/F (1980 A Rfdg)	1.81	5/31/02	6/3/02	1,834,953.40	1,834,953.40		(1,795,467.51)	39,485.89	39,485.89	-	0.00		
1199	GICs	1991 A S/F (1980 A Rfdg)	6.08	11/14/96	9/30/29			754,063.85		754,063.85	754,063.85	-	0.00		
1140	Repo Agmt	1991 A S/F (1980 A Rfdg)	1.81	5/31/02	6/3/02	1,183,170.71	1,183,170.71		(494,917.91)	688,252.80	688,252.80	-	0.00		
1199	Treasury Note	1991 A S/F (1980 A Rfdg)	7.88	8/30/91	11/15/07	3,022,936.30	3,146,888.44	88.15		3,023,024.45	3,103,402.20	(43,574.39)	0.00		
						6,308,506.85	6,432,458.99	817,982.70	(2,299,994.10)	0.00	0.00	4,826,495.45	4,906,873.20	(43,574.39)	0.00
1136	Repo Agmt	1994 A&B SF (1983 Rfdg)	1.81	5/31/02	6/3/02	1,297,811.24	1,297,811.24		(1,296,471.24)	1,340.00	1,340.00	-	0.00		
1136	Repo Agmt	1994 A&B SF (1983 Rfdg)	1.81	5/31/02	6/3/02	117.30	117.30		(2.52)	114.78	114.78	-	0.00		
1199	GICs	1994 A&B SF (1983 Rfdg)	6.08	11/14/96	9/30/29	83,946.21	83,946.21	91,388.66		175,334.87	175,334.87	-	0.00		
1199	GICs	1994 A&B SF (1983 Rfdg)	6.35	6/9/94	3/1/16	204,241.06	204,241.06	1,193.68		205,434.74	205,434.74	-	0.00		
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.15	5/30/96	4/1/26	30,390.02	31,085.26		(309.73)	30,080.29	30,707.81	(67.72)	0.00		
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.15	6/27/96	5/1/26	17,993.62	18,367.27		(229.65)	17,763.97	18,097.12	(40.50)	0.00		
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.15	7/15/96	6/1/26	35,151.83	36,009.13		(2,778.68)	32,373.15	33,097.33	(133.12)	0.00		
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.15	7/30/96	6/1/26	19,398.51	19,888.15		(109.07)	19,289.44	19,737.36	(41.72)	0.00		
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.15	8/15/96	7/1/26	29,972.19	30,712.32		(175.88)	29,796.31	30,471.93	(64.51)	0.00		
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.15	8/29/96	8/1/26	29,559.14	29,929.93		(189.74)	29,369.40	29,679.81	(60.38)	0.00		
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.15	9/16/96	8/1/26	25,337.39	25,609.80		(165.69)	25,171.70	25,392.70	(51.41)	0.00		
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.15	10/30/96	10/1/26	43,338.30	43,791.29		(270.32)	43,067.98	43,433.27	(87.70)	0.00		
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.15	12/23/96	11/1/26	44,686.86	45,182.79		(462.22)	44,034.64	44,000.00	(130.57)	0.00		
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.15	3/27/97	1/1/27	18,881.79	19,071.73		(178.27)	18,703.52	18,854.82	(38.64)	0.00		
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.15	7/15/97	3/1/27	15,333.28	15,499.16		(175.08)	15,158.20	15,292.30	(31.78)	0.00		
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.15	9/29/97	7/1/27	25,257.80	25,596.25		(3,616.91)	21,640.89	21,902.96	(76.38)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	7/30/96	7/20/26	179,699.61	182,256.38		(5,355.44)	174,344.17	176,610.02	(290.92)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	3/28/96	3/20/26	44,626.27	45,274.98		(202.65)	44,423.62	45,014.66	(57.67)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	8/15/96	7/20/26	158,179.67	160,416.39		(4,167.44)	154,012.23	156,000.35	(248.60)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	4/29/96	4/20/26	65,350.10	66,279.47		(352.38)	64,997.72	65,842.03	(85.06)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	5/15/96	5/20/26	146,824.51	148,947.24		(3,391.71)	143,432.80	145,330.72	(224.81)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	5/30/96	5/20/26	104,223.51	105,738.37		(3,852.53)	100,370.98	101,706.19	(179.65)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	6/17/96	6/20/26	220,871.52	224,034.32		(4,448.21)	216,423.31	219,255.83	(330.28)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	6/29/96	6/20/26	58,088.08	58,901.28		(328.69)	57,759.39	58,496.86	(75.73)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	7/15/96	6/20/26	202,572.23	205,396.94		(6,065.52)	196,506.71	199,005.77	(325.65)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	8/29/96	8/20/26	182,843.06	184,249.06		(5,675.47)	177,167.59	178,313.15	(260.44)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	9/16/96	9/20/26	100,876.49	101,542.06		(3,080.95)	97,795.54	98,321.25	(139.86)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	9/26/96	9/20/26	60,777.63	61,216.21		(295.17)	60,482.46	60,844.94	(76.10)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	10/30/96	10/20/26	205,035.22	206,413.18		(983.53)	204,051.69	205,173.59	(256.06)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	11/26/96	11/20/26	113,063.18	113,961.61		(534.89)	112,528.29	113,284.73	(141.99)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	12/23/96	12/20/26	75,347.36	75,817.55		(351.92)	74,995.44	75,371.79	(93.84)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	1/16/97	12/20/26	109,107.03	109,791.07		(471.47)	108,635.56	109,183.91	(135.69)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	1/30/97	1/20/27	61,904.84	62,330.00		(314.50)	61,590.34	61,976.23	(39.27)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	2/13/97	2/20/27	71,913.00	72,402.14		(343.91)	71,569.09	72,012.78	(45.45)	0.00		
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	2/27/97	2/20/27	38,474.30	38,674.06		(165.88)	38,308.42	38,484.28	(23.90)	0.00		

1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	3/27/97	3/20/27	72,681.90	72,978.75		(306.20)	72,375.70	72,627.84	(44.71)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	4/29/97	4/20/27	44,973.65	45,110.37		(198.46)	44,775.19	44,884.44	(27.47)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	5/29/97	5/20/27	44,018.26	44,152.08		(190.74)	43,827.52	43,934.46	(26.88)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	6/26/97	6/20/27	37,373.46	37,510.84		(171.22)	37,202.24	37,316.65	(22.97)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	8/18/97	7/20/27	98,420.83	99,683.91		(8,202.72)	90,218.11	91,321.26	(159.93)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	9/29/97	8/20/27	91,876.63	92,229.72		(408.08)	91,468.55	91,765.14	(56.50)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	2/26/98	2/20/28	36,098.62	36,153.13		(133.41)	35,965.21	36,006.57	(13.15)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	3/26/98	1/20/28	42,421.07	42,485.13		(242.19)	42,178.88	42,227.39	(15.55)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	4/29/98	4/20/28	37,593.59	37,649.56		(153.62)	37,439.97	37,482.23	(13.71)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	6/25/98	5/20/28	52,008.38	52,086.91		(195.78)	51,812.60	51,872.18	(18.95)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	7/16/98	6/20/28	43,884.76	43,951.03		(314.55)	43,570.21	43,620.32	(16.16)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	9/10/98	7/20/28	58,942.85	59,031.85		(228.98)	58,713.87	58,781.39	(21.48)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.15	11/19/98	10/20/28	76,692.75	76,808.56		(291.18)	76,401.57	76,489.43	(27.95)	0.00
1151	Repo Agmt	1994 A&B SF (1983 Rfdg)	1.81	5/31/02	6/3/02	810,196.48	810,196.48	0.00		810,196.48	810,196.48	-	0.00
1151	Repo Agmt	1994 A&B SF (1983 Rfdg)	1.81	5/31/02	6/3/02	74,817.34	74,817.34	338.10		75,155.44	75,155.44	-	0.00
1158	Repo Agmt	1994 A&B SF (1983 Rfdg)	1.81	5/31/02	6/3/02	244,709.64	244,709.64		(235,192.61)	9,517.03	9,517.03	-	0.00
1160	Repo Agmt	1994 A&B SF (1983 Rfdg)	1.81	5/31/02	6/3/02	1,046,308.95	1,046,308.95	28,720.49		1,075,029.44	1,075,029.44	-	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.75	2/20/98	1/1/28	10,512.11	10,638.15		(80.10)	10,432.01	10,549.68	(8.37)	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.25	3/27/98	3/1/28	12,626.19	12,760.28		(2,633.38)	9,992.81	10,093.14	(33.76)	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.25	6/29/98	5/1/28	13,649.67	13,794.63		(69.45)	13,580.22	13,716.57	(8.61)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.75	2/20/98	1/20/28	119,339.69	120,027.09		(4,694.11)	114,645.58	115,284.16	(48.82)	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.25	11/30/98	9/1/28	13,531.90	13,675.61		(1,064.66)	12,467.24	12,592.41	(18.54)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.25	3/27/98	3/20/28	125,922.94	126,648.26		(1,698.55)	124,224.39	124,916.32	(33.39)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.25	5/19/98	5/20/28	100,434.09	101,012.59		(2,912.39)	97,521.70	98,064.90	(35.30)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	7/28/00	6/20/30	39,662.11	37,970.92		(152.22)	39,509.89	37,566.79	(251.91)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.25	8/14/98	7/20/28	56,274.41	56,598.55		(222.19)	56,052.22	56,364.43	(11.93)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.25	6/29/98	6/20/28	29,895.03	30,067.23		(113.40)	29,781.63	29,947.51	(6.32)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.25	9/18/98	9/20/28	40,930.02	41,165.78		(156.79)	40,773.23	41,000.34	(8.65)	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.25	3/31/99	11/1/28	5,723.70	5,784.49		(1,296.11)	4,427.59	4,472.04	(16.34)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.25	11/30/98	11/20/28	28,767.90	28,933.60		(127.77)	28,640.13	28,799.66	(6.17)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.25	11/30/98	11/20/28	21,409.97	21,533.29		(74.49)	21,335.48	21,454.32	(4.48)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.25	11/30/98	10/20/28	10,871.76	10,934.38		(38.46)	10,833.30	10,893.64	(2.28)	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	6.25	5/27/99	11/1/28	6,992.60	7,076.44		(1,306.37)	5,686.23	5,750.37	(19.70)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.25	2/16/99	2/20/29	60,524.36	60,822.75		(248.77)	60,275.59	60,534.78	(39.20)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.25	3/31/99	2/20/29	10,445.79	10,497.29		(40.11)	10,405.68	10,450.42	(6.76)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	6.25	5/27/99	5/20/29	14,574.68	14,646.53		(55.68)	14,519.00	14,581.43	(9.42)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	7/30/99	7/20/29	24,688.49	23,638.74		(94.97)	24,593.52	23,462.96	(80.81)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	8/26/99	8/20/29	20,556.23	19,682.18		(85.21)	20,471.02	19,529.97	(67.00)	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	9/20/99	8/1/29	4,026.48	3,908.11		(17.45)	4,009.03	3,868.32	(22.34)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	9/20/99	9/20/29	17,885.42	17,124.93		(73.57)	17,811.85	16,993.04	(58.32)	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	12/20/99	12/1/29	10,138.50	9,840.43		(56.04)	10,082.46	9,728.57	(55.82)	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	1/19/00	12/1/29	5,664.69	5,498.15		(29.07)	5,635.62	5,437.81	(31.27)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	10/28/99	10/20/29	42,121.07	40,330.08		(264.43)	41,856.64	39,932.49	(133.16)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	11/18/99	11/20/29	10,510.78	10,063.86		(42.43)	10,468.35	9,987.12	(34.31)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	12/30/99	12/20/29	87,569.94	83,846.47		(1,544.27)	86,025.67	82,071.07	(231.13)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	1/28/00	1/20/30	30,940.56	29,621.25		(121.79)	30,818.77	29,303.10	(196.36)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	2/22/00	1/20/30	9,469.50	9,065.72		(36.03)	9,433.47	8,969.53	(60.16)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	3/27/00	2/20/30	16,313.24	15,617.64		(2,809.08)	13,504.16	12,840.03	31.47	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	4/27/00	3/1/30	7,487.48	7,231.71		(842.42)	6,645.06	6,380.79	(8.50)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	4/27/00	4/20/30	22,607.40	21,643.42		(82.41)	22,524.99	21,417.21	(143.80)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	5/30/00	4/20/30	3,328.56	3,186.63		(12.58)	3,315.98	3,152.90	(21.15)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	6/21/00	5/20/30	17,742.98	16,986.42		(1,307.02)	16,435.96	15,627.64	(51.76)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	9/18/00	9/20/30	35,229.14	33,726.97		(131.13)	35,098.01	33,371.89	(223.95)	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	7/24/00	6/1/30	6,833.86	6,600.42		(23.90)	6,809.96	6,539.13	(37.39)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	7/30/99	7/20/29	204,907.60	196,194.93		(788.24)	204,119.36	194,735.99	(670.70)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	8/26/99	8/20/29	170,610.84	163,356.47		(707.26)	169,903.58	162,093.11	(556.10)	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	9/20/99	8/1/29	33,418.65	32,436.14		(144.87)	33,273.78	32,105.87	(185.40)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	9/20/99	9/20/29	148,444.05	142,132.21		(610.58)	147,833.47	141,037.57	(484.06)	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	12/20/99	12/1/29	84,146.53	81,672.62		(465.13)	83,681.40	80,744.18	(463.31)	0.00
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	1/19/00	12/1/29	47,015.45	45,633.20		(241.28)	46,774.17	45,132.40	(259.52)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	10/28/99	10/20/29	349,592.99	334,728.30		(2,194.62)	347,398.37	331,428.47	(1,105.21)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	11/18/99	11/20/29	87,236.80	83,527.49		(352.18)	86,884.62	82,890.53	(284.78)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	12/30/99	12/30/29	726,805.66	695,901.88		(12,816.91)	713,988.75	681,166.69	(1,918.28)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	1/28/00	1/20/30	256,798.09	245,848.22		(1,010.74)	255,787.35	243,207.73	(1,629.75)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	2/22/00	1/20/30	78,594.24	75,242.98		(299.09)	78,295.15	74,444.59	(499.30)	0.00
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	3/27/00	2/20/30	36,822.06	35,251.97		(6,318.25)	30,503.81	29,003.63	69.91	0.00

1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	6/22/99	6/20/29	154,317.87	147,756.27	(647.97)			153,669.90	146,605.69	(502.61)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	7/30/99	7/20/29	243,433.63	233,082.83	(921.32)			242,512.31	231,364.02	(797.49)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	8/26/99	8/20/29	226,071.22	216,458.67	(849.75)			225,221.47	214,868.04	(740.88)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	9/20/99	9/20/29	127,026.48	121,625.31	(494.06)			126,532.50	120,715.72	(415.53)	0.00	
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	12/21/99	11/1/29	76,889.18	74,628.64	(1,237.10)			75,652.08	72,996.69	(394.85)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	10/29/99	10/20/29	327,870.24	313,929.20	(1,377.34)			326,492.90	311,484.02	(1,067.84)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	11/18/99	11/20/29	368,338.71	352,676.95	(1,585.31)			366,753.40	349,893.75	(1,197.89)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	12/30/99	12/20/29	514,932.10	493,037.19	(25,089.60)			499,842.50	467,324.44	(623.15)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	1/28/00	1/20/30	367,288.00	351,626.84	(2,182.38)			365,105.62	347,149.73	(2,294.73)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	2/22/00	1/20/30	241,846.33	231,534.00	(13,553.81)			228,292.52	217,065.09	(915.10)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	3/27/00	2/20/30	102,182.19	97,825.14	(387.20)			101,794.99	96,788.71	(649.23)	0.00	
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	2/23/00	1/1/30	41,302.70	40,088.40	(239.72)			41,062.98	39,621.67	(227.01)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	7/28/00	6/20/30	329,184.41	315,147.99	(1,263.40)			327,921.01	311,793.85	(2,090.74)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	3/27/00	2/20/30	98,573.24	94,370.08	(16,996.33)			81,576.91	77,564.96	191.21	0.00	
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	4/27/00	3/1/30	62,144.17	60,021.33	(6,991.84)			55,152.33	52,958.92	(70.57)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	4/27/00	4/20/30	187,634.99	179,634.23	(683.93)			186,951.06	177,756.81	(1,193.49)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	5/30/00	4/20/30	27,626.12	26,448.14	(104.46)			27,521.66	26,168.14	(175.54)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	6/21/00	5/20/30	147,261.81	140,982.57	(10,847.85)			136,413.96	129,705.12	(429.60)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	9/18/00	9/20/30	292,392.04	279,924.44	(1,088.41)			291,303.63	276,977.32	(1,858.71)	0.00	
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	7/24/00	6/1/30	56,719.01	54,781.49	(198.38)			56,520.63	54,272.80	(310.31)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	7/24/00	6/20/30	450,004.08	430,815.91	(1,700.98)			448,303.10	426,255.55	(2,859.38)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	8/28/00	8/20/30	64,774.72	62,012.73	(223.68)			64,551.04	61,376.42	(412.63)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	3/27/00	2/20/30	15,385.80	14,729.75	(58.30)			15,327.50	14,573.69	(97.76)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	4/27/00	3/20/30	135,401.67	129,628.14	(527.52)			134,874.15	128,241.04	(859.58)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	5/30/00	5/20/30	123,561.58	118,292.91	(523.25)			123,038.33	116,987.30	(782.36)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	6/21/00	6/20/30	238,578.56	228,405.57	(1,028.13)			237,550.43	225,867.70	(1,509.74)	0.00	
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	5/31/00	5/1/30	41,330.82	39,918.96	(277.55)			41,053.27	39,420.58	(220.83)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	10/23/00	9/20/30	62,458.07	59,794.86	(224.22)			62,233.85	59,173.19	(397.45)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	10/30/00	10/20/30	79,345.35	75,962.06	(288.39)			79,056.96	75,168.94	(504.73)	0.00	
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	7/24/00	6/1/30	116,340.54	112,366.35	(1,013.40)			115,327.14	110,740.58	(612.37)	0.00	
1100	GNMA	1994 A&B SF (1983 Rfdg)	5.45	12/21/00	5/20/30	27,020.19	25,868.05	(95.58)			26,924.61	25,600.46	(172.01)	0.00	
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	10/6/00	9/1/30	46,924.60	45,321.66	(219.96)			46,704.64	44,847.20	(254.50)	0.00	
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	10/30/00	8/1/30	52,672.05	50,872.77	(285.54)			52,386.51	50,303.10	(284.13)	0.00	
1100	FNMA	1994 A&B SF (1983 Rfdg)	5.45	2/12/01	2/1/30	17,558.68	17,042.45	(78.87)			17,479.81	16,866.27	(97.31)	0.00	
						15,818,200.66	15,517,104.73	121,640.93	(1,531,666.37)	(208,064.11)	0.00	14,200,111.11	13,859,883.32	(39,131.86)	0.00
1136	Repo Agmt	1995 C SF (1985 A&B Rfdg)	1.81	5/31/02	6/3/02	2,531,807.48	2,531,807.48		(2,531,807.43)		0.05	0.05	-	0.00	
1199	GICs	1995 C SF (1985 A&B Rfdg)	6.08	11/14/96	9/30/29			158,684.28			158,684.28	158,684.28	-	0.00	
1157	Repo Agmt	1995 C SF (1985 A&B Rfdg)	1.81	5/31/02	6/3/02	183.05	183.05		(183.03)		0.02	0.02	-	0.00	
1199	GICs	1995 C SF (1985 A&B Rfdg)	6.08	11/14/96	9/30/29	6,178.92	6,178.92	183.20			6,362.12	6,362.12	-	0.00	
						2,538,169.45	2,538,169.45	158,867.48	(2,531,990.46)	0.00	0.00	165,046.47	165,046.47	0.00	0.00
Total Single Family Investment Summary						359,228,225.19	360,143,443.38	29,808,855.12	(39,540,267.68)	(5,858,404.19)	0.00	343,638,408.44	343,908,833.52	(644,793.11)	0.00

**Texas Department of Housing and Community Affairs
Residential Mortgage Revenue Bonds Investment Summary
For Period Ending May 31, 2002**

Account Number	Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/28/02	Beginning Market Value 02/28/02	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 05/31/02	Ending Market Value 05/31/02	Change in Market Value	Recognized Gain
	Repo Agmt	1988 A RMRB				20.93	20.93		(20.93)	0.00	0.00	0.00	0.00	0.00	0.00
1136	Repo Agmt	1989 A&B RMRB	1.81	5/31/02	6/3/02	497.81	497.81		(370.72)			127.09	127.09	-	0.00
1199	GICs	1989 A&B RMRB	7.88	8/30/94	7/1/18	2,096,225.27	2,096,225.27	965,486.93				3,061,712.20	3,061,712.20	-	0.00
1157	Repo Agmt	1989 A&B RMRB	1.81	5/31/02	6/3/02	1,537.38	1,537.38	0.00				1,537.38	1,537.38	-	0.00
1100	GNMA	1989 A&B RMRB	8.19	1/1/90	11/20/14	501,048.79	545,421.63			(41,397.00)		459,651.79	499,608.64	(4,415.99)	0.00
1100	GNMA	1989 A&B RMRB	7.19	1/20/90	1/20/15	436,808.14	465,075.32			(5,631.08)		431,177.06	460,087.21	642.97	0.00
1100	GNMA	1989 A&B RMRB	8.19	1/1/90	1/20/15	1,029,534.73	1,121,560.42			(62,273.47)		967,261.26	1,051,996.46	(7,290.49)	0.00
1100	GNMA	1989 A&B RMRB	7.19	2/27/90	1/20/15	216,794.31	230,823.71			(2,761.69)		214,032.62	228,383.36	321.34	0.00
1100	GNMA	1989 A&B RMRB	8.19	2/27/90	1/20/15	527,795.70	574,973.12			(82,228.28)		445,567.42	484,600.60	(8,144.24)	0.00
1100	GNMA	1989 A&B RMRB	7.19	3/30/90	2/20/15	171,881.14	183,004.08			(2,580.01)		169,301.13	180,652.67	228.60	0.00
1100	GNMA	1989 A&B RMRB	8.19	3/30/90	2/20/15	892,795.89	972,599.15			(54,248.10)		838,547.79	912,007.36	(6,343.69)	0.00

1100	GNMA	1989 A&B RMRB	7.19	4/26/90	3/20/15	707,294.43	753,065.61		(9,453.25)	697,841.18	744,631.01	1,018.65	0.00		
1100	GNMA	1989 A&B RMRB	8.19	4/26/90	3/20/15	2,311,613.41	2,518,238.55		(42,791.39)	2,268,822.02	2,467,578.10	(7,869.06)	0.00		
1100	GNMA	1989 A&B RMRB	7.19	5/29/90	4/20/15	486,239.81	517,705.79		(6,861.15)	479,378.66	511,520.63	675.99	0.00		
1100	GNMA	1989 A&B RMRB	8.19	5/29/90	4/20/15	1,659,329.55	1,807,649.96		(58,408.13)	1,600,921.42	1,741,167.37	(8,074.46)	0.00		
1100	GNMA	1989 A&B RMRB	7.19	6/28/90	5/20/15	373,371.67	397,533.70		(4,263.09)	369,108.58	393,857.11	586.50	0.00		
1100	GNMA	1989 A&B RMRB	8.19	6/28/90	5/20/15	857,202.91	933,824.59		(51,178.65)	806,024.26	876,634.59	(6,011.35)	0.00		
1100	GNMA	1989 A&B RMRB	7.19	9/13/90	7/20/15	216,648.94	230,668.94		(3,302.51)	213,346.43	227,651.17	284.74	0.00		
1100	GNMA	1989 A&B RMRB	8.19	9/13/90	8/20/15	619,401.33	674,766.91		(7,456.82)	611,944.51	665,552.78	(1,757.31)	0.00		
1100	GNMA	1989 A&B RMRB	7.19	10/31/90	9/20/15	172,523.65	183,688.17		(2,454.22)	170,069.43	181,472.48	238.53	0.00		
1100	GNMA	1989 A&B RMRB	8.19	10/31/90	9/20/15	631,867.22	688,347.21		(88,389.24)	543,477.98	591,088.50	(8,869.47)	0.00		
1100	GNMA	1989 A&B RMRB	7.19	10/28/91	8/20/16	130,799.27	139,234.71		(1,413.15)	129,386.12	137,994.93	173.37	0.00		
1100	GNMA	1989 A&B RMRB	8.19	11/28/90	10/20/15	944,153.91	1,028,547.87		(9,624.84)	934,529.07	1,016,396.93	(2,526.10)	0.00		
1100	GNMA	1989 A&B RMRB	7.19	12/21/90	10/20/15	235,017.85	250,226.57		(3,451.07)	231,566.78	247,093.20	317.70	0.00		
1100	GNMA	1989 A&B RMRB	8.19	12/21/90	11/20/15	300,814.28	327,702.81		(3,005.85)	297,808.43	323,897.46	(799.50)	0.00		
1100	GNMA	1989 A&B RMRB	8.19	1/28/91	11/20/15	312,033.76	339,925.17		(5,341.84)	306,691.92	333,559.18	(1,024.15)	0.00		
1100	GNMA	1989 A&B RMRB	8.19	2/25/90	1/20/16	519,523.47	566,311.96		(119,287.39)	400,236.08	435,390.75	(11,633.82)	0.00		
1100	GNMA	1989 A&B RMRB	8.19	3/28/91	2/20/16	275,991.03	300,846.91		(3,325.76)	272,665.27	296,614.79	(906.36)	0.00		
1100	GNMA	1989 A&B RMRB	8.19	4/29/91	4/20/16	1,559,261.88	1,699,689.71		(197,571.03)	1,361,690.85	1,481,294.80	(20,823.88)	0.00		
1100	GNMA	1989 A&B RMRB	7.19	4/29/91	2/20/16	805,578.13	857,531.05		(9,244.80)	796,333.33	849,317.99	1,031.74	0.00		
1100	GNMA	1989 A&B RMRB	7.19	10/30/92	8/20/17	1,049,029.59	1,116,313.29		(22,128.76)	1,026,900.83	1,095,495.35	1,310.82	0.00		
1170	Repo Agmt	1989 A&B RMRB	1.81	5/31/02	6/3/02	8,217.41	8,217.41	0.00		8,217.41	8,217.41	-	0.00		
1175	Repo Agmt	1989 A&B RMRB	1.81	5/31/02	6/3/02	33,278.35	33,278.35	171.99		33,450.34	33,450.34	-	0.00		
						20,084,111.01	21,565,033.13	965,658.92	(370.72)	(900,072.57)	0.00	20,149,326.64	21,540,589.84	(89,658.92)	0.00
1136	Repo Agmt	1998 A/B RMRB	1.81	5/31/02	6/3/02	61,261.89	61,261.89	432,218.85			493,480.74	493,480.74	-	0.00	
1199	GICs	1998 A/B RMRB	5.04	12/3/98	1/1/31	4,237,954.63	4,237,954.63	3,392,021.38			7,629,976.01	7,629,976.01	-	0.00	
	Repo Agmt	1998 A/B RMRB				105,105.19	105,105.19		(105,105.19)			-	0.00		
	GNMA II	1998 A/B RMRB				36,952.79	43,550.19		(36,952.79)			(6,597.40)	1,404.76		
	GNMA II	1998 A/B RMRB				128,920.96	151,746.48		(128,920.96)			(22,825.52)	8,658.73		
	GNMA II	1998 A/B RMRB				148,852.09	175,209.45		(148,852.09)			(26,357.36)	10,447.64		
1199	GICs	1998 A/B RMRB	5.04	12/3/98	1/1/31	12,291.15	12,291.15	1,032,393.50			1,044,684.65	1,044,684.65	-	0.00	
1100	GNMA	1998 A/B RMRB	5.35	7/28/00	7/20/30	2,588,075.12	2,464,960.39		(10,213.85)	2,577,861.27	2,437,909.18	(16,837.36)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	8/28/00	7/20/30	3,936,087.46	3,748,847.78		(16,549.97)	3,919,537.49	3,706,745.80	(25,552.01)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	5/25/99	4/1/29	589,927.68	569,976.33		(2,473.20)	587,454.48	563,962.18	(3,540.95)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	4/16/99	4/20/29	2,101,619.12	2,002,233.55		(11,046.99)	2,090,572.13	1,984,475.59	(6,710.97)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	6/22/99	5/1/29	375,324.41	362,630.94		(1,432.65)	373,891.76	358,939.83	(2,258.46)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	5/25/99	5/20/29	7,518,822.34	7,163,257.23		(108,306.96)	7,410,515.38	7,034,431.72	(20,518.55)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	6/22/99	6/20/29	8,612,341.19	8,205,063.58		(392,485.08)	8,219,856.11	7,802,698.41	(9,880.09)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	7/30/99	7/1/29	272,158.35	262,953.94		(1,458.71)	270,699.64	259,874.35	(1,620.88)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	8/24/99	8/1/29	253,573.32	244,997.47		(1,184.85)	252,388.47	242,295.46	(1,517.16)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	7/30/99	7/20/29	7,026,482.35	6,694,200.00		(35,267.03)	6,991,215.32	6,636,411.14	(22,521.83)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	8/26/99	8/20/29	5,642,299.75	5,375,475.39		(247,667.91)	5,394,631.84	5,120,854.27	(6,953.21)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	9/30/99	8/1/29	342,337.30	330,759.45		(1,295.54)	341,041.76	327,403.50	(2,060.41)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	9/20/99	9/20/29	4,218,781.45	4,019,275.28		(17,670.72)	4,201,110.73	3,987,904.36	(13,700.20)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	10/29/99	10/1/29	735,039.11	710,180.09		(12,106.71)	722,932.40	694,022.33	(4,051.05)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	11/16/99	10/1/29	418,291.08	404,144.48		(1,929.57)	416,361.51	399,711.21	(2,503.70)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	12/21/99	11/1/29	843,736.66	815,201.49		(5,596.21)	838,140.45	804,623.21	(4,982.07)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	10/29/99	10/20/29	6,721,567.21	6,403,704.30		(116,335.53)	6,605,231.68	6,270,016.17	(17,352.60)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	11/18/99	11/20/29	6,021,381.50	5,736,630.37		(114,342.03)	5,907,039.47	5,607,257.22	(15,031.12)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	12/30/99	12/20/29	10,935,208.96	10,418,082.93		(47,291.81)	10,887,917.15	10,335,355.35	(35,435.77)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	1/28/00	1/20/30	5,667,392.11	5,397,794.27		(128,967.43)	5,538,424.68	5,237,743.60	(31,083.24)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	2/22/00	1/20/30	5,931,738.45	5,649,565.65		(134,934.86)	5,796,803.59	5,482,095.12	(32,535.67)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	3/27/00	3/20/30	3,602,414.63	3,431,047.77		(80,503.93)	3,521,910.70	3,330,706.17	(19,837.67)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	2/23/00	1/1/30	805,080.54	777,852.72		(4,407.83)	800,672.71	768,653.81	(4,791.08)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	3/27/00	2/1/30	353,680.01	339,900.64		(2,011.00)	351,669.01	335,805.22	(2,084.42)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	4/21/00	4/1/30	483,028.10	464,209.33		(1,719.28)	481,308.82	459,596.98	(2,893.07)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	4/24/00	4/20/30	4,418,516.58	4,208,327.75		(124,698.62)	4,293,817.96	4,060,706.58	(22,922.55)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	5/30/00	5/20/30	3,474,423.23	3,309,144.92		(19,381.51)	3,455,041.72	3,267,467.51	(22,295.90)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	6/21/00	6/20/30	2,720,871.06	2,591,439.22		(10,739.30)	2,710,131.76	2,562,998.71	(17,701.21)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	5/30/00	5/1/30	699,794.53	672,530.54		(3,510.06)	696,284.47	664,875.08	(4,145.40)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	6/21/00	6/1/30	380,567.70	365,740.78		(2,645.88)	377,921.82	360,873.77	(2,221.13)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	10/23/00	9/20/30	4,018,719.05	3,827,548.58		(14,797.53)	4,003,921.52	3,786,548.62	(26,202.43)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	10/25/00	10/20/30	706,875.94	673,249.85		(4,172.68)	702,703.26	664,553.50	(4,523.67)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	7/24/00	6/1/30	450,610.21	433,054.44		(1,664.05)	448,946.16	428,694.20	(2,696.19)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	8/25/00	7/1/30	386,560.53	371,500.13		(5,515.92)	381,044.61	363,855.69	(2,128.52)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	1/8/01	12/20/30	578,019.60	550,523.21		(2,265.53)	575,754.07	544,496.38	(3,761.30)	0.00		

1100	GNMA	1998 A/B RMRB	5.35	12/20/30	12/20/30	457,865.41	436,084.75		(2,554.10)	455,311.31	430,592.46	(2,938.19)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	1/31/01	8/20/30	171,881.97	163,705.54		(770.63)	171,111.34	161,821.71	(1,113.20)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	11/16/00	11/20/30	640,840.86	610,356.06		(3,316.73)	637,524.13	602,912.94	(4,126.39)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	11/29/00	11/20/30	1,036,622.43	987,310.30		(4,529.29)	1,032,093.14	976,060.80	(6,720.21)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	12/21/00	11/20/30	335,983.66	320,000.92		(2,621.75)	333,361.91	315,263.69	(2,115.48)	0.00		
1100	GNMA	1998 A/B RMRB	5.35	12/27/00	12/20/30	320,466.74	305,222.14		(1,077.76)	319,388.98	302,049.35	(2,095.03)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	10/6/00	9/1/30	552,256.30	530,740.39		(3,285.10)	548,971.20	524,207.11	(3,248.18)	0.00		
1100	FNMA	1998 A/B RMRB	5.35	1/12/01	12/1/30	769,238.60	739,269.06		(6,024.34)	763,214.26	728,785.66	(4,459.06)	0.00		
1166	Repo Agmt	1998 A/B RMRB	1.81	5/31/02	6/3/02	749,770.32	749,770.32	85,610.47			835,380.79	835,380.79	-	0.00	
1170	Repo Agmt	1998 A/B RMRB	1.81	5/31/02	6/3/02	29,728.00	29,728.00		(2,000.00)	27,728.00	27,728.00	-	0.00		
						113,627,339.62	108,655,311.25	4,942,244.20	(421,831.03)	(1,710,770.43)	0.00	116,436,982.36	110,967,506.13	(497,447.86)	20,511.13
1121	Repo Agmt	2000 BCDE RMRB	1.81	5/31/02	6/3/02	563,940.44	563,940.44	33,153.41			597,093.85	597,093.85	-	0.00	
1136	Repo Agmt	2000 BCDE RMRB	1.81	5/31/02	6/3/02	43,089.65	43,089.65		(11,606.73)	31,482.92	31,482.92	-	0.00		
1199	Invt Agmt	2000 BCDE RMRB	6.22	10/26/00	12/31/32	2,658,425.00	2,658,425.00	2,983,908.98			5,642,333.98	5,642,333.98	-	0.00	
1157	Repo Agmt	2000 BCDE RMRB	1.81	5/31/02	6/3/02	1,228.19	1,228.19	0.00			1,228.19	1,228.19	-	0.00	
1100	GNMA	2000 BCDE RMRB	6.10	2/22/01	2/20/31	2,460,531.82	2,464,535.68		(171,416.60)	2,289,115.22	2,288,059.32	(5,059.76)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	2/14/01	2/20/31	739,764.63	740,984.19		(3,266.70)	736,497.93	736,172.96	(1,544.53)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	2/14/01	1/20/31	126,005.84	126,210.60		(366.26)	125,639.58	125,581.17	(263.17)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	3/7/01	2/20/31	793,590.27	794,876.50		(2,388.92)	791,201.35	790,830.16	(1,657.42)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	3/7/01	2/20/31	2,465,448.84	2,469,462.94		(9,017.99)	2,456,430.85	2,455,296.59	(5,148.36)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	3/7/01	2/20/31	131,201.08	131,414.95		(27,721.40)	103,479.68	103,432.72	(260.83)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	3/15/01	3/20/31	632,047.23	633,072.25		(223,453.85)	408,593.38	408,405.22	(1,213.18)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	3/15/01	3/20/31	2,509,531.35	2,513,604.56		(72,710.88)	2,436,820.47	2,435,683.93	(5,209.75)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	3/29/01	3/20/31	170,717.17	170,993.86		(513.50)	170,203.67	170,123.81	(356.55)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	3/29/01	3/20/31	739,204.57	740,406.09		(2,393.20)	736,811.37	736,469.15	(1,543.74)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	4/16/01	3/20/31	620,047.58	621,053.07		(1,821.53)	618,226.05	617,936.54	(1,295.00)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	4/16/01	4/20/31	2,717,189.62	2,721,588.31		(229,160.55)	2,488,029.07	2,486,859.47	(5,568.29)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	4/30/01	4/20/31	941,931.61	943,457.98		(4,561.38)	937,370.23	936,930.21	(1,966.39)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	4/30/01	4/20/31	1,681,356.70	1,684,081.56		(70,316.68)	1,611,040.02	1,610,284.82	(3,480.06)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	4/30/01	4/20/31	492,439.16	493,235.12		(2,549.18)	489,889.98	489,658.00	(1,027.94)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	5/10/01	5/20/31	773,749.10	774,999.81		(2,585.56)	771,163.54	770,798.40	(1,615.85)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	5/10/01	5/20/31	1,160,828.18	1,162,702.88		(3,641.85)	1,157,186.33	1,156,636.72	(2,424.31)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	5/22/01	4/20/31	467,456.38	468,210.38		(1,363.55)	466,092.83	465,870.54	(976.29)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	5/22/01	4/20/31	1,903,336.81	1,906,417.19		(106,896.56)	1,796,440.25	1,795,594.30	(3,926.33)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	5/22/01	5/20/31	333,580.51	334,120.25		(993.44)	332,587.07	332,430.12	(696.69)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	5/30/01	5/20/31	711,982.09	713,130.12		(2,097.29)	709,884.80	709,545.85	(1,486.98)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	5/30/01	5/20/31	1,584,313.89	1,586,882.70		(74,144.35)	1,510,169.54	1,509,462.97	(3,275.38)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	5/30/01	5/20/31	288,361.50	288,832.74		(850.21)	287,511.29	287,380.28	(602.25)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	6/18/01	5/20/31	1,359,995.87	1,362,182.26		(3,933.00)	1,356,062.87	1,355,408.86	(2,840.40)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	6/18/01	5/20/31	2,956,523.94	2,961,276.94		(72,220.26)	2,884,303.68	2,882,912.60	(6,144.08)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	6/18/01	5/20/31	486,629.51	487,411.84		(96,977.05)	389,652.46	389,464.53	(970.26)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	6/29/01	6/20/31	676,045.12	677,136.19		(3,624.63)	672,420.49	672,100.42	(1,411.14)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	6/29/01	6/20/31	2,515,241.30	2,519,303.55		(135,358.51)	2,379,882.79	2,378,753.61	(5,191.43)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	6/29/01	6/20/31	584,917.54	585,860.41		(1,879.75)	583,037.79	582,759.13	(1,221.53)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	7/25/01	6/20/31	834,170.95	835,512.00		(5,226.37)	828,944.58	828,544.80	(1,740.83)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	7/25/01	7/20/31	2,804,813.13	2,809,322.26		(246,660.71)	2,558,152.42	2,556,918.66	(5,742.89)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	7/25/01	6/20/31	331,063.27	331,595.49		(1,814.52)	329,248.75	329,089.95	(691.02)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	8/8/01	7/20/31	672,295.06	673,382.57		(48,173.64)	624,121.42	623,827.10	(1,381.83)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	8/8/01	8/20/31	3,135,771.21	3,140,837.84		(78,445.00)	3,057,326.21	3,055,877.08	(6,515.76)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	8/8/01	7/20/31	509,867.09	510,689.34		(1,659.40)	508,207.69	507,965.14	(1,064.80)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	8/31/01	8/20/31	1,028,879.06	1,030,540.76		(123,003.13)	905,875.93	905,446.65	(2,090.98)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	8/31/01	8/20/31	2,378,774.27	2,382,614.74		(9,182.96)	2,369,591.31	2,368,464.71	(4,967.07)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	8/31/01	8/20/31	475,680.07	476,448.01		(1,493.96)	474,186.11	473,960.62	(993.43)	0.00		
1100	FNMA	2000 BCDE RMRB	6.10	2/14/01	2/1/31	613,667.56	617,547.81		(2,169.93)	611,497.63	614,006.32	(1,371.56)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	11/29/01	10/20/31	615,214.13	616,203.17		(1,743.26)	613,470.87	613,175.00	(1,284.91)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	11/29/01	10/20/31	557,546.11	558,442.44		(1,652.79)	555,893.32	555,625.21	(1,164.44)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	11/29/01	11/20/31	366,406.27	366,995.32		(1,046.29)	365,359.98	365,183.77	(765.26)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	9/25/01	8/20/31	470,374.26	471,132.59		(34,942.82)	435,431.44	435,223.56	(966.21)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	9/25/01	9/20/31	2,341,045.06	2,344,835.26		(7,843.87)	2,333,201.19	2,332,102.50	(4,888.89)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	9/25/01	8/20/31	569,055.43	569,977.42		(62,902.50)	506,152.93	505,915.95	(1,158.97)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	10/17/01	9/20/31	687,760.36	688,866.03		(2,086.54)	685,673.82	685,343.12	(1,436.37)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	10/17/01	9/20/31	1,607,125.35	1,609,709.02		(6,257.05)	1,600,868.30	1,600,096.22	(3,355.75)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	10/17/01	9/20/31	439,900.20	440,607.40		(1,258.75)	438,641.45	438,429.91	(918.74)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	11/15/01	8/20/31	247,592.00	247,990.03		(698.86)	246,893.14	246,774.06	(517.11)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	11/15/01	10/20/31	385,981.09	386,601.62		(87,651.77)	298,329.32	298,185.44	(764.41)	0.00		

1100	FNMA	2000 BCDE RMRB	6.10	3/15/01	2/1/31	492,404.19	495,518.28		(1,452.25)	490,951.94	492,966.68	(1,099.35)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	1/22/02	12/20/31	562,811.54	563,716.34		(1,534.18)	561,277.36	561,006.68	(1,175.48)	0.00		
1100	FNMA	2000 BCDE RMRB	6.10	5/10/01	4/1/31	436,975.04	439,729.97		(1,292.87)	435,682.17	437,461.49	(975.61)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	2/25/02	2/20/32	769,176.97	770,251.23		(3,274.20)	765,902.77	765,233.26	(1,743.77)	0.00		
1100	FNMA	2000 BCDE RMRB	6.10	5/30/01	4/1/31	331,473.64	333,563.35		(984.67)	330,488.97	331,838.60	(740.08)	0.00		
1100	FNMA	2000 BCDE RMRB	6.10	7/12/01	5/1/31	560,412.27	563,942.82		(2,037.76)	558,374.51	560,652.32	(1,252.74)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	5/15/02	5/20/32			1,010,450.45		1,010,450.45	1,009,567.17	(883.28)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	5/24/02	5/20/32			463,940.76		463,940.76	463,535.21	(405.55)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	3/21/02	2/20/32			633,694.58	(1,849.88)	631,844.70	631,292.38	(552.32)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	4/17/02	4/20/32			568,388.27	(677.61)	567,710.66	567,214.40	(496.26)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	4/29/02	4/20/32			984,818.78	(982.79)	983,835.99	982,975.97	(860.02)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	5/15/02	5/20/32			623,561.94		623,016.86	623,016.86	(545.08)	0.00		
1100	GNMA	2000 BCDE RMRB	6.10	5/15/02	2/20/32			47,346.03		47,346.03	47,304.65	(41.38)	0.00		
1100	FNMA	2000 BCDE RMRB	6.10	8/31/01	6/1/31	778,598.35	783,507.26		(2,909.98)	775,688.37	778,856.49	(1,740.79)	0.00		
1100	FNMA	2000 BCDE RMRB	6.10	10/17/01	9/1/31	471,258.37	474,501.90		(3,175.68)	468,082.69	470,142.68	(1,183.54)	0.00		
1100	FNMA	2000 BCDE RMRB	6.10	12/27/01	10/1/31	324,992.97	327,040.41		(2,866.95)	322,126.02	323,440.10	(733.36)	0.00		
1199	Invt Agmt	2000 BCDE RMRB	6.73	10/26/00	4/10/4	64,588,420.97	64,588,420.97	(4,352,877.00)		60,235,543.97	60,235,543.97	-	0.00		
1170	Repo Agmt	2000 BCDE RMRB	1.81	5/31/02	6/3/02	8.58	8.58	0.00		8.58	8.58	-	0.00		
	Repo Agmt	2000 BCDE RMRB				99,681.92	99,681.92	(99,681.92)				-	0.00		
						126,779,849.23	126,893,862.35	7,349,263.20	(4,464,165.65)	(2,077,177.57)	0.00	127,587,769.21	127,575,194.60	(126,587.73)	0.00
1121	Repo Agmt	2001 A-E RMRB	1.81	5/31/02	6/3/02			144,275.13			144,275.13	-	0.00		
1199	GICs	2001 A-E RMRB	2.54	10/30/01	4/29/03	1,258,941.32	1,258,941.32		(377,696.36)	881,244.96	881,244.96	-	0.00		
1136	Repo Agmt	2001 A-E RMRB	1.81	5/31/02	6/3/02	20,841.45	20,841.45	13,959.87		34,801.32	34,801.32	-	0.00		
1136	Repo Agmt	2001 A-E RMRB	1.81	5/31/02	6/3/02	0.12	0.12	0.00		0.12	0.12	-	0.00		
1136	Repo Agmt	2001 A-E RMRB	1.81	5/31/02	6/3/02	111.39	111.39	15,436.77		15,548.16	15,548.16	-	0.00		
1136	Repo Agmt	2001 A-E RMRB	1.81	5/31/02	6/3/02	213,617.42	213,617.42	965.12		214,582.54	214,582.54	-	0.00		
1199	GICs	2001 A-E RMRB	4.71	10/30/01	7/1/33	705,622.60	705,622.60	247,749.16		953,371.76	953,371.76	-	0.00		
1199	GICs	2001 A-E RMRB	4.71	10/30/01	7/1/33	2,532.51	2,532.51	0.00		2,532.51	2,532.51	-	0.00		
1199	GICs	2001 A-E RMRB	4.71	10/30/01	7/1/33	1,380,172.76	1,380,172.76	586,252.06		1,966,424.82	1,966,424.82	-	0.00		
1199	GICs	2001 A-E RMRB	2.44	10/30/01	7/1/02	54,300,000.00	54,300,000.00	0.00		54,300,000.00	54,300,000.00	-	0.00		
1199	GICs	2001 A-E RMRB	4.71	10/30/01	7/1/33	2,970,424.25	2,970,424.25	0.00		2,970,424.25	2,970,424.25	-	0.00		
1100	GNMA	2001 A-E RMRB	8.19	7/25/90	6/20/15	920,382.21	1,003,485.74		(11,686.65)	908,695.56	989,133.38	(2,665.71)	0.00		
1100	GNMA	2001 A-E RMRB	8.19	10/28/91	1/20/16	43,302.34	47,206.24		(406.55)	42,895.79	46,667.60	(132.09)	0.00		
1100	GNMA	2001 A-E RMRB	7.19	7/25/90	6/20/15	93,702.40	99,766.18		(1,756.51)	91,945.89	98,110.82	101.15	0.00		
1100	GNMA	2001 A-E RMRB	8.19	7/25/90	6/20/15	267,467.38	291,375.12		(3,053.84)	264,413.54	287,576.99	(744.29)	0.00		
1100	GNMA	2001 A-E RMRB	7.19	1/22/90	11/20/14	554,479.82	590,417.73		(6,977.86)	547,501.96	584,443.20	1,003.33	0.00		
1100	GNMA	2001 A-E RMRB	8.19	1/22/90	11/20/14	330,021.63	359,248.39		(4,055.01)	325,966.62	354,302.48	(890.90)	0.00		
1100	GNMA	2001 A-E RMRB	7.19	1/1/90	11/20/14	265,661.43	282,910.84		(3,176.65)	262,484.78	280,226.22	492.03	0.00		
1100	GNMA	2001 A-E RMRB	7.19	1/1/90	12/20/14	405,796.93	432,098.09		(5,082.27)	400,714.66	427,751.76	735.94	0.00		
1100	GNMA	2001 A-E RMRB	8.19	2/28/90	12/20/14	646,599.38	703,862.25		(36,824.68)	609,774.70	662,781.57	(4,256.00)	0.00		
1100	GNMA	2001 A-E RMRB	7.19	2/27/90	1/20/15	179,851.48	191,490.21		(2,131.20)	177,720.28	189,636.31	277.30	0.00		
1100	GNMA	2001 A-E RMRB	8.19	2/27/90	12/20/14	298,209.33	324,618.72		(4,550.25)	293,659.08	319,186.43	(882.04)	0.00		
1100	GNMA	2001 A-E RMRB	7.19	3/30/90	1/20/15	379,314.14	403,860.71		(31,290.11)	348,024.03	371,358.82	(1,211.78)	0.00		
1100	GNMA	2001 A-E RMRB	8.19	3/30/90	1/20/15	347,840.16	378,932.16		(4,086.25)	343,753.91	373,867.93	(977.98)	0.00		
1100	GNMA	2001 A-E RMRB	7.19	4/26/90	3/20/15	764,397.05	813,863.47		(12,667.43)	751,729.62	802,132.60	936.56	0.00		
1100	GNMA	2001 A-E RMRB	8.19	4/26/90	3/20/15	508,479.36	553,930.14		(6,864.25)	501,615.11	545,558.20	(1,507.69)	0.00		
1100	GNMA	2001 A-E RMRB	7.19	5/29/90	4/20/15	424,298.28	451,755.83		(7,976.63)	416,321.65	444,235.69	456.49	0.00		
1100	GNMA	2001 A-E RMRB	8.19	5/29/90	3/20/15	128,285.87	139,752.83		(1,359.64)	126,926.23	138,045.42	(347.77)	0.00		
1100	GNMA	2001 A-E RMRB	7.19	6/28/90	5/20/15	133,641.40	142,289.74		(1,758.16)	131,883.24	140,725.93	194.35	0.00		
1100	GNMA	2001 A-E RMRB	8.19	6/28/90	5/20/15	336,215.68	366,268.56		(55,838.14)	280,377.54	304,939.53	(5,490.89)	0.00		
1100	GNMA	2001 A-E RMRB	6.19	6/28/90	5/20/15	239,179.28	242,674.24		(3,396.84)	235,782.44	239,477.08	199.68	0.00		
1100	GNMA	2001 A-E RMRB	7.19	7/25/90	6/20/15	145,819.41	155,618.10		(2,444.28)	143,375.13	153,351.41	177.59	0.00		
1100	GNMA	2001 A-E RMRB	7.19	9/13/90	6/20/15	118,598.87	126,273.81		(17,718.93)	100,879.94	107,643.92	(910.96)	0.00		
1100	GNMA	2001 A-E RMRB	8.19	9/13/90	7/20/15	281,605.42	306,776.92		(2,882.18)	278,723.24	303,140.31	(754.43)	0.00		
1100	GNMA	2001 A-E RMRB	6.19	9/13/90	7/20/15	228,856.37	232,200.53		(3,859.81)	224,996.56	228,522.24	181.52	0.00		
1100	GNMA	2001 A-E RMRB	8.19	9/28/90	8/20/15	379,869.03	413,823.88		(26,798.82)	353,070.21	384,000.28	(3,024.78)	0.00		
1100	GNMA	2001 A-E RMRB	6.19	9/28/90	8/20/15	348,300.73	353,390.22		(4,971.25)	343,329.48	348,709.37	290.40	0.00		
1100	GNMA	2001 A-E RMRB	7.19	9/28/90	8/20/15	383,298.96	408,590.37		(30,729.51)	352,569.45	376,697.06	(1,163.80)	0.00		
1100	GNMA	2001 A-E RMRB	8.19	9/28/90	8/20/15	949,250.69	1,034,533.85		(74,436.70)	874,813.99	951,883.53	(8,213.62)	0.00		
1100	GNMA	2001 A-E RMRB	7.19	10/31/90	8/20/15	126,386.34	134,565.17		(1,654.82)	124,731.52	133,094.67	184.32	0.00		
1100	GNMA	2001 A-E RMRB	8.19	10/31/90	9/20/15	397,065.32	432,557.28		(36,147.12)	360,918.20	392,535.80	(3,874.36)	0.00		
1100	GNMA	2001 A-E RMRB	6.19	10/31/90	9/20/15	324,985.33	329,734.13		(4,027.70)	320,957.63	325,986.96	280.53	0.00		
1100	GNMA	2001 A-E RMRB	6.19	11/28/90	10/20/15	239,366.90	242,864.62		(3,092.00)	236,274.90	239,977.27	204.65	0.00		
1100	GNMA	2001 A-E RMRB	8.19	2/25/91	10/20/15	168,516.15	183,579.16		(2,675.51)	165,840.64	180,368.90	(534.75)	0.00		
1100	GNMA	2001 A-E RMRB	6.19	1/25/91	11/20/15	274,667.18	278,680.67		(3,206.91)	271,460.27	275,713.94	240.18	0.00		

1100	GNMA	2001 A-E RMRB	8.19	3/28/91	12/20/15	34,345.23	37,415.14	(331.78)	34,013.45	36,993.07	(90.29)	0.00			
1100	GNMA	2001 A-E RMRB	8.75	4/29/91	2/20/20	522,501.81	573,284.00	(3,097.54)	519,404.27	569,650.04	(536.42)	0.00			
1100	GNMA	2001 A-E RMRB	6.19	4/29/91	4/20/16	589,490.73	598,270.79	(9,279.37)	580,211.36	589,793.94	802.52	0.00			
1100	GNMA	2001 A-E RMRB	8.19	4/26/91	4/20/16	138,177.88	150,622.23	(1,627.72)	136,550.16	148,544.01	(450.50)	0.00			
1100	GNMA	2001 A-E RMRB	7.19	4/26/91	4/20/16	471,263.55	501,656.02	(9,007.61)	462,255.94	493,012.48	364.07	0.00			
1100	GNMA	2001 A-E RMRB	6.19	10/23/92	9/20/17	723,368.09	734,826.88	(7,663.99)	715,704.10	728,165.86	1,002.97	0.00			
1100	GNMA	2001 A-E RMRB	8.19	11/23/92	1/20/17	150,659.18	164,288.94	(1,965.75)	148,693.43	161,856.61	(466.58)	0.00			
1100	GNMA	2001 A-E RMRB	6.00	10/30/92	9/20/17	743,911.12	753,003.27	(45,874.51)	698,036.61	704,413.37	(2,715.39)	0.00			
1100	GNMA	2001 A-E RMRB	5.45	2/25/02	1/20/32	719,383.95	695,047.30	(2,415.30)	716,968.65	688,348.71	(4,283.29)	0.00			
1100	GNMA	2001 A-E RMRB	4.95	2/25/02	2/20/32	1,394,063.06	1,316,888.06	(5,146.75)	1,388,916.31	1,303,896.24	(7,845.07)	0.00			
1100	GNMA	2001 A-E RMRB	5.45	5/15/02	5/20/32		677,129.98		677,129.98	650,078.97	(27,051.01)	0.00			
1100	GNMA	2001 A-E RMRB	4.95	5/15/02	5/20/32		1,529,759.99		1,529,759.99	1,436,066.53	(93,693.46)	0.00			
1100	GNMA	2001 A-E RMRB	4.95	5/24/02	5/20/32		984,985.83		984,985.83	924,658.25	(60,327.58)	0.00			
1100	GNMA	2001 A-E RMRB	5.45	5/24/02	5/20/32		488,292.28		488,292.28	468,785.24	(19,507.04)	0.00			
1100	GNMA	2001 A-E RMRB	5.45	3/21/02	2/20/32		2,445,606.56	(6,183.57)	2,439,422.99	2,342,027.13	(97,395.86)	0.00			
1100	GNMA	2001 A-E RMRB	5.45	3/21/02	2/20/32		215,100.12	(441.52)	214,658.60	206,087.23	(8,571.37)	0.00			
1100	GNMA	2001 A-E RMRB	4.95	3/21/02	2/20/32		1,345,843.82	(3,205.01)	1,342,638.81	1,260,435.33	(82,203.48)	0.00			
1100	GNMA	2001 A-E RMRB	5.45	4/17/02	4/20/32		3,128,116.57	(8,819.85)	3,119,296.72	2,994,764.91	(124,531.81)	0.00			
1100	GNMA	2001 A-E RMRB	5.45	4/17/02	3/20/32		238,928.51	(245.03)	238,683.48	229,150.49	(9,532.99)	0.00			
1100	GNMA	2001 A-E RMRB	4.95	4/17/02	4/20/32		2,177,241.88	(2,773.68)	2,174,468.20	2,041,313.59	(133,154.61)	0.00			
1100	GNMA	2001 A-E RMRB	5.45	4/29/02	4/20/32		154,556.24	(657.14)	153,899.10	147,757.06	(6,142.04)	0.00			
1100	GNMA	2001 A-E RMRB	4.95	4/29/02	4/20/32		2,639,416.31	(4,068.90)	2,635,347.41	2,473,977.11	(161,370.30)	0.00			
1100	GNMA	2001 A-E RMRB	5.45	4/29/02	4/20/32		1,125,533.99	(2,948.28)	1,122,585.71	1,077,766.56	(44,819.15)	0.00			
1100	GNMA	2001 A-E RMRB	4.95	4/29/02	4/20/32		88,222.36	(98.44)	88,123.92	82,727.48	(5,396.44)	0.00			
1100	GNMA	2001 A-E RMRB	5.45	5/15/02	5/20/32		429,916.05		429,916.05	412,741.11	(17,174.94)	0.00			
1100	GNMA	2001 A-E RMRB	4.95	5/15/02	4/20/32		346,716.23		346,716.23	325,480.85	(21,235.38)	0.00			
1100	GNMA	2001 A-E RMRB	5.45	5/15/02	4/20/32		136,444.57		136,444.57	130,993.67	(5,450.90)	0.00			
1100	FNMA	2001 A-E RMRB	5.45	4/17/02	3/1/32		312,289.55	(320.59)	311,968.96	300,783.11	(11,185.85)	0.00			
1100	FNMA	2001 A-E RMRB	4.95	5/15/02	4/1/32		244,118.90		244,118.90	229,043.75	(15,075.15)	0.00			
1160	Repo Agmt	2001 A-E RMRB	1.81	5/31/02	6/3/02		37,452.02		37,452.02	37,452.02	-	0.00			
1199	GICs	2001 A-E RMRB	2.54	10/30/01	4/29/03	300,000.00	300,000.00	0.00	300,000.00	300,000.00	-	0.00			
1199	GICs	2001 A-E RMRB	2.54	10/30/01	4/29/03	62,485,744.00	62,485,744.00	(18,889,598.00)	43,596,146.00	43,596,146.00	-	0.00			
1170	Repo Agmt	2001 A-E RMRB	1.81	5/31/02	6/3/02		6,747.47		6,747.47	6,747.47	-	0.00			
	Repo Agmt	2001 A-E RMRB				87,329.38	87,329.38	(87,329.38)			-	0.00			
	Repo Agmt	2001 A-E RMRB				53,441.87	53,441.87	(53,441.87)			-	0.00			
						140,899,655.92	141,757,077.60	19,761,057.34	(19,408,065.61)	(535,756.79)	0.00	140,716,890.86	140,584,647.38	(989,665.16)	0.00
1125	Repo Agmt	1999 B-D RMRB	1.81	5/31/02	6/3/02	288,797.17	288,797.17	(288,777.18)	19.99	19.99	-	0.00			
1136	Repo Agmt	1999 B-D RMRB	1.81	5/31/02	6/3/02	54,416.49	54,416.49	15,215.71	69,632.20	69,632.20	-	0.00			
1199	GICs	1999 B-D RMRB	6.40	12/2/99	7/1/32	2,957,096.34	2,957,096.34	5,113,262.10	8,070,358.44	8,070,358.44	-	0.00			
1199	GICs	1999 B-D RMRB	6.22	10/26/00	12/31/32	2,200,853.78	2,200,853.78	0.00	2,200,853.78	2,200,853.78	-	0.00			
1100	GNMA	1999 B-D RMRB	8.18	4/1/91	1/20/21	291,065.69	314,968.20	(55,264.19)	235,801.50	255,198.86	(4,505.15)	0.00			
1100	GNMA	1999 B-D RMRB	8.18	8/1/90	6/20/20	565,212.78	612,900.83	(4,680.87)	560,531.91	607,261.68	(958.28)	0.00			
1100	GNMA	1999 B-D RMRB	7.18	8/1/90	6/20/20	178,884.37	188,991.81	(2,556.61)	176,327.76	187,088.21	653.01	0.00			
1100	GNMA	1999 B-D RMRB	8.18	9/4/90	7/20/20	1,912,404.77	2,073,757.92	(15,952.42)	1,896,452.35	2,054,553.59	(3,251.91)	0.00			
1100	GNMA	1999 B-D RMRB	8.18	7/2/90	5/20/20	526,394.60	570,807.46	(81,802.48)	444,592.12	481,656.33	(7,348.65)	0.00			
1100	GNMA	1999 B-D RMRB	8.18	11/1/90	9/20/20	651,293.76	706,244.71	(5,553.34)	645,740.42	699,573.84	(1,117.53)	0.00			
1100	GNMA	1999 B-D RMRB	8.18	9/4/90	8/20/20	1,070,902.01	1,161,256.02	(73,421.46)	997,480.55	1,080,637.36	(7,197.20)	0.00			
1100	GNMA	1999 B-D RMRB	8.18	9/4/90	7/20/20	342,022.22	370,879.23	(33,490.07)	308,532.15	334,253.46	(3,135.70)	0.00			
1100	GNMA	1999 B-D RMRB	8.18	11/1/90	8/20/20	572,337.47	620,626.63	(4,370.35)	567,967.12	615,316.71	(939.57)	0.00			
1100	GNMA	1999 B-D RMRB	8.18	11/1/90	9/20/20	767,759.82	832,537.13	(194,003.81)	573,756.01	621,588.23	(16,945.09)	0.00			
1100	GNMA	1999 B-D RMRB	7.18	11/1/90	9/20/20	475,649.45	502,524.85	(40,680.15)	434,969.30	461,513.36	(331.34)	0.00			
1100	GNMA	1999 B-D RMRB	8.18	12/3/90	10/20/20	172,418.40	186,965.62	(40,065.41)	132,352.99	143,386.81	(3,513.40)	0.00			
1100	GNMA	1999 B-D RMRB	8.75	12/28/89	9/20/18	3,388,408.75	3,712,095.45	(135,497.00)	3,252,911.75	3,565,779.77	(10,818.68)	0.00			
1100	GNMA	1999 B-D RMRB	8.75	11/30/89	10/20/18	419,992.85	460,113.78	(42,605.54)	377,387.31	413,684.76	(3,823.48)	0.00			
1100	GNMA	1999 B-D RMRB	8.75	11/30/89	9/20/18	467,748.35	512,431.24	(73,192.04)	394,556.31	432,505.09	(6,734.11)	0.00			
1100	GNMA	1999 B-D RMRB	8.75	1/1/90	11/20/18	679,785.27	744,723.53	(5,323.19)	674,462.08	739,332.43	(67.91)	0.00			
1100	GNMA	1999 B-D RMRB	8.75	1/1/90	12/20/18	311,846.32	341,636.25	(2,115.45)	309,730.87	339,521.06	0.26	0.00			
1100	GNMA	1999 B-D RMRB	8.75	2/27/90	1/20/19	468,274.76	512,885.60	(3,117.98)	465,156.78	509,699.66	(67.96)	0.00			
1100	GNMA	1999 B-D RMRB	8.75	5/29/90	4/20/19	251,870.17	275,864.91	(1,826.91)	250,043.26	273,987.09	(50.91)	0.00			
1100	GNMA	1999 B-D RMRB	8.75	6/28/90	5/20/19	58,452.85	64,021.46	(364.94)	58,087.91	63,650.35	(6.17)	0.00			
1100	GNMA	1999 B-D RMRB	7.18	2/1/91	11/20/20	504,092.13	532,574.63	(32,848.48)	471,243.65	500,001.38	275.23	0.00			
1100	GNMA	1999 B-D RMRB	8.18	2/25/91	11/20/20	492,266.58	533,800.04	(3,415.61)	488,850.97	529,604.94	(779.49)	0.00			
1100	GNMA	1999 B-D RMRB	7.18	5/2/91	2/20/21	423,455.04	446,125.84	(30,329.14)	393,125.90	416,010.17	213.47	0.00			
1100	GNMA	1999 B-D RMRB	8.75	9/28/90	8/20/19	237,031.08	259,612.13	(24,379.52)	212,651.56	233,014.78	(2,217.83)	0.00			
1100	GNMA	1999 B-D RMRB	8.75	10/23/90	9/20/19	232,322.29	254,454.81	(47,205.53)	185,116.76	202,843.34	(4,405.94)	0.00			

1100	GNMA	1999 B-D RMRB	8.75	11/28/90	9/20/19	195,193.02	213,788.37	(1,135.93)	194,057.09	212,639.78	(12.66)	0.00			
1100	GNMA	1999 B-D RMRB	8.75	12/21/90	9/20/19	87,737.97	96,096.43	(517.94)	87,220.03	95,572.10	(6.39)	0.00			
1100	GNMA	1999 B-D RMRB	8.75	1/25/91	12/20/19	306,854.72	336,087.65	(3,309.59)	303,545.13	332,612.25	(165.81)	0.00			
1100	GNMA	1999 B-D RMRB	8.75	2/22/91	12/20/19	182,259.28	199,622.44	(1,456.96)	180,802.32	198,115.72	(49.76)	0.00			
1100	GNMA	1999 B-D RMRB	8.75	3/28/91	2/20/20	167,138.21	183,013.83	(30,330.75)	136,807.46	149,740.24	(2,942.84)	0.00			
1100	GNMA	1999 B-D RMRB	8.75	3/28/91	12/20/19	96,348.19	105,526.94	(721.75)	95,626.44	104,783.52	(21.67)	0.00			
1100	GNMA	1999 B-D RMRB	8.18	5/2/91	3/20/21	1,297,182.21	1,403,707.60	(113,603.16)	1,183,579.05	1,280,941.81	(9,162.63)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	7/28/00	7/20/30	4,722,266.91	4,709,233.45	(250,222.02)	4,472,044.89	4,451,294.60	(7,716.83)	0.00			
1100	FNMA	1999 B-D RMRB	6.10	4/28/00	4/1/30	410,087.50	410,948.68	(5,375.27)	404,712.23	404,562.49	(1,010.92)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	4/20/00	4/20/30	3,512,122.31	3,502,428.85	(404,916.37)	3,107,205.94	3,092,788.50	(4,723.98)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	4/27/00	4/20/30	3,248,894.03	3,239,927.08	(301,676.01)	2,947,218.02	2,933,542.93	(4,708.14)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	6/26/00	6/20/30	5,507,258.52	5,492,058.49	(146,359.78)	5,360,898.74	5,336,024.17	(9,674.54)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	5/30/00	3/20/30	5,179,083.76	5,164,789.49	(182,982.84)	4,996,100.92	4,972,919.01	(8,887.64)	0.00			
1100	FNMA	1999 B-D RMRB	6.10	5/30/00	5/1/30	574,436.94	575,643.26	(2,440.31)	571,996.63	571,784.99	(1,417.96)	0.00			
1100	FNMA	1999 B-D RMRB	6.10	6/26/00	6/1/30	319,196.97	319,867.28	(1,956.27)	317,240.70	317,123.32	(787.69)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	9/14/00	8/20/30	8,658,667.59	8,634,769.67	(687,067.28)	7,971,600.31	7,934,612.08	(13,090.31)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	10/19/00	9/20/30	3,045,420.36	3,037,015.00	(58,530.91)	2,986,889.45	2,973,030.28	(5,453.81)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	10/23/00	10/20/30	953,535.72	950,903.96	(90,862.02)	862,673.70	858,670.89	(1,371.05)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	10/27/00	10/20/30	549,881.75	548,364.08	(1,763.74)	548,118.01	545,574.74	(1,025.60)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	10/30/00	10/20/30	694,547.96	692,631.01	(118,094.17)	576,453.79	573,779.04	(757.80)	0.00			
1100	FNMA	1999 B-D RMRB	6.10	7/24/00	7/1/30	275,655.79	276,234.67	(1,694.68)	273,961.11	273,859.74	(680.25)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	1/16/01	12/20/30	341,334.85	340,392.57	(1,042.73)	340,291.92	338,712.97	(636.87)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	1/29/01	12/20/30	314,417.62	313,549.83	(74,696.41)	239,721.21	238,608.90	(244.52)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	11/16/00	11/20/30	314,131.71	313,264.71	(3,108.01)	311,023.70	309,580.55	(576.15)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	12/21/00	11/20/30	1,149,803.03	1,146,629.57	(3,526.28)	1,146,276.75	1,140,958.03	(2,145.26)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	12/27/00	12/20/30	505,417.29	504,022.34	(65,563.16)	439,854.13	437,813.21	(645.97)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	2/20/01	1/20/31	622,018.69	620,059.33	(1,871.70)	620,146.99	616,903.62	(1,284.01)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	3/15/01	3/20/31	823,945.92	821,350.49	(25,004.80)	798,941.12	794,762.66	(1,583.03)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	3/29/01	3/20/31	201,828.50	201,192.74	(583.42)	201,245.08	200,192.57	(416.75)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	5/10/01	4/20/31	1,555,640.23	1,550,739.96	(5,277.16)	1,550,363.07	1,542,254.67	(3,208.13)	0.00			
1100	FNMA	1999 B-D RMRB	6.10	9/11/00	8/1/30	1,478,566.26	1,481,671.25	(8,688.28)	1,469,877.98	1,469,334.13	(3,648.84)	0.00			
1100	FNMA	1999 B-D RMRB	6.10	10/6/00	10/1/30	444,928.83	445,863.18	(6,099.22)	438,829.61	438,667.24	(1,096.72)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	5/30/01	5/20/31	566,529.17	564,744.60	(51,432.04)	515,097.13	512,403.17	(909.39)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	6/18/01	4/20/31	292,338.33	291,417.46	(826.88)	291,511.45	289,986.85	(603.73)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	7/25/01	6/20/31	1,165,811.33	1,162,139.02	(3,401.76)	1,162,409.57	1,156,330.17	(2,407.09)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	8/31/01	8/20/31	1,122,339.36	1,118,803.99	(122,722.95)	999,616.41	994,388.42	(1,692.62)	0.00			
1100	FNMA	1999 B-D RMRB	6.10	12/27/00	11/1/30	577,413.07	578,625.64	(2,423.72)	574,989.35	574,776.60	(1,425.32)	0.00			
1100	FNMA	1999 B-D RMRB	6.10	1/12/01	12/1/30	302,894.06	303,530.14	(937.35)	301,956.71	301,844.99	(747.80)	0.00			
1100	FNMA	1999 B-D RMRB	6.10	2/5/01	1/1/31	417,855.30	418,732.80	(1,431.07)	416,424.23	416,270.15	(1,031.58)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	12/27/01	10/20/31	118,952.66	118,577.96	(330.74)	118,621.92	118,001.53	(245.69)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	9/20/01	8/20/31	926,072.60	923,155.47	(86,344.46)	839,728.14	835,336.36	(1,474.65)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	9/28/01	9/20/31	288,250.55	287,342.56	(1,060.00)	287,190.55	285,688.54	(594.02)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	10/17/01	9/20/31	271,798.35	270,942.19	(77,319.22)	194,479.13	193,462.00	(160.97)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	10/30/01	5/20/31	46,265.64	46,119.90	(357.18)	45,908.46	45,668.36	(94.36)	0.00			
1100	FNMA	1999 B-D RMRB	6.10	3/15/01	2/1/31	470,005.43	470,992.44	(1,583.18)	468,422.25	468,248.93	(1,160.33)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	1/22/02	12/20/31	313,803.05	312,814.57	(850.02)	312,953.03	311,316.29	(648.26)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	1/30/02	1/20/32	275,276.73	274,351.80	(1,200.34)	274,076.39	272,536.08	(615.38)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	2/25/02	2/20/32	1,733,122.00	1,727,298.71	(7,893.31)	1,725,228.69	1,715,532.90	(3,872.50)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	5/15/02	4/20/32		183,215.00		183,215.00	182,185.33	(1,029.67)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	5/24/02	5/20/32		343,109.00		343,109.00	341,180.73	(1,928.27)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	3/21/02	3/20/32		1,190,903.00	(3,387.09)	1,187,515.91	1,180,842.07	(6,673.84)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	4/17/02	3/20/32		1,817,676.00	(4,390.74)	1,813,285.26	1,803,094.60	(10,190.66)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	4/29/02	4/20/32		878,456.00	(786.04)	878,669.96	873,731.83	(4,938.13)	0.00			
1100	GNMA	1999 B-D RMRB	6.10	5/15/02	4/20/32		101,993.00		101,993.00	101,419.80	(573.20)	0.00			
1100	FNMA	1999 B-D RMRB	6.10	10/17/01	9/1/31	198,924.41	199,226.78	(1,114.59)	197,809.82	197,673.33	(438.86)	0.00			
1100	FNMA	1999 B-D RMRB	6.10	1/28/02	11/1/31	281,179.07	281,606.46	(791.50)	280,387.57	280,194.10	(620.86)	0.00			
1100	FNMA	1999 B-D RMRB	6.10	4/17/02	2/1/32		37,433.00	(33.30)	37,399.70	37,365.29	(34.41)	0.00			
1160	Repo Agmt	1999 B-D RMRB	1.81	5/31/02	6/3/02	6,633,809.00	6,633,809.00	(4,553,785.00)	2,080,024.00	2,080,024.00	-	0.00			
1170	Repo Agmt	1999 B-D RMRB	1.81	5/31/02	6/3/02	15,059.95	15,059.95	(1,500.00)	13,559.95	13,559.95	-	0.00			
						84,716,558.06	86,124,649.50	9,682,262.81	(4,844,062.18)	(3,925,158.89)	0.00	85,629,599.80	86,827,350.79	(210,340.45)	0.00
1136	Repo Agmt	2000 A RMRB	1.81	5/31/02	6/3/02	40,961.52	40,961.52	62,867.60		103,829.12	103,829.12	-	0.00		
1199	GICs	2000 A RMRB	6.51	5/1/00	7/1/31	2,380,771.66	2,380,771.66	1,517,377.82		3,898,149.48	3,898,149.48	-	0.00		
1158	Repo Agmt	2000 A RMRB	1.81	5/31/02	6/3/02	204,640.94	204,640.94	0.00		204,640.94	204,640.94	-	0.00		
1100	GNMA	2000 A RMRB	6.45	7/28/00	7/20/30	1,418,711.54	1,437,395.97	(4,292.59)		1,414,418.95	1,431,094.95	(2,008.43)	0.00		
1100	GNMA	2000 A RMRB	6.45	9/14/00	8/20/30	6,838,416.56	6,928,478.51	(340,778.47)		6,497,638.09	6,574,245.24	(13,454.80)	0.00		

1100	GNMA	2000 A RMRB	6.45	10/16/00	9/20/30	2,354,710.79	2,385,722.33	(89,212.74)	2,265,498.05	2,292,208.27	(4,301.32)	0.00		
1100	GNMA	2000 A RMRB	6.45	10/23/00	10/20/30	2,164,768.12	2,193,278.12	(74,817.31)	2,089,950.81	2,114,591.33	(3,869.48)	0.00		
1100	GNMA	2000 A RMRB	6.45	10/30/00	10/20/30	955,952.59	968,542.49	(3,227.04)	952,725.55	963,958.18	(1,357.27)	0.00		
1100	FNMA	2000 A RMRB	6.45	7/28/00	6/1/30	416,549.85	423,235.48	(1,436.73)	415,113.12	421,177.92	(626.83)	0.00		
1100	GNMA	2000 A RMRB	6.45	1/8/01	12/20/30	669,148.83	677,961.52	(2,068.77)	667,080.06	674,944.93	(947.82)	0.00		
1100	GNMA	2000 A RMRB	6.45	1/29/01	1/20/31	447,026.13	452,792.77	(2,531.63)	444,494.50	449,490.62	(770.52)	0.00		
1100	GNMA	2000 A RMRB	6.45	11/16/00	11/20/30	1,720,975.12	1,743,640.36	(5,230.90)	1,715,744.22	1,735,972.84	(2,436.62)	0.00		
1100	GNMA	2000 A RMRB	6.45	11/29/00	11/20/30	1,110,448.96	1,125,073.57	(3,322.46)	1,107,126.50	1,120,179.52	(1,571.59)	0.00		
1100	GNMA	2000 A RMRB	6.45	12/21/00	11/20/30	1,370,856.85	1,388,911.03	(4,064.80)	1,366,792.05	1,382,906.53	(1,939.70)	0.00		
1100	GNMA	2000 A RMRB	6.45	12/27/00	11/20/30	745,046.33	754,858.59	(2,148.14)	742,898.19	751,656.96	(1,053.49)	0.00		
1100	GNMA	2000 A RMRB	6.45	2/20/01	1/20/31	847,687.80	858,622.97	(48,492.44)	799,195.36	808,178.32	(1,952.21)	0.00		
1100	GNMA	2000 A RMRB	6.45	2/28/01	2/20/31	1,031,875.02	1,045,186.21	(53,330.10)	978,544.92	989,543.76	(2,312.35)	0.00		
1100	GNMA	2000 A RMRB	6.45	3/15/01	6/20/31	901,778.56	913,411.50	(2,500.44)	899,278.12	909,386.01	(1,525.05)	0.00		
1100	GNMA	2000 A RMRB	6.45	3/29/01	2/20/31	186,616.21	189,023.56	(507.65)	186,108.56	188,200.42	(315.49)	0.00		
1100	GNMA	2000 A RMRB	6.45	4/30/01	4/20/31	836,169.09	846,955.67	(125,704.13)	710,464.96	718,450.59	(2,800.95)	0.00		
1100	FNMA	2000 A RMRB	6.45	9/11/00	8/1/30	1,004,726.66	1,020,852.52	(10,599.98)	994,126.68	1,008,650.87	(1,601.67)	0.00		
1100	FNMA	2000 A RMRB	6.45	10/6/00	9/1/30	357,626.03	363,365.93	(44,283.91)	313,342.12	317,920.05	(1,161.97)	0.00		
1100	FNMA	2000 A RMRB	6.45	11/16/00	10/1/30	368,363.71	374,275.95	(1,043.75)	367,319.96	372,686.50	(545.70)	0.00		
1100	GNMA	2000 A RMRB	6.45	5/30/01	5/30/31	583,954.25	591,487.26	(1,903.42)	582,050.83	588,593.08	(990.76)	0.00		
1100	GNMA	2000 A RMRB	6.45	6/18/01	3/20/31	320,768.00	324,905.91	(905.34)	319,862.66	323,457.92	(542.65)	0.00		
1100	GNMA	2000 A RMRB	6.45	7/16/01	6/20/31	282,558.83	286,203.84	(780.67)	281,778.16	284,945.35	(477.82)	0.00		
1100	GNMA	2000 A RMRB	6.45	8/8/01	7/20/31	342,148.55	346,562.27	(1,343.13)	340,805.42	344,636.07	(583.07)	0.00		
1100	GNMA	2000 A RMRB	6.45	8/31/01	8/20/31	897,941.04	909,524.48	(2,392.67)	895,548.37	905,614.33	(1,517.48)	0.00		
1100	FNMA	2000 A RMRB	6.45	12/27/00	11/1/30	623,833.40	633,845.93	(2,745.12)	621,088.28	630,162.38	(938.43)	0.00		
1100	FNMA	2000 A RMRB	6.45	2/5/01	1/1/31	266,459.98	270,736.66	(989.32)	265,470.66	269,349.19	(398.15)	0.00		
1100	GNMA	2000 A RMRB	6.45	11/29/01	11/20/31	1,200,350.78	1,215,835.31	(3,277.75)	1,197,073.03	1,210,528.13	(2,029.43)	0.00		
1100	GNMA	2000 A RMRB	6.45	12/17/01	11/20/31	895,397.18	906,947.80	(5,376.06)	890,021.12	900,024.96	(1,546.78)	0.00		
1100	GNMA	2000 A RMRB	6.45	12/27/01	12/20/31	1,091,167.30	1,105,243.36	(3,905.64)	1,087,261.66	1,099,482.48	(1,855.24)	0.00		
1100	GNMA	2000 A RMRB	6.45	9/25/01	9/20/31	1,055,242.13	1,068,854.75	(4,404.89)	1,050,837.24	1,062,648.65	(1,801.21)	0.00		
1100	GNMA	2000 A RMRB	6.45	9/28/01	9/20/31	1,502,453.31	1,521,834.96	(4,224.81)	1,498,228.50	1,515,068.59	(2,541.56)	0.00		
1100	GNMA	2000 A RMRB	6.45	10/17/01	10/20/31	845,380.95	856,286.36	(4,207.09)	841,173.86	850,628.65	(1,450.62)	0.00		
1100	GNMA	2000 A RMRB	6.45	10/30/01	10/20/31	1,259,720.95	1,275,971.35	(3,291.07)	1,256,429.88	1,270,552.15	(2,128.13)	0.00		
1100	GNMA	2000 A RMRB	6.45	11/15/01	11/20/31	626,725.18	634,809.93	(2,631.11)	624,094.07	631,108.89	(1,069.93)	0.00		
1100	FNMA	2000 A RMRB	6.45	3/29/01	2/1/31	344,059.29	349,581.44	(2,709.04)	341,350.25	346,337.38	(535.02)	0.00		
1100	GNMA	2000 A RMRB	6.45	1/22/02	1/20/32	1,279,813.44	1,296,105.47	(4,477.33)	1,275,336.11	1,289,581.61	(2,046.53)	0.00		
1100	GNMA	2000 A RMRB	6.45	1/30/02	12/20/31	210,959.19	213,680.56	(540.19)	210,419.00	212,784.11	(356.26)	0.00		
1100	GNMA	2000 A RMRB	6.45	2/25/02	2/20/32	2,406,315.00	2,436,947.39	(8,365.76)	2,397,949.24	2,424,734.33	(3,847.30)	0.00		
1100	FNMA	2000 A RMRB	6.45	7/12/01	6/1/31	303,030.74	307,591.35	(3,841.99)	299,188.75	303,488.09	(261.27)	0.00		
1100	GNMA	2000 A RMRB	6.45	5/15/02	4/20/32		94,696.00		94,696.00	95,753.75	1,057.75	0.00		
1100	GNMA	2000 A RMRB	6.45	5/24/02	5/20/32		227,301.00		227,301.00	229,839.95	2,538.95	0.00		
1100	GNMA	2000 A RMRB	6.45	3/21/02	2/20/32		785,023.00	(2,049.02)	782,973.98	791,719.80	8,745.82	0.00		
1100	GNMA	2000 A RMRB	6.45	4/17/02	3/20/32		744,987.00	(871.50)	744,115.50	752,427.27	8,311.77	0.00		
1100	GNMA	2000 A RMRB	6.45	4/29/02	4/20/32		224,763.00	(350.99)	224,412.01	226,918.69	2,506.68	0.00		
1100	GNMA	2000 A RMRB	6.45	5/15/02	3/20/32		70,971.00		70,971.00	71,763.75	792.75	0.00		
1100	FNMA	2000 A RMRB	6.45	9/28/01	9/1/31	355,108.09	360,452.47	(1,347.07)	353,761.02	358,844.57	(260.83)	0.00		
1100	FNMA	2000 A RMRB	6.45	10/17/01	9/1/31	228,830.91	232,274.82	(603.04)	228,227.87	231,507.50	(164.28)	0.00		
1100	FNMA	2000 A RMRB	6.45	12/27/01	11/1/31	231,853.86	235,343.26	(1,017.47)	230,836.39	234,153.51	(172.28)	0.00		
1100	FNMA	2000 A RMRB	6.45	4/17/02	3/1/32		166,799.00	(139.46)	166,659.54	169,036.11	2,376.57	0.00		
1160	GICs	2000 A RMRB	6.81	5/1/00	2/1/02	3,811,801.26	3,811,801.26	(2,314,539.89)	1,497,261.37	1,497,261.37	-	0.00		
1170	Repo Agmt	2000 A RMRB	1.81	5/31/02	6/3/02	34,410.69	34,410.69	(1,000.00)	33,410.69	33,410.69	-	0.00		
					49,374,113.17	49,945,198.05	3,894,785.42	(2,315,539.89)	(888,284.93)	0.00	50,065,073.77	50,588,426.65	(47,732.00)	0.00
1100	GNMA	1999 A RMRB	7.50	8/31/89	7/20/18	853,472.06	913,159.16	(7,570.17)	845,901.89	907,218.82	1,629.83	0.00		
1100	GNMA	1999 A RMRB	7.50	10/31/89	9/20/18	2,223,412.54	2,379,350.85	(74,585.72)	2,148,826.82	2,305,034.31	269.18	0.00		
1100	GNMA	1999 A RMRB	8.75	10/31/89	9/20/18	578,106.67	633,338.90	(4,663.08)	573,443.59	628,604.97	(70.85)	0.00		
1100	GNMA	1999 A RMRB	7.50	11/30/89	10/20/18	1,569,306.48	1,679,101.65	(100,189.13)	1,469,117.35	1,575,654.67	(3,257.85)	0.00		
1100	GNMA	1999 A RMRB	8.75	11/30/89	9/20/18	323,486.53	354,393.94	(3,043.58)	320,442.95	351,268.94	(81.42)	0.00		
1100	GNMA	1999 A RMRB	7.50	1/1/90	11/20/18	756,098.45	809,171.34	(64,183.92)	691,914.53	742,264.51	(2,722.91)	0.00		
1100	GNMA	1999 A RMRB	8.75	1/1/90	11/20/18	149,137.91	163,386.35	(966.66)	148,171.25	162,424.14	4.45	0.00		
1100	GNMA	1999 A RMRB	7.50	1/1/90	12/20/18	695,864.18	744,549.61	(64,596.19)	631,267.99	677,046.43	(2,906.99)	0.00		
1100	GNMA	1999 A RMRB	7.50	2/27/90	12/20/18	376,311.40	402,639.80	(48,223.45)	328,087.95	351,880.68	(2,535.67)	0.00		
1100	GNMA	1999 A RMRB	8.75	5/29/90	2/20/19	381,959.40	418,352.50	(3,710.47)	378,248.93	414,474.82	(167.21)	0.00		
1100	GNMA	1999 A RMRB	7.50	3/30/90	1/20/19	644,504.07	688,282.78	(6,164.87)	638,339.20	684,419.47	2,301.56	0.00		
1100	GNMA	1999 A RMRB	8.75	3/30/90	1/20/19	482,565.95	528,546.20	(4,668.92)	477,897.03	523,667.84	(209.44)	0.00		
1100	GNMA	1999 A RMRB	7.50	4/26/90	3/20/19	848,952.36	906,617.92	(113,959.43)	734,992.93	788,051.63	(4,606.86)	0.00		
1100	GNMA	1999 A RMRB	8.75	4/26/90	3/20/19	356,538.34	390,743.14	(3,559.92)	352,978.42	387,018.01	(165.21)	0.00		

1100	GNMA	1999 A RMRB	7.50	5/29/90	4/20/19	625,943.53	668,462.04			(9,822.33)		616,121.20	660,598.21	1,958.50	0.00
1100	GNMA	1999 A RMRB	7.50	6/28/90	4/20/19	184,604.04	197,143.62			(26,437.84)		158,166.20	169,584.41	(1,121.37)	0.00
1100	GNMA	1999 A RMRB	8.75	6/28/90	4/20/19	273,128.60	299,152.15			(2,009.97)		271,118.63	297,084.22	(57.96)	0.00
1100	GNMA	1999 A RMRB	7.50	10/31/90	7/20/19	245,070.64	261,716.89			(2,153.34)		242,917.30	260,452.48	888.93	0.00
1100	GNMA	1999 A RMRB	7.50	12/21/90	8/20/19	133,673.83	142,753.65			(1,151.20)		132,522.63	142,089.00	486.55	0.00
1100	GNMA	1999 A RMRB	8.75	12/21/90	8/20/19	144,894.66	158,700.07			(1,003.09)		143,891.57	157,672.28	(24.70)	0.00
1100	GNMA	1999 A RMRB	7.50	3/28/91	11/20/19	154,208.88	164,683.13			(57,756.71)		96,452.17	103,415.22	(3,511.20)	0.00
1100	GNMA	1999 A RMRB	8.75	4/26/91	1/20/20	311,850.20	341,474.32			(1,826.90)		310,023.30	339,333.69	(313.73)	0.00
1100	GNMA	1999 A RMRB	8.75	4/29/91	2/20/20	267,138.34	292,515.62			(1,960.89)		265,177.45	290,248.55	(306.18)	0.00
1100	GNMA	1999 A RMRB	7.50	4/29/91	12/20/19	316,309.95	337,796.85			(3,128.22)		313,181.73	335,790.78	1,122.15	0.00
1100	GNMA	1999 A RMRB	5.35	1/31/01	8/20/30	63,841.39	60,804.46			(286.24)		63,555.15	60,104.74	(413.48)	0.00
1100	GNMA	1999 A RMRB	5.35	1/31/01	1/20/31	475,975.31	453,161.81			(1,622.86)		474,352.45	448,457.55	(3,081.40)	0.00
1100	GNMA	1999 A RMRB	5.35	3/15/01	1/20/31	187,787.46	178,786.81			(58,751.27)		129,036.19	121,992.10	1,956.56	0.00
1100	GNMA	1999 A RMRB	5.35	5/10/01	4/20/31	251,614.03	239,554.17			(868.07)		250,745.96	237,057.74	(1,628.36)	0.00
1100	GNMA	1999 A RMRB	5.35	6/22/01	5/20/31	58,805.92	55,987.35			(264.50)		58,541.42	55,345.64	(377.21)	0.00
1100	GNMA	1999 A RMRB	5.35	6/29/01	5/20/31	156,700.55	149,189.89			(567.74)		156,132.81	147,609.52	(1,012.63)	0.00
1100	FNMA	1999 A RMRB	5.35	3/15/01	10/1/30	279,675.46	268,779.30			(970.00)		278,705.46	266,133.06	(1,676.24)	0.00
1100	FNMA	1999 A RMRB	5.35	6/18/01	3/1/31	78,365.96	75,207.03			(448.35)		77,917.61	74,341.97	(416.71)	0.00
1100	GNMA	1999 A RMRB	5.35	3/18/02	2/20/32			42,553.00		(87.56)		42,465.44	40,145.13	(2,320.31)	0.00
1160	Repo Agmt	1999 A RMRB	1.81	5/31/02	6/3/02	400,558.35	400,558.35				(42,553.00)	358,005.35	358,005.35	-	0.00
1165	Repo Agmt	1999 A RMRB	1.81	5/31/02	6/3/02	401,199.23	401,199.23	0.00				401,199.23	401,199.23	-	0.00
						15,251,062.67	16,159,260.88	42,553.00	(42,553.00)	(671,202.59)	0.00	14,579,860.08	15,465,690.11	(22,368.18)	0.00
Total Residential Mortgage Revenue Bonds Investment Summary						550,732,710.61	551,100,413.69	46,637,824.89	(31,496,609.01)	(10,708,423.77)	0.00	555,165,502.72	553,549,405.50	(1,983,800.30)	20,511.13

**Texas Department of Housing and Community Affairs
Collateralized Home Mortgage Revenue Bonds Investment Summary
For Period Ending May 31, 2002**

Account Number	Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/28/02	Beginning Market Value 02/28/02	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 05/31/02	Ending Market Value 05/31/02	Change in Market Value	Recognized Gain
1136	Repo Agmt	1990 A&B CHMRB	1.81	5/31/02	6/3/02	44,490.82	44,490.82	201.08				44,691.90	44,691.90	-	0.00
1140	Repo Agmt	1990 A&B CHMRB	1.81	5/31/02	6/3/02	71,937.10	71,937.10	325.10				72,262.20	72,262.20	-	0.00
1158	Mutual Fund	1990 A&B CHMRB	1.53	5/1/02	6/1/02	200,746.00	200,746.00	653.22				201,399.22	201,399.22	-	0.00
						317,173.92	317,173.92	1,179.40	0.00	0.00	0.00	318,353.32	318,353.32	0.00	0.00
	Repo Agmt	1991 A CHMRB				6,309.76	6,309.76		(6,309.76)					-	0.00
	GICs	1991 A CHMRB				595,126.20	595,126.20		(595,126.20)					-	0.00
	Repo Agmt	1991 A CHMRB				13,127,505.91	13,127,505.91		(13,127,505.91)					-	0.00
1158	Repo Agmt	1991 A CHMRB	1.81	5/31/02	6/3/02	196,416.40	196,416.40		(102,110.75)			94,305.65	94,305.65	-	0.00
1170	Repo Agmt	1991 A CHMRB	1.81	5/31/02	6/3/02	7,327.34	7,327.34	33.17				7,360.51	7,360.51	-	0.00
						649,044.18	649,044.18		(649,044.18)					-	0.00
						14,581,729.79	14,581,729.79	33.17	(14,480,096.80)	0.00	0.00	101,666.16	101,666.16	0.00	0.00
1136	Repo Agmt	1992 A-C CHMRB	1.81	5/31/02	6/3/02	297,272.24	297,272.24	81,449.32				378,721.56	378,721.56	-	0.00
1199	GICs	1992 A-C CHMRB	6.09	6/29/92	7/2/24	2,435,846.39	2,435,846.39	2,046,861.01				4,482,707.40	4,482,707.40	-	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/95	12/1/23	350,590.58	352,564.95		(2,037.47)			348,553.11	350,516.00	(11.48)	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/95	5/1/23	517,366.82	520,280.40		(67,655.88)			449,710.94	452,243.52	(381.00)	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/95	6/1/23	669,386.79	673,156.46		(4,419.64)			664,967.15	668,711.92	(24.90)	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/95	6/1/23	55,983.53	56,299.57		(417.92)			55,565.61	55,879.30	(2.35)	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/95	2/1/25	3,956,544.98	3,956,544.98		(184,486.51)			3,772,058.47	3,772,058.44	(0.01)	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/95	3/1/25	3,412,991.51	3,412,991.50		(343,751.06)			3,069,240.45	3,069,240.44	-	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/95	3/1/25	991,037.81	991,037.82		(8,120.61)			982,917.20	982,917.22	0.01	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/95	5/1/25	2,088,252.77	2,087,412.77		(147,151.94)			1,941,100.83	1,940,320.03	59.20	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/95	5/1/25	3,188,647.12	3,188,647.14		(100,355.65)			3,088,291.47	3,088,291.48	(0.01)	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/96	12/20/22	1,568,226.82	1,638,961.14		(124,972.73)			1,443,254.09	1,510,215.25	(3,773.16)	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/95	1/20/23	1,042,642.53	1,089,355.05		(58,962.66)			983,679.87	1,028,961.42	(1,430.97)	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/95	4/20/23	1,377,971.72	1,439,707.62		(159,293.99)			1,218,677.73	1,274,776.84	(5,636.79)	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/95	7/20/23	1,622,933.67	1,695,644.39		(11,234.19)			1,611,699.48	1,685,890.51	(1,480.31)	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/95	8/20/23	985,325.44	1,029,469.99		(5,447.22)			979,878.22	1,024,984.74	961.97	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/95	9/20/23	605,645.22	632,779.34		(7,196.73)			598,448.49	625,996.73	414.12	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/95	9/20/23	398,667.66	416,528.79		(3,293.70)			395,373.96	413,574.14	339.05	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/95	12/20/23	1,589,504.40	1,660,717.44		(239,067.29)			1,350,437.11	1,412,601.52	(9,048.63)	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/95	5/20/23	84,173.56	87,951.81		(1,177.12)			82,996.44	86,824.11	49.42	0.00

1100	GNMA	1992 A-C CHMRB	6.91	6/30/95	4/20/25	2,555,113.44	2,665,411.86		(81,618.32)	2,473,495.12	2,581,717.55	(2,075.99)	0.00		
1100	GNMA	1992 A-C CHMRB	6.91	6/30/95	5/20/25	2,967,235.25	3,095,324.02		(208,825.32)	2,758,409.93	2,879,098.19	(7,400.51)	0.00		
1100	GNMA	1992 A-C CHMRB	6.91	6/30/95	6/20/25	2,893,402.34	3,018,303.90		(28,261.15)	2,865,141.19	2,990,499.24	456.49	0.00		
1199	GICs	1992 A-C CHMRB	6.09	6/29/92	7/2/24	100,000.00	100,000.00	0.00		100,000.00	100,000.00	-	0.00		
1199	GICs	1992 A-C CHMRB	6.09	6/29/92	7/2/24			1,020,948.07		1,020,948.07	1,020,948.07	-	0.00		
1100	FNMA	1992 A-C CHMRB	6.91	4/28/95	6/1/23	304,855.75	306,572.53		(4,929.69)	299,926.06	301,615.08	(27.76)	0.00		
1100	GNMA	1992 A-C CHMRB	6.91	4/28/95	3/20/23	3,602,504.72	3,763,904.19		(241,078.53)	3,361,426.19	3,516,161.99	(6,663.67)	0.00		
1100	GNMA	1992 A-C CHMRB	6.91	4/28/95	1/20/25	8,356,233.26	8,716,952.77		(460,106.50)	7,896,126.76	8,241,604.71	(15,241.56)	0.00		
1100	GNMA	1992 A-C CHMRB	6.91	4/28/95	2/20/25	6,259,037.25	6,529,225.61		(331,211.24)	5,927,826.01	6,187,185.22	(10,829.15)	0.00		
1100	GNMA	1992 A-C CHMRB	6.91	4/28/95	3/20/25	10,551,827.77	11,007,326.09		(461,918.41)	10,089,909.36	10,531,371.53	(14,036.15)	0.00		
1170	Repo Agmt	1992 A-C CHMRB	1.81	5/31/02	6/3/02	23,817.15	23,817.15		(895.28)	22,921.87	22,921.87	-	0.00		
						64,853,038.49	66,890,007.89	3,149,258.40	(895.28)	(3,286,991.47)	64,714,410.14	66,678,556.02	(72,823.52)	0.00	
Total Collateralized Home Mortgage Revenue Bonds Investment Summary						79,751,942.20	81,788,911.60	3,150,470.97	(14,480,992.08)	(3,286,991.47)	0.00	65,134,429.62	67,098,575.50	(72,823.52)	0.00

**Texas Department of Housing and Community Affairs
Multi Family Investment Summary
For Period Ending May 31, 2002**

Account Number	Investment Type	Issue	Current	Current	Current	Beginning	Beginning	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending	Ending	Change in Market Value	Recognized Gain
			Interest Rate	Purchase Date	Maturity Date	Carrying Value 02/28/02	Market Value 02/28/02					Carrying Value 05/31/02	Market Value 05/31/02		
1021	Money Market	1996 A&B MF (Brtn/LasColi)	1.39	4/1/02	5/1/02	153,323.06	153,323.06	518.93				153,841.99	153,841.99	-	0.00
1021	Money Market	1996 A&B MF (Brtn/LasColi)	1.39	4/1/02	5/1/02	96,788.76	96,788.76	510.50				97,299.26	97,299.26	-	0.00
1136	Mutual Fund	1996 A&B MF (Brtn/LasColi)	1.34	5/1/02	6/1/02	40,587.37	40,587.37		(40,587.36)			0.01	0.01	-	0.00
	Mutual Fund	1996 A&B MF (Brtn/LasColi)				68,637.56	68,637.56		(68,637.56)					-	0.00
1021	Money Market	1996 A&B MF (Brtn/LasColi)	1.39	4/1/02	5/1/02	54,041.31	54,041.31	0.00				54,041.31	54,041.31	-	0.00
1170	Mutual Fund	1996 A&B MF (Brtn/LasColi)	1.34	5/1/02	6/1/02	30,524.03	30,524.03	9,985.96				40,509.99	40,509.99	-	0.00
1170	Mutual Fund	1996 A&B MF (Brtn/LasColi)	1.34	5/1/02	6/1/02	19,581.73	19,581.73	6,328.37				25,910.10	25,910.10	-	0.00
						463,483.82	463,483.82	17,343.76	(109,224.92)	0.00	0.00	371,602.66	371,602.66	0.00	0.00
1021	Money Market	1998 M/F (Dallas-Oxrd Rfdg)	1.39	4/1/02	5/1/02	2,383.63	2,383.63	8.07				2,391.70	2,391.70	-	0.00
1021	Money Market	1998 M/F (Dallas-Oxrd Rfdg)	1.39	4/1/02	5/1/02	422.82	422.82	1.43				424.25	424.25	-	0.00
1170	Mutual Fund	1998 M/F (Dallas-Oxrd Rfdg)	1.34	5/1/02	6/1/02	36,015.18	36,015.18		(3,679.89)			32,335.29	32,335.29	-	0.00
1198	Mutual Fund	1998 M/F (Dallas-Oxrd Rfdg)	1.34	5/1/02	6/1/02	453.52	453.52	1.27				454.79	454.79	-	0.00
						39,275.15	39,275.15	10.77	(3,679.89)	0.00	0.00	35,606.03	35,606.03	0.00	0.00
1136	Mutual Fund	1984 A & B M/F (Summer Bend)	1.34	5/1/02	6/1/02	99.15	99.15	0.33				99.48	99.48	-	0.00
1021	Money Market	1984 A & B M/F (Summer Bend)	1.39	4/1/02	5/1/02	82,777.91	82,777.91	8,413.62				91,191.53	91,191.53	-	0.00
						82,877.06	82,877.06	8,413.95	0.00	0.00	0.00	91,291.01	91,291.01	0.00	0.00
1136	Mutual Fund	1996 A&B MF (Braxton's)	1.34	5/1/02	6/1/02	179,956.61	179,956.61	510.91				180,467.52	180,467.52	-	0.00
1156	Mutual Fund	1996 A&B MF (Braxton's)	1.68	5/1/02	6/1/02			0.30				0.30	0.30	-	0.00
	Mutual Fund	1996 A&B MF (Braxton's)				67,816.50	67,816.50		(67,816.50)					-	0.00
1170	Mutual Fund	1996 A&B MF (Braxton's)	1.34	5/1/02	6/1/02	35,210.04	35,210.04	10,061.96				45,272.00	45,272.00	-	0.00
						282,983.15	282,983.15	10,573.17	(67,816.50)	0.00	0.00	225,739.82	225,739.82	0.00	0.00
1120	Treasury Note	1993 A&B M/F(Reming. Hill/HP)	4.87	5/1/02	6/1/02	557,376.44	557,376.44	42,751.43				600,127.87	600,127.87	-	0.00
1136	Repo Agmt	1993 A&B M/F(Reming. Hill/HP)	1.81	5/31/02	6/3/02	510.23	510.23	2.27				512.50	512.50	-	0.00
1156	Treasury Bill	1993 A&B M/F(Reming. Hill/HP)	5.81	5/1/02	6/1/02	75,918.29	75,918.29		(1,021.42)			74,896.87	74,896.87	-	0.00
1170	Repo Agmt	1993 A&B M/F(Reming. Hill/HP)	1.81	5/31/02	6/3/02	87,253.70	87,253.70		(32,499.56)			54,754.14	54,754.14	-	0.00
						721,058.66	721,058.66	42,753.70	(33,520.98)	0.00	0.00	730,291.38	730,291.38	0.00	0.00
1150	Repo Agmt	1987 South Tx. Rental Housing	1.81	5/31/02	6/3/02	1,136,218.39	1,136,218.39		(102,598.80)			1,033,619.59	1,033,619.59	-	0.00
	Mutual Fund	1987 South Tx. Rental Housing				708.35	708.35		(708.35)					-	0.00
						1,136,926.74	1,136,926.74	0.00	(103,307.15)	0.00	0.00	1,033,619.59	1,033,619.59	0.00	0.00
1199	Invt Agmt	1993 NCHMP	3.05	12/29/93	12/31/23	246,131.07	246,131.07	305,819.54				551,950.61	551,950.61	-	0.00
1199	Invt Agmt	1993 NCHMP	5.38	12/29/93	12/31/23	1,000,000.00	1,000,000.00	0.00				1,000,000.00	1,000,000.00	-	0.00
						1,246,131.07	1,246,131.07	305,819.54	0.00	0.00	0.00	1,551,950.61	1,551,950.61	0.00	0.00
1114	Mutual Fund	1996 A-D M/F(Dallas-Ft Worth)	1.34	5/1/02	6/1/02	1,000.00	1,000.00	2,899.80				3,899.80	3,899.80	-	0.00
1117	Mutual Fund	1996 A-D M/F(Dallas-Ft Worth)	1.34	5/1/02	6/1/02	22.14	22.14	0.00				22.14	22.14	-	0.00
1119	Mutual Fund	1996 A-D M/F(Dallas-Ft Worth)	1.34	5/1/02	6/1/02	26.21	26.21		(26.11)			0.10	0.10	-	0.00
1199	Invt Agmt	1996 A-D M/F(Dallas-Ft Worth)	6.50	8/12/96	7/1/26	3,465.66	3,465.66	28,753.03				32,218.69	32,218.69	-	0.00

1120	Mutual Fund	1996 A-D M/F(Dallas-Ft Worth)	1.34	5/1/02	6/1/02	41,745.91	41,745.91		(14,543.06)			27,202.85	27,202.85	-	0.00
1136	Mutual Fund	1996 A-D M/F(Dallas-Ft Worth)	1.34	5/1/02	6/1/02	35,000.00	35,000.00	32,999.99				67,999.99	67,999.99	-	0.00
1199	Invt Agmt	1996 A-D M/F(Dallas-Ft Worth)	7.23	8/6/96	7/1/26	192,180.00	192,180.00	0.00				192,180.00	192,180.00	-	0.00
1199	Invt Agmt	1996 A-D M/F(Dallas-Ft Worth)	7.23	8/6/96	7/1/26	1,146,338.65	1,146,338.65	227,086.35				1,373,425.00	1,373,425.00	-	0.00
1199	Invt Agmt	1996 A-D M/F(Dallas-Ft Worth)	7.23	8/6/96	7/1/26	77,107.98	77,107.98	0.00				77,107.98	77,107.98	-	0.00
1153	Treasury Bill	1996 A-D M/F(Dallas-Ft Worth)	6.13	4/1/02	6/27/02			147,000.00				147,000.00	147,000.00	-	0.00
1153	Treasury Note	1996 A-D M/F(Dallas-Ft Worth)	6.38	3/1/02	6/30/02			112,130.87				112,130.87	112,130.87	-	0.00
1153	Treasury Note	1996 A-D M/F(Dallas-Ft Worth)	5.75	5/1/02	6/1/02			144,185.08				144,185.08	144,185.08	-	0.00
1153	Mutual Fund	1996 A-D M/F(Dallas-Ft Worth)	1.34	5/1/02	6/1/02	113,952.08	113,952.08		(62,835.09)			51,116.99	51,116.99	-	0.00
1153	Mutual Fund	1996 A-D M/F(Dallas-Ft Worth)	1.34	5/1/02	6/1/02			8,965.63				8,965.63	8,965.63	-	0.00
						1,610,838.63	1,610,838.63	704,020.75	(77,404.26)	0.00	0.00	2,237,455.12	2,237,455.12	0.00	0.00
1114	Mutual Fund	1996 A-D M/F (HP)	1.34	5/1/02	6/1/02	44,840.55	44,840.55	48,590.45				93,431.00	93,431.00	-	0.00
1117	Mutual Fund	1996 A-D M/F (HP)	1.34	5/1/02	6/1/02	18,293.96	18,293.96	26,755.79				45,049.75	45,049.75	-	0.00
1199	Invt Agmt	1996 A-D M/F (HP)	6.25	11/12/96	7/1/26	132,280.92	132,280.92	31,802.43				164,083.35	164,083.35	-	0.00
1120	Mutual Fund	1996 A-D M/F (HP)	1.34	5/1/02	6/1/02	68,645.15	68,645.15	1,789.66				70,434.81	70,434.81	-	0.00
	Mutual Fund	1996 A-D M/F (HP)				29,813.95	29,813.95		(29,813.95)					-	0.00
1199	Invt Agmt	1996 A-D M/F (HP)	6.75	11/5/96	7/1/26	86,743.95	86,743.95	0.00				86,743.95	86,743.95	-	0.00
1199	Invt Agmt	1996 A-D M/F (HP)	6.75	11/5/96	7/1/26	777,671.25	777,671.25	0.00				777,671.25	777,671.25	-	0.00
1199	Invt Agmt	1996 A-D M/F (HP)	6.75	11/5/96	7/1/26	164,500.00	164,500.00	13,000.00				177,500.00	177,500.00	-	0.00
1199	Invt Agmt	1996 A-D M/F (HP)	5.90	11/12/96	7/1/26	128,293.76	128,293.76	193,760.64				322,054.40	322,054.40	-	0.00
1199	Invt Agmt	1996 A-D M/F (HP)	5.90	11/12/96	7/1/26	14,960.89	14,960.89	19,370.37				34,331.26	34,331.26	-	0.00
1199	Invt Agmt	1996 A-D M/F (HP)	5.90	11/12/96	7/1/26	30,416.66	30,416.66	48,000.00				78,416.66	78,416.66	-	0.00
						1,496,461.04	1,496,461.04	383,069.34	(29,813.95)	0.00	0.00	1,849,716.43	1,849,716.43	0.00	0.00
1108	Mutual Fund	1996 A&B M/F(NHP Project)	1.34	5/1/02	6/1/02	56,261.91	56,261.91	0.00				56,261.91	56,261.91	-	0.00
1114	Mutual Fund	1996 A&B M/F(NHP Project)	1.34	5/1/02	6/1/02	156,580.33	156,580.33	40,478.37				197,058.70	197,058.70	-	0.00
1117	Mutual Fund	1996 A&B M/F(NHP Project)	1.34	5/1/02	6/1/02	6.14	6.14	78.91				85.05	85.05	-	0.00
1199	Invt Agmt	1996 A&B M/F(NHP Project)	6.20	12/31/96	1/1/27	611,586.64	611,586.64	461,300.00				1,072,886.64	1,072,886.64	-	0.00
1119	Mutual Fund	1996 A&B M/F(NHP Project)	1.34	5/1/02	6/1/02	41,284.16	41,284.16		(37,324.47)			3,959.69	3,959.69	-	0.00
1199	Invt Agmt	1996 A&B M/F(NHP Project)	6.20	12/31/96	1/1/27	638,206.85	638,206.85		(158,220.10)			479,986.75	479,986.75	-	0.00
1120	Mutual Fund	1996 A&B M/F(NHP Project)	1.34	5/1/02	6/1/02	56,547.74	56,547.74		(54,547.44)			2,000.30	2,000.30	-	0.00
1199	Invt Agmt	1996 A&B M/F(NHP Project)	6.20	11/21/96	1/1/27	395,125.56	395,125.56		(83,079.84)			312,045.72	312,045.72	-	0.00
1136	Mutual Fund	1996 A&B M/F(NHP Project)	1.34	5/1/02	6/1/02	28.59	28.59	0.09				28.68	28.68	-	0.00
1199	Invt Agmt	1996 A&B M/F(NHP Project)	6.70	11/21/96	1/1/27	1.00	1.00	0.00				1.00	1.00	-	0.00
1150	Mutual Fund	1996 A&B M/F(NHP Project)	1.34	5/1/02	6/1/02	0.03	0.03	0.00				0.03	0.03	-	0.00
1199	Invt Agmt	1996 A&B M/F(NHP Project)	6.70	11/21/96	1/1/27	2,069,749.00	2,069,749.00	0.00				2,069,749.00	2,069,749.00	-	0.00
1153	Mutual Fund	1996 A&B M/F(NHP Project)	1.34	5/1/02	6/1/02	11.31	11.31	37,662.51				37,673.82	37,673.82	-	0.00
1199	Invt Agmt	1996 A&B M/F(NHP Project)	6.20	11/26/96	1/1/27	345,301.00	345,301.00	480,300.00				825,601.00	825,601.00	-	0.00
						4,370,690.26	4,370,690.26	1,019,819.88	(333,171.85)	0.00	0.00	5,057,338.29	5,057,338.29	0.00	0.00
1114	Mutual Fund	1997 M/F (Meadow Ridge)	1.34	5/1/02	6/1/02	257.23	257.23	0.70				257.93	257.93	-	0.00
1199	Invt Agmt	1997 M/F (Meadow Ridge)	5.45	12/18/97	7/31/18	84,463.13	84,463.13	211,017.61				295,480.74	295,480.74	-	0.00
1157	Mutual Fund	1997 M/F (Meadow Ridge)	1.34	5/1/02	6/1/02	126,324.22	126,324.22	0.00				126,324.22	126,324.22	-	0.00
						211,044.58	211,044.58	211,018.31	0.00	0.00	0.00	422,062.89	422,062.89	0.00	0.00
1114	Mutual Fund	1998 M/F (Pebble Brook)	1.34	5/1/02	6/1/02	30,788.58	30,788.58		(4,717.71)			26,070.87	26,070.87	-	0.00
1136	Mutual Fund	1998 M/F (Pebble Brook)	1.34	5/1/02	6/1/02			60,736.37				60,736.37	60,736.37	-	0.00
1199	Invt Agmt	1998 M/F (Pebble Brook)	5.20	4/30/98	12/1/30	197,742.34	197,742.34	133,849.70				331,592.04	331,592.04	-	0.00
1160	Mutual Fund	1998 M/F (Pebble Brook)	1.34	5/1/02	6/1/02	38,890.07	38,890.07	110.40				39,000.47	39,000.47	-	0.00
						267,420.99	267,420.99	194,696.47	(4,717.71)	0.00	0.00	457,399.75	457,399.75	0.00	0.00
1120	Mutual Fund	1998 M/F (Res Oaks Proj)	1.53	5/1/02	6/1/02	217,383.04	217,383.04	574.63				217,957.67	217,957.67	-	0.00
1131	Mutual Fund	1998 M/F (Res Oaks Proj)	1.53	5/1/02	6/1/02	15.06	15.06	0.03				15.09	15.09	-	0.00
1136	Mutual Fund	1998 M/F (Res Oaks Proj)	1.53	5/1/02	6/1/02	2,160.81	2,160.81	1,256.38				3,417.19	3,417.19	-	0.00
1140	Mutual Fund	1998 M/F (Res Oaks Proj)	1.53	5/1/02	6/1/02	29,925.77	29,925.77	13,340.47				43,266.24	43,266.24	-	0.00
1153	Mutual Fund	1998 M/F (Res Oaks Proj)	1.53	5/1/02	6/1/02	27,858.33	27,858.33		(26,809.20)			1,049.13	1,049.13	-	0.00
1156	Mutual Fund	1998 M/F (Res Oaks Proj)	1.53	5/1/02	6/1/02	123,545.32	123,545.32		(121,490.83)			2,054.49	2,054.49	-	0.00
1170	Mutual Fund	1998 M/F (Res Oaks Proj)	1.53	5/1/02	6/1/02	70,646.39	70,646.39	49,612.84				120,259.23	120,259.23	-	0.00
						471,534.72	471,534.72	64,784.35	(148,300.03)	0.00	0.00	388,019.04	388,019.04	0.00	0.00
1114	Mutual Fund	1998 M/F (Volente Project)	1.34	5/1/02	6/1/02	51,126.50	51,126.50	27,209.56				78,336.06	78,336.06	-	0.00
	Mutual Fund	1998 M/F (Volente Project)				72.82	72.82		(72.82)					-	0.00
1199	Invt Agmt	1998 M/F (Volente Project)	5.22	5/14/98	1/1/31	81,209.59	81,209.59	236,821.28				318,030.87	318,030.87	-	0.00
1157	Mutual Fund	1998 M/F (Volente Project)	1.34	5/1/02	6/1/02	23,499.77	23,499.77	4,217.83				27,717.60	27,717.60	-	0.00
1160	Mutual Fund	1998 M/F (Volente Project)	1.34	5/1/02	6/1/02	1.24	1.24	0.00				1.24	1.24	-	0.00

1170	Mutual Fund	1998 M/F (Volente Project)	1.34	5/1/02	6/1/02	60,745.88	60,745.88	(60,482.14)			263.74	263.74	-	0.00	
						216,655.80	216,655.80	268,248.67	(60,554.96)	0.00	0.00	424,349.51	424,349.51	0.00	0.00
1119	Mutual Fund	1998 M/F (Greens-Hickory Trail	1.34	5/1/02	6/1/02	40,625.00	40,625.00	6,250.00			46,875.00	46,875.00	-	0.00	
1120	Mutual Fund	1998 M/F (Greens-Hickory Trail	1.34	5/1/02	6/1/02	85.54	85.54	72,000.00			72,085.54	72,085.54	-	0.00	
1136	Mutual Fund	1998 M/F (Greens-Hickory Trail	1.34	5/1/02	6/1/02	125,737.19	125,737.19	112,066.97			237,804.16	237,804.16	-	0.00	
1154	Mutual Fund	1998 M/F (Greens-Hickory Trail	1.34	5/1/02	6/1/02	13,690.74	13,690.74		(774.07)		12,916.67	12,916.67	-	0.00	
1199	Inv Agmt	1998 M/F (Greens-Hickory Trail	4.94	3/22/01	9/1/30	51,666.70	51,666.70		(49,166.66)		2,500.04	2,500.04	-	0.00	
1156	Mutual Fund	1998 M/F (Greens-Hickory Trail	1.34	5/1/02	6/1/02	1.00	1.00	0.00			1.00	1.00	-	0.00	
1156	Mutual Fund	1998 M/F (Greens-Hickory Trail	1.34	5/1/02	6/1/02	60,790.70	60,790.70		(33,490.40)		27,300.30	27,300.30	-	0.00	
1199	Inv Agmt	1998 M/F (Greens-Hickory Trail	4.94	9/10/98	9/1/30	229,205.26	229,205.26		(215,333.25)		13,872.01	13,872.01	-	0.00	
1170	Mutual Fund	1998 M/F (Greens-Hickory Trail	1.34	5/1/02	6/1/02	14,015.14	14,015.14	5,930.67			19,945.81	19,945.81	-	0.00	
1199	Inv Agmt	1998 M/F (Greens-Hickory Trail	4.94	3/22/01	9/1/30	6,450.00	6,450.00	0.00			6,450.00	6,450.00	-	0.00	
						542,267.27	542,267.27	196,247.64	(298,764.38)	0.00	0.00	439,750.53	439,750.53	0.00	0.00
1114	Mutual Fund	1999 M/F (Mayfield Apts)	1.53	5/1/02	6/1/02	21,944.56	21,944.56	66,247.08			88,191.64	88,191.64	-	0.00	
1131	Mutual Fund	1999 M/F (Mayfield Apts)	1.53	5/1/02	6/1/02	1.78	1.78	0.00			1.78	1.78	-	0.00	
1136	Mutual Fund	1999 M/F (Mayfield Apts)	1.53	5/1/02	6/1/02	8,274.15	8,274.15		(410.60)		7,863.55	7,863.55	-	0.00	
1150	Mutual Fund	1999 M/F (Mayfield Apts)	1.53	5/1/02	6/1/02	36,057.25	36,057.25	11,964.00			48,021.25	48,021.25	-	0.00	
	Mutual Fund	1999 M/F (Mayfield Apts)				38,025.54	38,025.54		(38,025.54)				-	0.00	
1156	Mutual Fund	1999 M/F (Mayfield Apts)	1.53	5/1/02	6/1/02	163,403.55	163,403.55		(163,225.40)		178.15	178.15	-	0.00	
1198	Mutual Fund	1999 M/F (Mayfield Apts)	1.53	5/1/02	6/1/02	0.16	0.16	0.00			0.16	0.16	-	0.00	
						267,706.99	267,706.99	78,211.08	(201,661.54)	0.00	0.00	144,256.53	144,256.53	0.00	0.00
1114	Mutual Fund	1999 M/F (Woodglen Village)	1.53	5/1/02	6/1/02	9,086.78	9,086.78	10,198.33			19,285.11	19,285.11	-	0.00	
1119	Mutual Fund	1999 M/F (Woodglen Village)	1.34	5/1/02	6/1/02	14,135.72	14,135.72	37.36			14,173.08	14,173.08	-	0.00	
1131	Inv Agmt	1999 M/F (Woodglen Village)	5.96	12/23/99	6/1/01	81.56	81.56	0.21			81.77	81.77	-	0.00	
1136	Mutual Fund	1999 M/F (Woodglen Village)	1.53	5/1/02	6/1/02	15,840.97	15,840.97	10,363.23			26,204.20	26,204.20	-	0.00	
1140	Mutual Fund	1999 M/F (Woodglen Village)	1.53	5/1/02	6/1/02	32,780.37	32,780.37	54,852.69			87,633.06	87,633.06	-	0.00	
1140	Mutual Fund	1999 M/F (Woodglen Village)	1.53	5/1/02	6/1/02			13.59			13.59	13.59	-	0.00	
						71,925.40	71,925.40	75,465.41	0.00	0.00	0.00	147,390.81	147,390.81	0.00	0.00
1114	Mutual Fund	2000 M/F (Timber Point Apts)	1.34	5/1/02	6/1/02	16,080.13	16,080.13		(4,550.52)		11,529.61	11,529.61	-	0.00	
	Mutual Fund	2000 M/F (Timber Point Apts)				0.32	0.32		(0.32)				-	0.00	
	Inv Agmt	2000 M/F (Timber Point Apts)				678,382.11	678,382.11		(678,382.11)				-	0.00	
1153	Mutual Fund	2000 M/F (Timber Point Apts)	1.34	5/1/02	6/1/02	2.33	2.33	0.00			2.33	2.33	-	0.00	
1198	Mutual Fund	2000 M/F (Timber Point Apts)	1.34	5/1/02	6/1/02	11,524.87	11,524.87	30.46			11,555.33	11,555.33	-	0.00	
						705,989.76	705,989.76	30.46	(682,932.95)	0.00	0.00	23,087.27	23,087.27	0.00	0.00
1114	Mutual Fund	2000 A&B M/F (Hampton)	1.34	5/1/02	6/1/02	16,584.00	16,584.00	47,159.12			63,743.12	63,743.12	-	0.00	
1119	Mutual Fund	2000 A&B M/F (Hampton)	1.34	5/1/02	6/1/02	4,166.67	4,166.67	12,528.20			16,694.87	16,694.87	-	0.00	
1120	Mutual Fund	2000 A&B M/F (Hampton)	1.34	5/1/02	6/1/02	922,431.62	922,431.62	3,090.56			925,522.18	925,522.18	-	0.00	
1131	Mutual Fund	2000 A&B M/F (Hampton)	1.34	5/1/02	6/1/02	48.59	48.59	0.16			48.75	48.75	-	0.00	
1136	Mutual Fund	2000 A&B M/F (Hampton)	1.34	5/1/02	6/1/02	90,157.52	90,157.52		(90,100.78)		56.74	56.74	-	0.00	
	Inv Agmt	2000 A&B M/F (Hampton)				525,000.00	525,000.00		(525,000.00)				-	0.00	
1160	Mutual Fund	2000 A&B M/F (Hampton)	1.34	5/1/02	6/1/02	63,084.87	63,084.87		531,597.46		594,682.33	594,682.33	-	0.00	
1170	Mutual Fund	2000 A&B M/F (Hampton)	1.34	5/1/02	6/1/02	8,227.78	8,227.78		(643.75)		7,584.03	7,584.03	-	0.00	
						1,629,701.05	1,629,701.05	62,778.04	(84,147.07)	0.00	0.00	1,608,332.02	1,608,332.02	0.00	0.00
	Mutual Fund	2000 M/F (Deerwood Apts)				2,622.69	2,622.69	(2,622.69)					-	0.00	
1131	Inv Agmt	2000 M/F (Deerwood Apts)	6.99	5/23/00	5/2/02	624,103.91	624,103.91	(60,270.70)			563,833.21	563,833.21	-	0.00	
	Mutual Fund	2000 M/F (Deerwood Apts)				6.98	6.98	(6.98)					-	0.00	
1170	Mutual Fund	2000 M/F (Deerwood Apts)	1.34	5/1/02	6/1/02	3.87	3.87	7.10			10.97	10.97	-	0.00	
1199	Inv Agmt	2000 M/F (Deerwood Apts)	6.15	5/23/00	6/1/32	1,896.91	1,896.91	90.20			1,987.11	1,987.11	-	0.00	
						628,634.36	628,634.36	(62,803.07)	0.00	0.00	0.00	565,831.29	565,831.29	0.00	0.00
1114	Mutual Fund	2000 M/F (Creek Point Apts)	1.53	5/1/02	6/1/02	12,302.68	12,302.68		(5,980.00)		6,322.68	6,322.68	-	0.00	
1136	Mutual Fund	2000 M/F (Creek Point Apts)	1.53	5/1/02	6/1/02	55.36	55.36	38.09			93.45	93.45	-	0.00	
1160	Mutual Fund	2000 M/F (Creek Point Apts)	1.53	5/1/02	6/1/02			727,663.04			727,663.04	727,663.04	-	0.00	
	Inv Agmt	2000 M/F (Creek Point Apts)				1,524,244.23	1,524,244.23		(1,524,244.23)				-	0.00	
1198	Mutual Fund	2000 M/F (Creek Point Apts)	1.53	5/1/02	6/1/02	38,456.14	38,456.14	101.65			38,557.79	38,557.79	-	0.00	
						1,575,058.41	1,575,058.41	727,802.78	(1,530,224.23)	0.00	0.00	772,636.96	772,636.96	0.00	0.00
1114	Mutual Fund	2000 M/F (Parks @ Westmoreld)	1.34	5/1/02	6/1/02			17,864.32			17,864.32	17,864.32	-	0.00	
1119	Mutual Fund	2000 M/F (Parks @ Westmoreld)	1.34	5/1/02	6/1/02			14,601.12			14,601.12	14,601.12	-	0.00	
1131	Mutual Fund	2000 M/F (Parks @ Westmoreld)	1.34	5/1/02	6/1/02	9.59	9.59	1.13			10.72	10.72	-	0.00	

1131	Mutual Fund	2000 M/F (Parks @ Westmoreld)	1.34	5/1/02	6/1/02	350,669.37	350,669.37	1,329.26			351,998.63	351,998.63	-	0.00	
1131	Mutual Fund	2000 M/F (Parks @ Westmoreld)	1.34	5/1/02	6/1/02	455,000.00	455,000.00	1,714.07			456,714.07	456,714.07	-	0.00	
1136	Mutual Fund	2000 M/F (Parks @ Westmoreld)	1.34	5/1/02	6/1/02	43,224.14	43,224.14		(43,196.15)		27.99	27.99	-	0.00	
1156	Mutual Fund	2000 M/F (Parks @ Westmoreld)	1.34	5/1/02	6/1/02	6,610.20	6,610.20		(6,389.33)		220.87	220.87	-	0.00	
	Inv Agmt	2000 M/F (Parks @ Westmoreld)				37,972.01	37,972.01		(37,972.01)				-	0.00	
1170	Mutual Fund	2000 M/F (Parks @ Westmoreld)	1.34	5/1/02	6/1/02			45,778.66			45,778.66	45,778.66	-	0.00	
						893,485.31	893,485.31	81,288.56	(87,557.49)	0.00	0.00	887,216.38	887,216.38	0.00	0.00
1114	Mutual Fund	2000 M/F (Honey Creek)	1.53	5/1/02	6/1/02	70,167.15	70,167.15	508.48			70,675.63	70,675.63	-	0.00	
1119	Mutual Fund	2000 M/F (Honey Creek)	1.53	5/1/02	6/1/02	60,235.63	60,235.63	60,490.52			120,726.15	120,726.15	-	0.00	
1120	Mutual Fund	2000 M/F (Honey Creek)	1.53	5/1/02	6/1/02	11,674.98	11,674.98	5,552.00			17,226.98	17,226.98	-	0.00	
1136	Mutual Fund	2000 M/F (Honey Creek)	1.53	5/1/02	6/1/02	25,552.48	25,552.48		(25,552.47)		0.01	0.01	-	0.00	
						167,630.24	167,630.24	66,551.00	(25,552.47)	0.00	0.00	208,628.77	208,628.77	0.00	0.00
1131	Mutual Fund	2000 A-C MF Highland Meadows	1.53	5/1/02	6/1/02	0.08	0.08		(0.06)		0.02	0.02	-	0.00	
1199	Inv Agmt	2000 A-C MF Highland Meadows	6.25	11/2/00	9/26/02	907,997.63	907,997.63		(548,265.33)		359,732.30	359,732.30	-	0.00	
1136	Mutual Fund	2000 A-C MF Highland Meadows	1.53	5/1/02	6/1/02	24,945.99	24,945.99	2,491.96			27,437.95	27,437.95	-	0.00	
						932,943.70	932,943.70	2,491.96	(548,265.39)	0.00	0.00	387,170.27	387,170.27	0.00	0.00
1113	Mutual Fund	2000 A/B MF Greenbridge	1.34	5/1/02	6/1/02	41,939.39	41,939.39		(9,318.34)		32,621.05	32,621.05	-	0.00	
1199	Inv Agmt	2000 A/B MF Greenbridge	6.35	11/9/00	11/1/03	7,517,399.12	7,517,399.12		(2,939,936.87)		4,577,462.25	4,577,462.25	-	0.00	
1136	Mutual Fund	2000 A/B MF Greenbridge	1.34	5/1/02	6/1/02	63,579.94	63,579.94		(54,170.30)		9,409.64	9,409.64	-	0.00	
1199	Inv Agmt	2000 A/B MF Greenbridge	6.15	11/9/00	11/1/04	463,403.00	463,403.00	0.00			463,403.00	463,403.00	-	0.00	
1156	Mutual Fund	2000 A/B MF Greenbridge	1.34	5/1/02	6/1/02	2,036.66	2,036.66	52,741.57			54,778.23	54,778.23	-	0.00	
1199	Inv Agmt	2000 A/B MF Greenbridge	6.35	11/9/00	11/1/03	273,342.38	273,342.38	143,358.42			416,700.80	416,700.80	-	0.00	
1157	Mutual Fund	2000 A/B MF Greenbridge	1.34	5/1/02	6/1/02	23,939.15	23,939.15	20,889.86			44,829.01	44,829.01	-	0.00	
1199	Inv Agmt	2000 A/B MF Greenbridge	6.35	11/9/00	11/1/03	2,378,887.79	2,378,887.79		(186,124.35)		2,192,763.44	2,192,763.44	-	0.00	
						10,764,527.43	10,764,527.43	216,989.85	(3,189,549.86)	0.00	0.00	7,791,967.42	7,791,967.42	0.00	0.00
1131	Mutual Fund	2000 A-C MF Collingham Park	1.53	5/1/02	6/1/02	3.27	3.27	499,812.31			499,815.58	499,815.58	-	0.00	
	Inv Agmt	2000 A-C MF Collingham Park				2,016,765.22	2,016,765.22		(2,016,765.22)				-	0.00	
1136	Mutual Fund	2000 A-C MF Collingham Park	1.53	5/1/02	6/1/02	94,707.89	94,707.89	6,132.64			100,840.53	100,840.53	-	0.00	
						2,111,476.38	2,111,476.38	505,944.95	(2,016,765.22)	0.00	0.00	600,656.11	600,656.11	0.00	0.00
1114	Mutual Fund	2000 A/B MF Willams Run	1.34	5/1/02	6/1/02	40,205.62	40,205.62	5,810.39			46,016.01	46,016.01	-	0.00	
1119	Mutual Fund	2000 A/B MF Willams Run	1.34	5/1/02	6/1/02	188,426.17	188,426.17	13,252.84			201,679.01	201,679.01	-	0.00	
1136	Mutual Fund	2000 A/B MF Willams Run	1.34	5/1/02	6/1/02	1.86	1.86	3,385.27			3,387.13	3,387.13	-	0.00	
1150	Mutual Fund	2000 A/B MF Willams Run	1.34	5/1/02	6/1/02	96,501.06	96,501.06		(95,120.62)		1,380.44	1,380.44	-	0.00	
1151	Mutual Fund	2000 A/B MF Willams Run	1.34	5/1/02	6/1/02	0.66	0.66	0.00			0.66	0.66	-	0.00	
						325,135.37	325,135.37	22,448.50	(95,120.62)	0.00	0.00	252,463.25	252,463.25	0.00	0.00
1108	Mutual Fund	2000 A/B MF Red Hills Villas	1.34	5/1/02	6/1/02	5.09	5.09	5,348.01			5,353.10	5,353.10	-	0.00	
	Inv Agmt	2000 A/B MF Red Hills Villas				1,567,108.66	1,567,108.66		(1,567,108.66)				-	0.00	
1199	Inv Agmt	2000 A/B MF Red Hills Villas	6.37	5/1/01	6/28/02			986,287.02			986,287.02	986,287.02	-	0.00	
1113	Mutual Fund	2000 A/B MF Red Hills Villas	1.34	5/1/02	6/1/02			2,797.01			2,797.01	2,797.01	-	0.00	
1114	Mutual Fund	2000 A/B MF Red Hills Villas	1.34	5/1/02	6/1/02			10,618.98			10,618.98	10,618.98	-	0.00	
1136	Mutual Fund	2000 A/B MF Red Hills Villas	1.34	5/1/02	6/1/02			64,222.90			64,222.90	64,222.90	-	0.00	
1156	Mutual Fund	2000 A/B MF Red Hills Villas	1.34	5/1/02	6/1/02	64,216.67	64,216.67		(64,044.99)		171.68	171.68	-	0.00	
						93,212.49	93,212.49		(93,212.49)				-	0.00	
						1,724,542.91	1,724,542.91	1,069,273.92	(1,724,366.14)	0.00	0.00	1,069,450.69	1,069,450.69	0.00	0.00
1113	Mutual Fund	2001A MF Bluffview Sr. Apts.	1.34	5/1/02	6/1/02	506,662.63	506,662.63	1,697.65			508,360.28	508,360.28	-	0.00	
1199	Inv Agmt	2001A MF Bluffview Sr. Apts.	4.27	5/3/01	2/28/03	6,940,245.17	6,940,245.17		(2,749,714.79)		4,190,530.38	4,190,530.38	-	0.00	
1136	Mutual Fund	2001A MF Bluffview Sr. Apts.	1.34	5/1/02	6/1/02	3.19	3.19		(0.33)		2.86	2.86	-	0.00	
1141	Mutual Fund	2001A MF Bluffview Sr. Apts.	1.53	5/1/02	6/1/02	445,417.18	445,417.18		(170,180.00)		275,237.18	275,237.18	-	0.00	
1199	Inv Agmt	2001A MF Bluffview Sr. Apts.	4.27	5/3/01	2/28/03	10,989.22	10,989.22		(7,851.28)		3,137.94	3,137.94	-	0.00	
1199	Inv Agmt	2001A MF Bluffview Sr. Apts.	4.27	5/4/01	2/28/03	409,708.77	409,708.77		(226,460.04)		183,248.73	183,248.73	-	0.00	
						8,313,026.16	8,313,026.16	1,697.65	(3,154,206.44)	0.00	0.00	5,160,517.37	5,160,517.37	0.00	0.00
1113	Mutual Fund	2001A MF Knollwood Villas Apts	1.34	5/1/02	6/1/02	9,124.98	9,124.98	602,896.13			612,021.11	612,021.11	-	0.00	
1199	Inv Agmt	2001A MF Knollwood Villas Apts	4.27	5/3/01	2/28/03	11,355,263.16	11,355,263.16		(1,062,900.57)		10,292,362.59	10,292,362.59	-	0.00	
1136	Mutual Fund	2001A MF Knollwood Villas Apts	1.34	5/1/02	6/1/02	4.09	4.09		(0.41)		3.68	3.68	-	0.00	
1141	Mutual Fund	2001A MF Knollwood Villas Apts	1.34	5/1/02	6/1/02	702,470.18	702,470.18		(125,226.53)		577,243.65	577,243.65	-	0.00	
1199	Inv Agmt	2001A MF Knollwood Villas Apts	4.27	5/3/01	2/28/03	67,589.23	67,589.23		(60,458.67)		7,130.56	7,130.56	-	0.00	
1199	Inv Agmt	2001A MF Knollwood Villas Apts	4.27	5/3/01	2/28/03	528,384.33	528,384.33		(290,991.53)		237,392.80	237,392.80	-	0.00	
						12,662,835.97	12,662,835.97	602,896.13	(1,539,577.71)	0.00	0.00	11,726,154.39	11,726,154.39	0.00	0.00

1114	Mutual Fund	2001A MF Skyway Villas	1.34	5/1/02	6/1/02	1,408.43	1,408.43	0.00		1,408.43	1,408.43	-	0.00		
1131	Mutual Fund	2001A MF Skyway Villas	1.34	5/1/02	6/1/02	80,990.68	80,990.68		(80,947.40)	43.28	43.28	-	0.00		
1199	Invt Agmt	2001A MF Skyway Villas	3.80	7/10/01	3/1/03	13,250,000.00	13,250,000.00		(2,486,629.00)	10,763,371.00	10,763,371.00	-	0.00		
1136	Mutual Fund	2001A MF Skyway Villas	1.34	5/1/02	6/1/02	9.61	9.61	4.74		14.35	14.35	-	0.00		
						13,332,408.72	13,332,408.72	4.74	(2,567,576.40)	0.00	0.00	10,764,837.06	10,764,837.06	0.00	0.00
1113	Mutual Fund	2001AB MF Cobb Park	1.34	5/1/02	6/1/02	2.23	2.23	35.57		37.80	37.80	-	0.00		
1199	Invt Agmt	2001AB MF Cobb Park	3.81	7/31/01	1/1/03	11,891.00	11,891.00	0.00		11,891.00	11,891.00	-	0.00		
1199	Invt Agmt	2001AB MF Cobb Park	3.81	7/31/01	1/1/03	183,179.00	183,179.00		(30,426.00)	152,753.00	152,753.00	-	0.00		
1131	Mutual Fund	2001AB MF Cobb Park	1.34	5/1/02	6/1/02	6.54	6.54	19,359.50		19,366.04	19,366.04	-	0.00		
1199	Invt Agmt	2001AB MF Cobb Park	3.81	7/31/01	1/1/03	6,651,071.00	6,651,071.00		(1,406,891.00)	5,244,180.00	5,244,180.00	-	0.00		
1140	Mutual Fund	2001AB MF Cobb Park	1.34	5/1/02	6/1/02	0.02	0.02	161.96		161.98	161.98	-	0.00		
1199	Invt Agmt	2001AB MF Cobb Park	3.81	7/31/01	1/1/03	50,960.00	50,960.00	0.00		50,960.00	50,960.00	-	0.00		
1141	Mutual Fund	2001AB MF Cobb Park	1.34	5/1/02	6/1/02	0.03	0.03	317.82		317.85	317.85	-	0.00		
1199	Invt Agmt	2001AB MF Cobb Park	3.81	7/31/01	1/1/03	100,000.00	100,000.00	0.00		100,000.00	100,000.00	-	0.00		
1156	Mutual Fund	2001AB MF Cobb Park	1.34	5/1/02	6/1/02	0.03	0.03	1,542.47		1,542.50	1,542.50	-	0.00		
1199	Invt Agmt	2001AB MF Cobb Park	3.81	7/31/01	1/1/03	391,466.53	391,466.53		(108,718.90)	282,747.63	282,747.63	-	0.00		
						7,388,576.38	7,388,576.38	21,417.32	(1,546,035.90)	0.00	0.00	5,863,957.80	5,863,957.80	0.00	0.00
1114	Mutual Fund	2001A MF Greens Road Apts	1.68	5/1/02	6/1/02			8,737.00		8,737.00	8,737.00	-	0.00		
	Invt Agmt	2001A MF Greens Road Apts				120,390.63	120,390.63		(120,390.63)			-	0.00		
1136	Mutual Fund	2001A MF Greens Road Apts	1.34	5/1/02	6/1/02	296.66	296.66	232,955.13		233,251.79	233,251.79	-	0.00		
1199	Invt Agmt	2001A MF Greens Road Apts	3.41	9/14/01	11/1/02	273,076.57	273,076.57		(91,487.09)	181,589.48	181,589.48	-	0.00		
1160	Mutual Fund	2001A MF Greens Road Apts	1.68	5/1/02	6/1/02	5,059.15	5,059.15	20.46		5,079.61	5,079.61	-	0.00		
1199	Invt Agmt	2001A MF Greens Road Apts	3.41	9/14/01	11/1/02	7,946,219.33	7,946,219.33		(4,614,920.13)	3,331,299.20	3,331,299.20	-	0.00		
1198	Mutual Fund	2001A MF Greens Road Apts	1.34	5/1/02	6/1/02	83,494.10	83,494.10	322.70		83,816.80	83,816.80	-	0.00		
						8,428,536.44	8,428,536.44	242,035.29	(4,826,797.85)	0.00	0.00	3,843,773.88	3,843,773.88	0.00	0.00
1113	Mutual Fund	2001AB MF Meridian Apts	1.53	5/1/02	6/1/02	2,530.19	2,530.19	68,887.16		71,417.35	71,417.35	-	0.00		
1199	Invt Agmt	2001AB MF Meridian Apts	3.77	9/25/01	2/1/04	3,268,581.25	3,268,581.25		(231,616.88)	3,036,964.37	3,036,964.37	-	0.00		
1131	Mutual Fund	2001AB MF Meridian Apts	1.53	5/1/02	6/1/02	8,511.19	8,511.19	30.83		8,542.02	8,542.02	-	0.00		
1199	Invt Agmt	2001AB MF Meridian Apts	3.77	9/25/01	2/1/04	10,995,000.00	10,995,000.00		(4,582,210.95)	6,412,789.05	6,412,789.05	-	0.00		
1156	Mutual Fund	2001AB MF Meridian Apts	1.53	5/1/02	6/1/02	5,079.12	5,079.12	475,204.01		480,283.13	480,283.13	-	0.00		
						14,279,701.75	14,279,701.75	544,122.00	(4,813,827.83)	0.00	0.00	10,009,995.92	10,009,995.92	0.00	0.00
1113	Mutual Fund	2001AB MF Wildwood Branch	1.53	5/1/02	6/1/02	1,953.34	1,953.34	7.07		1,960.41	1,960.41	-	0.00		
1199	Invt Agmt	2001AB MF Wildwood Branch	3.75	9/25/01	2/1/04	2,523,412.50	2,523,412.50		(124,323.75)	2,399,088.75	2,399,088.75	-	0.00		
1131	Mutual Fund	2001AB MF Wildwood Branch	1.53	5/1/02	6/1/02	9,130.46	9,130.46	33.07		9,163.53	9,163.53	-	0.00		
1199	Invt Agmt	2001AB MF Wildwood Branch	3.75	9/25/01	2/1/04	11,795,000.00	11,795,000.00		(455,101.17)	11,339,898.83	11,339,898.83	-	0.00		
	Mutual Fund	2001AB MF Wildwood Branch				5,079.54	5,079.54		(5,079.54)			-	0.00		
1136	Mutual Fund	2001AB MF Wildwood Branch	1.53	5/1/02	6/1/02			298.89		298.89	298.89	-	0.00		
1156	Mutual Fund	2001AB MF Wildwood Branch	1.53	5/1/02	6/1/02			472,724.08		472,724.08	472,724.08	-	0.00		
						14,334,575.84	14,334,575.84	473,063.11	(584,504.46)	0.00	0.00	14,223,134.49	14,223,134.49	0.00	0.00
1131	Mutual Fund	2001ABC MF Fallbrook Apts	1.68	5/1/02	6/1/02	13,528,650.16	13,528,650.16		(1,710,026.03)	11,818,624.13	11,818,624.13	-	0.00		
1136	Mutual Fund	2001ABC MF Fallbrook Apts	1.53	5/1/02	6/1/02			3,454.22		3,454.22	3,454.22	-	0.00		
1153	Mutual Fund	2001ABC MF Fallbrook Apts	1.68	5/1/02	6/1/02	1,024,162.79	1,024,162.79		(131,720.60)	892,442.19	892,442.19	-	0.00		
1198	Mutual Fund	2001ABC MF Fallbrook Apts	1.53	5/1/02	6/1/02	94,627.32	94,627.32		(2,138.86)	92,488.46	92,488.46	-	0.00		
						14,647,440.27	14,647,440.27	3,454.22	(1,843,885.49)	0.00	0.00	12,807,009.00	12,807,009.00	0.00	0.00
1199	Invt Agmt	2001 MF Oak Hollow Apts	2.20	12/18/01	8/1/03	92,807.56	92,807.56		(86,052.57)	6,754.99	6,754.99	-	0.00		
1199	Invt Agmt	2001 MF Oak Hollow Apts	2.20	12/18/01	8/1/03	6,473,001.78	6,473,001.78		(353,295.70)	6,119,706.08	6,119,706.08	-	0.00		
1136	Mutual Fund	2001 MF Oak Hollow Apts	1.34	5/1/02	6/1/02	2,341.38	2,341.38		(1,010.31)	1,331.07	1,331.07	-	0.00		
1156	Mutual Fund	2001 MF Oak Hollow Apts	1.34	5/1/02	6/1/02	18,234.98	18,234.98	36,489.83		54,724.81	54,724.81	-	0.00		
1199	Invt Agmt	2001 MF Oak Hollow Apts	2.20	12/18/01	8/1/03	808,613.54	808,613.54		(165,066.55)	643,546.99	643,546.99	-	0.00		
1198	Mutual Fund	2001 MF Oak Hollow Apts	1.34	5/1/02	6/1/02	162.81	162.81	0.54		163.35	163.35	-	0.00		
						7,395,162.05	7,395,162.05	36,490.37	(605,425.13)	0.00	0.00	6,826,227.29	6,826,227.29	0.00	0.00
1199	Invt Agmt	2001AB MF Hillside Apts	2.20	12/18/01	8/1/03	157,417.00	157,417.00	0.00		157,417.00	157,417.00	-	0.00		
1131	Mutual Fund	2001AB MF Hillside Apts	1.34	5/1/02	6/1/02	0.21	0.21	1.64		1.85	1.85	-	0.00		
1199	Invt Agmt	2001AB MF Hillside Apts	2.20	12/18/01	8/1/03	10,032,947.86	10,032,947.86		(418,184.00)	9,614,763.86	9,614,763.86	-	0.00		
1136	Mutual Fund	2001AB MF Hillside Apts	1.34	5/1/02	6/1/02	3,342.00	3,342.00		(1,436.84)	1,905.16	1,905.16	-	0.00		
1141	Mutual Fund	2001AB MF Hillside Apts	1.34	5/1/02	6/1/02			1.68		1.68	1.68	-	0.00		
1199	Invt Agmt	2001AB MF Hillside Apts	2.20	12/18/01	8/1/03	306,549.74	306,549.74		(154,042.00)	152,507.74	152,507.74	-	0.00		
1156	Mutual Fund	2001AB MF Hillside Apts	1.34	5/1/02	6/1/02	390.04	390.04	51,258.62		51,648.66	51,648.66	-	0.00		

1199	Invt Agmt	2001AB MF Hillside Apts	2.20	12/18/01	8/1/03	1,175,629.17	1,175,629.17		(241,856.84)			933,772.33	933,772.33	-	0.00
1198	Mutual Fund	2001AB MF Hillside Apts	1.34	5/1/02	6/1/02	3.00	3.00	0.00				3.00	3.00	-	0.00
						11,676,279.02	11,676,279.02	51,261.94	(815,519.68)	0.00	0.00	10,912,021.28	10,912,021.28	0.00	0.00
1118	Mutual Fund	2002A MF Millstone Apts	1.45	5/1/02	6/1/02			181,168.93				181,168.93	181,168.93	-	0.00
1199	GICs	2002A MF Millstone Apts	1.92	1/30/02	7/31/03	12,500,000.00	12,500,000.00		(497,496.08)			12,002,503.92	12,002,503.92	-	0.00
1131	Mutual Fund	2002A MF Millstone Apts	1.45	5/1/02	6/1/02			3,697.22				3,697.22	3,697.22	-	0.00
1199	GICs	2002A MF Millstone Apts	1.92	1/30/02	7/31/03	200,000.00	200,000.00		(3,697.22)			196,302.78	196,302.78	-	0.00
1198	Mutual Fund	2002A MF Millstone Apts	1.53	5/1/02	6/1/02	28,577.61	28,577.61		(6,784.50)			21,793.11	21,793.11	-	0.00
						12,728,577.61	12,728,577.61	184,866.15	(507,977.80)	0.00	0.00	12,405,465.96	12,405,465.96	0.00	0.00
1131	Mutual Fund	2002 MF SugarCreek Apts	1.38	5/1/02	6/1/02	9,026,520.26	9,026,520.26		(392,112.03)			8,634,408.23	8,634,408.23	-	0.00
1153	Mutual Fund	2002 MF SugarCreek Apts	1.38	5/1/02	6/1/02	82,883.33	82,883.33	200.70				83,084.03	83,084.03	-	0.00
1156	Mutual Fund	2002 MF SugarCreek Apts	1.45	5/1/02	6/1/02	1,200,000.00	1,200,000.00	2,905.10				1,202,905.10	1,202,905.10	-	0.00
1198	Mutual Fund	2002 MF SugarCreek Apts	1.45	5/1/02	6/3/02	82,111.90	82,111.90		(7,825.36)			74,286.54	74,286.54	-	0.00
						10,391,515.49	10,391,515.49	3,105.80	(399,937.39)	0.00	0.00	9,994,683.90	9,994,683.90	0.00	0.00
1113	Mutual Fund	2002 MF West Oaks Apts	1.34	5/1/02	6/1/02			0.69				0.69	0.69	-	0.00
1113	Mutual Fund	2002 MF West Oaks Apts	1.34	5/1/02	6/1/02			0.05				0.05	0.05	-	0.00
1199	Invt Agmt	2002 MF West Oaks Apts	1.94	2/8/02	12/26/02	8,501,456.00	8,501,456.00		(7.95)			8,501,448.05	8,501,448.05	-	0.00
1199	Invt Agmt	2002 MF West Oaks Apts	1.94	2/8/02	12/26/02	2,149.42	2,149.42		(2,147.56)			1.86	1.86	-	0.00
1156	Mutual Fund	2002 MF West Oaks Apts	1.34	5/1/02	6/1/02			2.37				2.37	2.37	-	0.00
1199	Invt Agmt	2002 MF West Oaks Apts	1.94	2/8/02	12/26/02	631,562.50	631,562.50		(98,357.84)			533,204.66	533,204.66	-	0.00
1198	Mutual Fund	2002 MF West Oaks Apts	1.34	5/1/02	6/1/02			22.65				22.65	22.65	-	0.00
						9,135,167.92	9,135,167.92	25.76	(100,513.35)	0.00	0.00	9,034,680.33	9,034,680.33	0.00	0.00
1136	Mutual Fund	2002 MF Park Meadows	1.53	5/1/02	6/1/02			25,038.22				25,038.22	25,038.22	-	0.00
1160	Mutual Fund	2002 MF Park Meadows	1.53	5/1/02	6/1/02			4,585,138.07				4,585,138.07	4,585,138.07	-	0.00
1198	Mutual Fund	2002 MF Park Meadows	1.53	5/1/02	6/1/02			50,299.83				50,299.83	50,299.83	-	0.00
						0.00	0.00	4,660,476.12	0.00	0.00	0.00	4,660,476.12	4,660,476.12	0.00	0.00
Total Multi-Family Investment Summary						179,672,209.87	179,672,209.87	13,098,210.34	(34,762,204.99)	0.00	0.00	158,008,215.22	158,008,215.22	0.00	0.00

**Texas Department of Housing and Community Affairs
Single Family Collateralized Home Mortgage Revenue Bonds Series 1993 Investment Summary
For Period Ending May 31, 2002**

Account Number	Investment Type	Issue	Current Interest	Current Purchase	Current Maturity	Beginning Carrying Value	Beginning Market Value	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value	Ending Market Value	Change in Market Value	Recognized Gain
			Rate	Date	Date	02/28/02	02/28/02	05/31/02	05/31/02						
1107	Repo Agmt	1993 SF MRB CHMRB	1.81	5/31/02	6/3/02	7,212.33	7,212.33	32.58				7,244.91	7,244.91	-	0.00
1136	Repo Agmt	1993 SF MRB CHMRB	1.81	5/31/02	6/3/02	136,433.05	136,433.05	66,393.71				202,826.76	202,826.76	-	0.00
1136	Repo Agmt	1993 SF MRB CHMRB	1.81	5/31/02	6/3/02	128,404.77	128,404.77	135,776.17				264,180.94	264,180.94	-	0.00
1136	Repo Agmt	1993 SF MRB CHMRB	1.81	5/31/02	6/3/02	130,429.68	130,429.68	140,408.80				270,838.48	270,838.48	-	0.00
1136	Repo Agmt	1993 SF MRB CHMRB	1.81	5/31/02	6/3/02	465,251.20	465,251.20		(231,174.56)			234,076.64	234,076.64	-	0.00
1136	Repo Agmt	1993 SF MRB CHMRB	1.81	5/31/02	6/3/02	270,312.40	270,312.40	36,379.84				306,692.24	306,692.24	-	0.00
1100	FNMA	1993 SF MRB CHMRB	6.10	6/30/94	6/1/24	503,628.24	503,628.24			(3,445.23)		500,183.01	500,183.01	(0.00)	0.00
1100	FNMA	1993 SF MRB CHMRB	6.90	8/17/94	8/1/24	707,124.61	713,223.57			(7,533.84)		699,590.77	705,624.76	(64.97)	0.00
1100	FNMA	1993 SF MRB CHMRB	6.97	8/17/94	7/1/24	873,069.36	880,965.69			(92,123.14)		780,946.22	788,009.37	(833.18)	0.00
1100	FNMA	1993 SF MRB CHMRB	7.06	8/17/94	7/1/24	679,710.54	684,145.59			(62,047.18)		617,663.36	621,693.55	(404.86)	0.00
1100	FNMA	1993 SF MRB CHMRB	6.90	5/26/95	1/1/25	243,086.04	242,435.39			(1,050.76)		242,035.28	241,387.43	2.80	0.00
1100	FNMA	1993 SF MRB CHMRB	6.97	8/15/95	4/1/25	63,596.42	63,596.42			(342.74)		63,253.68	63,253.68	-	0.00
1100	FNMA	1993 SF MRB CHMRB	7.10	8/15/95	5/1/25	421,207.81	421,207.81			(71,878.13)		349,329.68	349,329.68	-	0.00
1100	GNMA	1993 SF MRB CHMRB	6.10	6/30/94	6/20/24	4,785,145.40	4,850,147.74			(202,247.65)		4,582,897.75	4,637,666.65	(10,233.44)	0.00
1100	GNMA	1993 SF MRB CHMRB	6.90	8/17/94	8/20/24	5,683,743.09	5,935,437.59			(294,021.84)		5,389,721.25	5,633,071.93	(8,343.82)	0.00
1100	GNMA	1993 SF MRB CHMRB	6.97	8/17/94	8/20/24	5,000,705.55	5,234,505.70			(140,770.17)		4,859,935.38	5,091,272.25	(2,463.28)	0.00
1100	GNMA	1993 SF MRB CHMRB	7.06	8/17/94	8/20/24	2,036,591.23	2,138,179.21			(72,255.88)		1,964,335.35	2,073,120.54	7,197.21	0.00
1100	GNMA	1993 SF MRB CHMRB	6.10	1/27/95	10/20/24	575,619.51	583,717.31			(2,998.56)		572,620.95	579,740.46	(978.29)	0.00
1100	GNMA	1993 SF MRB CHMRB	6.97	2/16/95	12/20/24	1,783,172.75	1,868,201.78			(13,162.98)		1,770,009.77	1,855,912.34	873.54	0.00
1100	GNMA	1993 SF MRB CHMRB	6.90	3/30/95	2/20/25	380,317.43	396,858.41			(2,558.71)		377,758.72	394,409.58	109.88	0.00
1100	GNMA	1993 SF MRB CHMRB	7.06	3/30/95	12/20/24	371,267.60	389,980.52			(85,889.80)		285,377.80	301,331.65	(2,759.07)	0.00
1100	GNMA	1993 SF MRB CHMRB	6.97	6/1/95	5/20/25	333,934.42	349,514.66			(2,282.39)		331,652.03	347,316.74	84.47	0.00
1100	GNMA	1993 SF MRB CHMRB	6.90	8/15/95	2/20/25	56,266.17	58,748.71			(236.83)		56,029.34	58,534.25	22.37	0.00
1100	GNMA	1993 SF MRB CHMRB	7.06	6/29/95	4/20/25	358,757.41	376,503.18			(62,299.00)		296,458.41	312,742.63	(1,461.55)	0.00
1100	GNMA	1993 SF MRB CHMRB	7.10	6/29/95	5/20/25	1,098,417.52	1,152,876.13			(4,706.56)		1,093,710.96	1,153,686.01	5,516.44	0.00

1100	GNMA	1993 SF MRB CHMRB	7.06	8/15/95	6/20/25	317,596.93	333,036.12			(1,465.53)		316,131.40	333,225.49	1,654.90	0.00
1100	GNMA	1993 SF MRB CHMRB	7.10	8/15/95	8/20/25	1,677,409.58	1,761,923.26			(79,452.35)		1,597,957.23	1,686,874.94	4,404.03	0.00
1156	Repo Agmt	1993 SF MRB CHMRB	1.81	5/31/02	6/3/02	1.06	1.06	0.00				1.06	1.06	-	0.00
1156	Repo Agmt	1993 SF MRB CHMRB	1.81	5/31/02	6/3/02	4.60	4.60	0.00				4.60	4.60	-	0.00
1156	Repo Agmt	1993 SF MRB CHMRB	1.81	5/31/02	6/3/02	340.17	340.17	1.70				341.87	341.87	-	0.00
1156	Repo Agmt	1993 SF MRB CHMRB	1.81	5/31/02	6/3/02	2.71	2.71	0.00				2.71	2.71	-	0.00
1156	Repo Agmt	1993 SF MRB CHMRB	1.81	5/31/02	6/3/02	4.60	4.60	0.00				4.60	4.60	-	0.00
						29,088,764.18	30,077,229.60	378,992.80	(231,174.56)	(1,202,769.27)	0.00	28,033,813.15	29,014,601.75	(7,676.82)	0.00
Total 1993 SF MRB CHMRB Investment Summary						29,088,764.18	30,077,229.60	378,992.80	(231,174.56)	(1,202,769.27)	0.00	28,033,813.15	29,014,601.75	(7,676.82)	0.00

**Texas Department of Housing and Community Affairs
Single Family Collateralized Home Mortgage Revenue Bonds Series 1994 and 1995 Investment Summary
For Period Ending May 31, 2002**

Account Number	Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/28/02	Beginning Market Value 02/28/02	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 05/31/02	Ending Market Value 05/31/02	Change in Market Value	Recognized Gain
1107	Repo Agmt	1994 SF MRB CHMRB	1.81	5/31/02	6/3/02	13,696.39	13,696.39	61.92				13,758.31	13,758.31	-	0.00
1107	Repo Agmt	1994 SF MRB CHMRB	1.81	5/31/02	6/3/02	6,930.75	6,930.75	31.36				6,962.11	6,962.11	-	0.00
1136	Repo Agmt	1994 SF MRB CHMRB	1.81	5/31/02	6/3/02	447,185.23	447,185.23		(93,995.53)			353,189.70	353,189.70	-	0.00
1136	Repo Agmt	1994 SF MRB CHMRB	1.81	5/31/02	6/3/02	63,014.82	63,014.82	65,622.32				128,637.14	128,637.14	-	0.00
1136	Repo Agmt	1994 SF MRB CHMRB	1.81	5/31/02	6/3/02	9,099.57	9,099.57	(827.88)				8,271.69	8,271.69	-	0.00
1199	GICs	1994 SF MRB CHMRB	6.42	4/26/95	11/1/26	311,083.40	311,083.40		(140,087.03)			170,996.37	170,996.37	-	0.00
1199	GICs	1994 SF MRB CHMRB	6.05	6/27/96	11/1/26	158,403.20	158,403.20		(87,868.02)			70,535.18	70,535.18	-	0.00
1100	FNMA	1994 SF MRB CHMRB	7.10	6/29/95	4/1/25	1,313,416.98	1,313,416.37			(54,779.95)		1,258,637.03	1,258,636.45	0.03	0.00
1100	FNMA	1994 SF MRB CHMRB	7.10	7/28/95	5/1/25	461,576.91	461,576.91			(65,757.44)		395,819.47	395,819.47	(0.00)	0.00
1100	FNMA	1994 SF MRB CHMRB	6.70	8/30/95	7/1/25	840,805.29	840,805.68			(57,076.92)		783,728.37	783,728.72	(0.04)	0.00
1100	FNMA	1994 SF MRB CHMRB	7.10	8/30/95	6/1/25	40,881.07	40,881.06			(840.92)		40,040.15	40,040.14	0.00	0.00
1100	FNMA	1994 SF MRB CHMRB	6.70	9/19/95	8/1/25	690,216.72	690,216.72			(12,210.64)		678,006.08	678,006.08	-	0.00
1100	FNMA	1994 SF MRB CHMRB	7.10	9/28/95	7/1/25	97,679.54	97,679.54			(1,247.15)		96,432.39	96,432.39	(0.00)	0.00
1100	FNMA	1994 SF MRB CHMRB	6.70	1/12/96	11/1/25	730,066.60	730,066.55			(50,381.33)		679,685.27	679,685.23	0.01	0.00
1100	FNMA	1994 SF MRB CHMRB	7.10	1/30/96	9/1/25	460,043.01	460,042.82			(87,103.32)		372,939.69	372,939.54	0.04	0.00
1100	FNMA	1994 SF MRB CHMRB	7.10	2/28/96	9/1/25	195,251.03	195,250.91			(861.78)		194,389.25	194,389.13	-	0.00
1100	FNMA	1994 SF MRB CHMRB	7.10	2/28/96	5/1/25	149,682.73	149,682.77			(599.61)		149,083.12	149,083.17	0.01	0.00
1100	FNMA	1994 SF MRB CHMRB	6.70	3/28/96	10/1/25	167,145.61	167,145.57			(1,605.82)		165,539.79	165,539.75	-	0.00
1100	FNMA	1994 SF MRB CHMRB	6.70	7/30/96	7/1/25	244,310.41	252,131.86			(1,231.02)		243,079.39	251,310.21	409.37	0.00
1100	FNMA	1994 SF MRB CHMRB	7.10	8/29/96	8/1/26	374,359.83	392,193.61			(1,483.57)		372,876.26	392,452.90	1,742.86	0.00
1100	FNMA	1994 SF MRB CHMRB	6.70	9/16/96	6/1/26	150,963.36	155,542.14			(697.09)		150,266.27	155,100.88	255.83	0.00
1100	FNMA	1994 SF MRB CHMRB	6.70	11/14/96	7/1/26	270,425.34	279,056.07			(1,336.78)		269,088.56	278,330.98	611.69	0.00
1100	FNMA	1994 SF MRB CHMRB	6.72	2/13/97	11/1/26	309,333.09	320,233.02			(43,303.94)		266,029.15	276,062.55	(866.53)	0.00
1100	FNMA	1994 SF MRB CHMRB	7.10	3/27/97	1/1/26	106,976.03	112,154.14			(945.49)		106,030.54	111,600.40	391.75	0.00
1100	FNMA	1994 SF MRB CHMRB	6.72	5/15/97	12/1/26	561,541.29	585,252.86			(3,449.09)		558,092.20	583,044.01	1,240.24	0.00
1100	GNMA	1994 SF MRB CHMRB	7.10	6/29/95	5/20/25	6,801,704.11	7,135,437.57			(506,451.46)		6,295,252.65	6,637,215.27	8,229.16	0.00
1100	GNMA	1994 SF MRB CHMRB	7.10	7/28/95	7/20/25	2,402,757.98	2,522,928.61			(144,083.14)		2,258,674.84	2,383,518.41	4,672.94	0.00
1100	GNMA	1994 SF MRB CHMRB	6.70	8/30/95	8/20/25	5,213,879.28	5,398,523.70			(60,138.77)		5,153,740.51	5,339,426.17	1,041.24	0.00
1100	GNMA	1994 SF MRB CHMRB	6.70	12/1/99	6/20/25	747,880.11	775,852.38			(43,530.51)		704,349.60	731,566.58	(755.29)	0.00
1100	GNMA	1994 SF MRB CHMRB	7.10	8/30/95	7/20/25	1,499,066.52	1,574,679.36			(6,789.02)		1,492,277.50	1,575,399.42	7,509.08	0.00
1100	GNMA	1994 SF MRB CHMRB	6.70	8/30/95	8/20/25	1,377,596.08	1,427,055.87			(80,540.44)		1,297,055.64	1,344,422.22	(2,093.21)	0.00
1100	GNMA	1994 SF MRB CHMRB	7.10	8/30/95	8/20/25	706,245.69	741,834.02			(4,021.33)		702,224.36	741,304.58	3,491.89	0.00
1100	GNMA	1994 SF MRB CHMRB	7.10	9/19/95	8/20/25	658,855.55	691,816.99			(90,331.10)		568,524.45	599,956.87	(1,529.02)	0.00
1100	GNMA	1994 SF MRB CHMRB	6.70	9/19/95	9/20/25	1,293,442.47	1,340,909.84			(81,898.49)		1,211,543.98	1,256,752.16	(2,259.19)	0.00
1100	GNMA	1994 SF MRB CHMRB	7.10	9/28/95	8/20/25	128,908.67	135,349.42			(1,948.84)		126,959.83	133,970.90	570.32	0.00
1100	GNMA	1994 SF MRB CHMRB	6.70	9/28/95	9/20/25	1,345,569.14	1,394,903.97			(79,726.68)		1,265,842.46	1,313,033.93	(2,143.36)	0.00
1100	FNMA	1994 SF MRB CHMRB	6.72	9/18/97	11/1/26	112,079.67	117,064.29			(1,272.19)		110,807.48	115,948.18	156.08	0.00
1100	GNMA	1994 SF MRB CHMRB	6.70	7/30/96	6/20/26	211,275.30	218,514.61			(841.81)		210,433.49	217,886.12	213.32	0.00
1100	GNMA	1994 SF MRB CHMRB	6.70	1/12/96	11/20/25	2,261,441.29	2,343,047.22			(85,574.62)		2,175,866.67	2,255,724.21	(1,748.39)	0.00
1100	GNMA	1994 SF MRB CHMRB	7.10	1/30/96	10/20/25	1,444,277.38	1,515,616.03			(73,625.47)		1,370,651.91	1,445,558.33	3,567.77	0.00
1100	GNMA	1994 SF MRB CHMRB	7.10	2/28/96	12/20/25	308,355.46	323,323.11			(1,468.50)		306,886.96	323,395.08	1,540.47	0.00
1100	GNMA	1994 SF MRB CHMRB	6.70	2/28/96	1/20/26	866,425.52	896,136.28			(93,186.00)		773,239.52	800,644.68	(2,305.60)	0.00
1100	GNMA	1994 SF MRB CHMRB	6.70	8/15/96	7/20/26	542,252.28	560,197.96			(3,370.34)		538,881.94	557,335.52	507.90	0.00
1100	GNMA	1994 SF MRB CHMRB	6.70	5/30/96	11/20/25	588,183.83	608,034.62			(4,374.28)		583,809.55	603,871.33	210.99	0.00
1100	GNMA	1994 SF MRB CHMRB	7.10	8/15/96	8/20/26	1,372,409.99	1,438,692.68			(158,190.59)		1,214,219.40	1,279,024.55	(1,477.54)	0.00
1100	GNMA	1994 SF MRB CHMRB	7.10	8/29/96	8/20/26	926,746.82	971,704.99			(3,605.78)		923,141.04	972,610.46	4,511.25	0.00

1100	GNMA	1994 SF MRB CHMRB	6.70	9/16/96	8/20/26	853,819.38	883,634.05			(7,399.06)		846,420.32	876,951.30	716.31	0.00	
1100	GNMA	1994 SF MRB CHMRB	6.70	11/14/96	10/20/26	480,229.59	496,998.85			(1,855.55)		478,374.04	495,629.35	486.05	0.00	
1100	GNMA	1994 SF MRB CHMRB	6.70	12/1/99	6/20/26	225,575.85	234,855.03			(1,003.20)		224,572.45	234,074.15	222.32	0.00	
1100	GNMA	1994 SF MRB CHMRB	6.72	11/18/96	10/20/26	5,104,927.84	5,281,668.83			(94,564.57)		5,010,363.27	5,189,729.01	2,624.75	0.00	
1100	GNMA	1994 SF MRB CHMRB	6.72	1/16/97	12/20/26	1,317,019.30	1,362,714.75			(5,130.28)		1,311,889.02	1,358,928.98	1,344.51	0.00	
1100	GNMA	1994 SF MRB CHMRB	7.10	1/30/97	12/20/26	638,406.95	669,965.73			(2,401.13)		636,005.82	670,677.33	3,112.73	0.00	
1100	GNMA	1994 SF MRB CHMRB	7.10	3/27/97	3/20/27	479,893.80	502,952.82			(1,688.17)		478,205.63	503,825.74	2,561.09	0.00	
1100	GNMA	1994 SF MRB CHMRB	6.72	5/15/97	1/20/27	1,276,552.02	1,319,422.41			(6,721.33)		1,269,830.69	1,313,333.92	632.84	0.00	
1100	GNMA	1994 SF MRB CHMRB	6.70	7/30/97	6/20/27	1,220,191.33	1,260,846.71			(37,405.40)		1,182,785.93	1,223,030.91	(410.40)	0.00	
1100	GNMA	1994 SF MRB CHMRB	6.72	9/18/97	9/20/27	1,743,256.05	1,801,516.62			(112,962.48)		1,630,293.57	1,685,880.97	(2,673.17)	0.00	
1199	GICs	1994 SF MRB CHMRB	6.05	6/27/96	11/1/26	74,426.45	74,426.45		0.00			74,426.45	74,426.45	-	0.00	
1157	Repo Agmt	1994 SF MRB CHMRB	1.81	5/31/02	6/3/02	538.88	538.88		2.61			541.49	541.49	-	0.00	
1157	Repo Agmt	1994 SF MRB CHMRB	1.81	5/31/02	6/3/02	413.12	413.12		1.85			414.97	414.97	-	0.00	
1157	Repo Agmt	1994 SF MRB CHMRB	1.81	5/31/02	6/3/02	79.34	79.34		0.01			79.35	79.35	-	0.00	
						52,398,771.04	54,274,399.07		64,892.19	(321,950.58)	(2,181,012.39)	0.00	49,960,700.26	51,870,641.39	34,313.10	0.00
1136	Repo Agmt	1995 A/B SF MR Rfdg Bonds	1.81	5/31/02	6/3/02	35,260.31	35,260.31			(3,351.11)		31,909.20	31,909.20	-	0.00	
1100	GNMA	1995 A/B SF MR Rfdg Bonds	7.10	6/29/95	6/20/25	2,677,401.95	2,810,646.11			(12,890.92)		2,664,511.03	2,811,123.84	13,368.65	0.00	
1100	GNMA	1995 A/B SF MR Rfdg Bonds	7.10	2/28/96	7/1/25	385,617.69	405,157.31			(1,780.24)		383,837.45	405,306.85	1,929.78	0.00	
1157	Repo Agmt	1995 A/B SF MR Rfdg Bonds	1.81	5/31/02	6/3/02	970.67	970.67		4.50			975.17	975.17	-	0.00	
						3,099,250.62	3,252,034.40		4.50	(3,351.11)	(14,671.16)	0.00	3,081,232.85	3,249,315.06	15,298.43	0.00
Total 1994/1995 SF MRB CHMRB Investment Summary						55,498,021.66	57,526,433.47		64,896.69	(325,301.69)	(2,195,683.55)	0.00	53,041,933.11	55,119,956.45	49,611.53	0.00

**Texas Department of Housing and Community Affairs
Comm Paper Investment Summary
For Period Ending May 31, 2002**

Account Number	Investment Type	Issue	Current	Current	Current	Beginning	Beginning	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending	Ending	Change in Market Value	Recognized Gain
			Interest Rate	Purchase Date	Maturity Date	Carrying Value 02/28/02	Market Value 02/28/02					Carrying Value 05/31/02	Market Value 05/31/02		
1107	Repo Agmt	Commercial Paper	1.81	5/31/02	6/3/02	84,752.13	84,752.13		(13,957.69)			70,794.44	70,794.44	-	0.00
1109	GICs	Commercial Paper	2.65	4/26/02	6/27/02	6,780,000.00	6,780,000.00	6,170,000.00				12,950,000.00	12,950,000.00	-	0.00
	GICs	Commercial Paper				6,170,000.00	6,170,000.00		(6,170,000.00)					-	0.00
						13,034,752.13	13,034,752.13	6,170,000.00	(6,183,957.69)	0.00	0.00	13,020,794.44	13,020,794.44	0.00	0.00
Total Commercial Paper Investment Summary						13,034,752.13	13,034,752.13	6,170,000.00	(6,183,957.69)	0.00	0.00	13,020,794.44	13,020,794.44	0.00	0.00

**Texas Department of Housing and Community Affairs
General Fund Investment Summary
For Period Ending May 31, 2002**

Account Number	Investment Type	Issue	Current	Current	Current	Beginning	Beginning	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending	Ending	Change in Market Value	Recognized Gain
			Interest Rate	Purchase Date	Maturity Date	Carrying Value 02/28/02	Market Value 02/28/02					Carrying Value 05/31/02	Market Value 05/31/02		
1102	Repo Agmt	General Fund	1.81	5/31/02	6/1/02	70,450.72	70,450.72	318.40				70,769.12	70,769.12	-	0.00
1105	Repo Agmt	General Fund	1.81	5/31/02	6/3/02	2,453,845.04	2,453,845.04	11,088.99				2,464,934.03	2,464,934.03	-	0.00
1106	Repo Agmt	General Fund	1.81	5/31/02	6/3/02	2,331,694.97	2,331,694.97	15,119.54				2,346,814.51	2,346,814.51	-	0.00
1136	Repo Agmt	General Fund	1.81	5/31/02	6/3/02	1,966,497.55	1,966,497.55	8,886.67				1,975,384.22	1,975,384.22	-	0.00
1136	Repo Agmt	General Fund	1.81	5/31/02	6/3/02	848,330.67	848,330.67		(182,717.59)			665,613.08	665,613.08	-	0.00
1137	Repo Agmt	General Fund	1.81	5/31/02	6/3/02	300,670.24	300,670.24	1,358.72				302,028.96	302,028.96	-	0.00
1140	Repo Agmt	General Fund	1.81	5/31/02	6/3/02	513,591.83	513,591.83	2,320.95				515,912.78	515,912.78	-	0.00
1140	Repo Agmt	General Fund	1.81	5/31/02	6/3/02			585,078.07				585,078.07	585,078.07	-	0.00
1156	Repo Agmt	General Fund	1.81	5/31/02	6/3/02			11,746.00				11,746.00	11,746.00	-	0.00
1158	Repo Agmt	General Fund	1.81	5/31/02	6/3/02	605,367.51	605,367.51	2,735.64				608,103.15	608,103.15	-	0.00
1162	Repo Agmt	General Fund	1.81	5/31/02	6/3/02	287,346.06	287,346.06		(148,799.25)			138,546.81	138,546.81	-	0.00
1175	Repo Agmt	General Fund	1.81	5/31/02	6/3/02	5,710.83	5,710.83	1,664.55				7,375.38	7,375.38	-	0.00
1198	Repo Agmt	General Fund	1.81	5/31/02	6/3/02	136,082.42	136,082.42	336,238.52				472,320.94	472,320.94	-	0.00
						9,519,587.84	9,519,587.84	976,556.05	(331,516.84)	0.00	0.00	10,164,627.05	10,164,627.05	0.00	0.00
Total General Fund Investment Summary						9,519,587.84	9,519,587.84	976,556.05	(331,516.84)	0.00	0.00	10,164,627.05	10,164,627.05	0.00	0.00

Texas Department of Housing and Community Affairs

**Housing Trust Fund Investment Summary
For Period Ending May 31, 2002**

Account Number	Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/28/02	Beginning Market Value 02/28/02	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 05/31/02	Ending Market Value 05/31/02	Change in Market Value	Recognized Gain
1112	Repo Agmt	Housing Assistance Fund	1.81	5/31/02	6/3/02	445,584.03	445,584.03	8,735.34	0.00	0.00	0.00	454,319.37	454,319.37	0.00	0.00
						445,584.03	445,584.03	8,735.34	0.00	0.00	0.00	454,319.37	454,319.37	0.00	0.00
1113	Repo Agmt	Housing Trust Fund	1.81	5/31/02	6/3/02	2,917,335.17	2,917,335.17	1,786.40				2,919,121.57	2,919,121.57	-	0.00
1116	Repo Agmt	Housing Trust Fund	1.81	5/31/02	6/3/02	806,048.83	806,048.83	3,549.30				809,598.13	809,598.13	-	0.00
1124	Repo Agmt	Housing Trust Fund	1.81	5/31/02	6/3/02	83,456.99	83,456.99	6,384.59				89,841.58	89,841.58	-	0.00
1127	Repo Agmt	Housing Trust Fund	1.81	5/31/02	6/3/02	582,701.60	582,701.60	2,554.72				585,256.32	585,256.32	-	0.00
1128	Repo Agmt	Housing Trust Fund	1.81	5/31/02	6/3/02	24,478.09	24,478.09	68.89				24,546.98	24,546.98	-	0.00
1130	Repo Agmt	Housing Trust Fund	1.81	5/31/02	6/3/02	7,847.85	7,847.85		(5.86)			7,841.99	7,841.99	-	0.00
1133	Repo Agmt	Housing Trust Fund	1.81	5/31/02	6/3/02	3,203,744.58	3,203,744.58	14,226.53				3,217,971.11	3,217,971.11	-	0.00
						7,625,613.11	7,625,613.11	28,570.43	(5.86)	0.00	0.00	7,654,177.68	7,654,177.68	0.00	0.00
Total Housing Trust Fund Investment Summary						8,071,197.14	8,071,197.14	37,305.77	(5.86)	0.00	0.00	8,108,497.05	8,108,497.05	0.00	0.00

**Texas Department of Housing and Community Affairs
Administration Investment Summary
For Period Ending May 31, 2002**

Account Number	Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/28/02	Beginning Market Value 02/28/02	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 05/31/02	Ending Market Value 05/31/02	Change in Market Value	Recognized Gain
1162	Repo Agmt	Administration	1.81	5/31/02	6/3/02	129,996.48	129,996.48	723.87	0.00	0.00	0.00	130,720.35	130,720.35	-	0.00
						129,996.48	129,996.48	723.87	0.00	0.00	0.00	130,720.35	130,720.35	0.00	0.00
Total Administration Investment Summary						129,996.48	129,996.48	723.87	0.00	0.00	0.00	130,720.35	130,720.35	0.00	0.00

**Texas Department of Housing and Community Affairs
Compliance Investment Summary
For Period Ending May 31, 2002**

Account Number	Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/28/02	Beginning Market Value 02/28/02	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 05/31/02	Ending Market Value 05/31/02	Change in Market Value	Recognized Gain
1122	Repo Agmt	RTC	1.81	5/31/02	6/3/02	2,286,461.77	2,286,461.77		(22,641.11)			2,263,820.66	2,263,820.66	-	0.00
1136	Repo Agmt	Multi Family	1.81	5/31/02	6/3/02	410,572.93	410,572.93		(112,307.73)			298,265.20	298,265.20	-	0.00
1126	Repo Agmt	Low Income Tax Credit Prog.	1.81	5/31/02	6/3/02	1,387,840.48	1,387,840.48		(315,066.13)			1,072,774.35	1,072,774.35	-	0.00
						4,084,875.18	4,084,875.18	0.00	(450,014.97)	0.00	0.00	3,634,860.21	3,634,860.21	0.00	0.00
Total Compliance Investment Summary						4,084,875.18	4,084,875.18	0.00	(450,014.97)	0.00	0.00	3,634,860.21	3,634,860.21	0.00	0.00

**Texas Department of Housing and Community Affairs
Housing Initiatives Investment Summary
For Period Ending May 31, 2002**

Account Number	Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/28/02	Beginning Market Value 02/28/02	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 05/31/02	Ending Market Value 05/31/02	Change in Market Value	Recognized Gain
1113	Repo Agmt	S/F Interim Construction	1.81	5/31/02	6/3/02	424,660.98	424,660.98	1,850.99				426,511.97	426,511.97	-	0.00
1151	Repo Agmt	S/F Interim Construction	1.81	5/31/02	6/3/02	561.57	561.57		(37.45)			524.12	524.12	-	0.00
1152	Repo Agmt	S/F Interim Construction	1.81	5/31/02	6/3/02	396.52	396.52		(38.28)			358.24	358.24	-	0.00
1136	Repo Agmt	Mtg. Credit Certificate	1.81	5/31/02	6/3/02	63,587.81	63,587.81	302.60				63,890.41	63,890.41	-	0.00
1136	Repo Agmt	Low Income Tax Credit Prog.	1.81	5/31/02	6/3/02	855,587.84	855,587.84	170,494.37				1,026,082.21	1,026,082.21	-	0.00
1136	Repo Agmt	Low Income Tax Credit Prog.	1.81	5/31/02	6/3/02	975,321.67	975,321.67		(206,532.97)			768,788.70	768,788.70	-	0.00
						2,320,116.39	2,320,116.39	172,647.96	(206,608.70)	0.00	0.00	2,286,155.65	2,286,155.65	0.00	0.00
Total Housing Initiatives Investment Summary						2,320,116.39	2,320,116.39	172,647.96	(206,608.70)	0.00	0.00	2,286,155.65	2,286,155.65	0.00	0.00

Total Investment Summary

<u>1,291,132,398.87</u>	<u>1,297,469,166.77</u>	<u>100,496,484.46</u>	<u>(128,008,654.07)</u>	<u>(23,252,272.25)</u>	<u>0.00</u>	<u>1,240,367,957.01</u>	<u>1,244,045,242.69</u>	<u>(2,659,482.22)</u>	<u>20,511.13</u>
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Item No. 2b

**Texas Department of Housing and Community Affairs
BOARD OF DIRECTOR'S MEETING**

JULY 29, 2002

**PRESENTATION, DISCUSSION AND POSSIBLE APPROVAL OF EXTENSION OF CERTIFICATE
PURCHASE DATE (ORIGINATION PERIOD) FOR PROGRAM 55**

The mortgage loan origination period related to the Department's Residential Mortgage Revenue Bonds, Series 1999B and Series 1999C (Program 55) ended on July 1, 2002. Of the original \$64,410,000 lendable proceeds, \$555,448 remains in the acquisition account. Unused proceeds calls must be made if the origination period is not extended. Staff recommends extending the certificate purchase date for Program 55 to April 1, 2003.

Staff believes that with an extended origination period and the use of additional downpayment assistance, all funds will be converted into mortgage loans. The interest rate on the loans is 6.60%.

RECOMMENDATION

The Board approve the attached Resolution extending the mortgage origination period for Program 55.

Resolution No. 02-036

RESOLUTION RATIFYING THE EXTENSION OF THE CERTIFICATE PURCHASE PERIOD FOR RESIDENTIAL MORTGAGE REVENUE BONDS, SERIES 1999B, RESIDENTIAL MORTGAGE REVENUE REFUNDING BONDS, SERIES 1999C AND RESIDENTIAL MORTGAGE REVENUE REFUNDING BONDS, SERIES 1999D; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS RELATING THERETO; MAKING CERTAIN FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the Texas Department of Housing and Community Affairs (the "Department") has been duly created and organized pursuant to and in accordance with the provisions of Chapter 2306, Texas Government Code, as amended (the "Act"), for the purpose, among others, of providing a means of financing the costs of residential ownership, development and rehabilitation that will provide decent, safe, and affordable living environments for individuals and families of low and very low income (as defined in the Act) and families of moderate income (as described in the Act and determined by the Governing Board of the Department (the "Board") from time to time); and

WHEREAS, the Act authorizes the Department: (a) to make mortgage loans to housing sponsors to provide financing for multifamily residential rental housing in the State of Texas (the "State") intended to be occupied by individuals and families of low and very low income and families of moderate income, as determined by the Department; (b) to issue its revenue bonds, for the purpose, among others, of obtaining funds to make such loans and provide financing, to establish necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; and (c) to pledge all or any part of the revenues, receipts or resources of the Department, including the revenues and receipts to be received by the Department from such multi-family residential rental project loans, and to mortgage, pledge or grant security interests in such loans or other property of the Department in order to secure the payment of the principal or redemption price of and interest on such bonds; and

WHEREAS, the Department has issued its Residential Mortgage Revenue Bonds, Series 1999B in the aggregate principal amount of \$102,260,000, consisting of \$52,260,000 Series 1999B-1 Bonds (the "Series 1999B-1 Bonds") and \$50,000,000 Series 1999B-2 Bonds (the "Series 1999B-2 Bonds" and together with the Series 1999B-1 Bonds, collectively, the "Series 1999B Bonds"), its Residential Mortgage Revenue Refunding Bonds, Series 1999C in the aggregate principal amount of \$12,150,000 (the "Series 1999C Bonds") and its Residential Mortgage Revenue Refunding Bonds, Series 1999D in the aggregate principal amount of \$26,355,000 (the "Series 1999D Bonds" and together with the Series 1999B-1 Bonds and the Series 1999C Bonds, collectively, the "Series 1999B/C/D Bonds") pursuant to a Residential Mortgage Revenue Bond Trust Indenture dated November 1, 1987 between the Department, as successor to the Texas Housing Agency and Bank One, National Association, as successor trustee (the "Trustee"), as supplemented by the Twelfth Supplemental Residential Mortgage Revenue Bond Trust Indenture (the "Twelfth Supplement") dated as of November 1, 1999, with respect to the Series 1999B Bonds, the Thirteenth Supplemental Residential Mortgage Revenue Bond Trust Indenture (the "Thirteenth Supplement") dated as of November 1, 1999, with respect to the Series 1999C Bonds, and the Fourteenth Supplemental Residential Mortgage Revenue Bond Trust Indenture (the "Fourteenth Supplement") dated as of November 1, 1999, with respect to the Series 1999D Bonds, each between the Department and the Trustee, for the purpose, among others, of providing funds to make and acquire qualified mortgage loans (including participating interests therein) during the Certificate Purchase Period (as defined in the Twelfth Supplement); and

WHEREAS, the Series 1999B-2 Bonds were refunded on May 1, 2000, and are no longer outstanding; and

WHEREAS, pursuant to Resolution No. 01-06 adopted on March 27, 2001, the Department extended the Certificate Purchase Period with respect to the Series 1999B/C/D Bonds to July 1, 2002; and

WHEREAS, the Department desires to approve and authorize (i) the extension of the Certificate Purchase Period for the Series 1999B/C/D Bonds to April 1, 2003 in accordance with the terms of the Twelfth Supplement, (ii) arrangements to obtain a new investment agreement to provide for the investment of proceeds of the Series

1999B/C/D Bonds during the Certificate Purchase Period, as so extended, (iii) all actions to be taken with respect thereto, and (iv) the execution and delivery of all documents and instruments in connection therewith;

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS THAT:

Section 1.1--Approval of Extension of the Certificate Purchase Period. The extension of the Certificate Purchase Period to April 1, 2003, or the first business day thereafter, is hereby authorized, subject to advice of any financial advisor, bond counsel or other advisor to the Department, such extension to be effectuated under and in accordance with the Indenture, the Twelfth Supplement, the Thirteenth Supplement and the Fourteenth Supplement, and the authorized representatives of the Department named in this Resolution each are authorized hereby to execute and deliver all documents and instruments in connection therewith and to request and deliver all certificates as may be required by the terms of the Twelfth Supplement, the Thirteenth Supplement and the Fourteenth Supplement in connection therewith.

Section 1.2--Execution and Delivery of Other Documents. The authorized representatives of the Department named in this Resolution each are authorized hereby to execute and deliver all agreements, certificates, contracts, documents, instruments, releases, financing statements, letters of instruction, notices, written requests and other papers, whether or not mentioned herein, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution.

Section 1.3--Authorized Representatives. The following persons are each hereby named as authorized representatives of the Department for purposes of executing and delivering the documents and instruments referred to in this Article I: the Chairman of the Board; the Vice Chairman of the Board; the Secretary of the Board; the Executive Director of the Department; and the Director of Bond Finance of the Department.

ARTICLE II

GENERAL PROVISIONS

Section 2.1--Purpose of Resolution. The Board has expressly determined and hereby confirms that the acquisition of mortgage loans or the purchase of Mortgage Certificates resulting from the extension of the Certificate Purchase Period will accomplish a valid public purpose of the Department by assisting individuals and families of low and very low income and families of moderate income in the State to obtain decent, safe and sanitary housing, thereby (a) helping to eliminate a shortage of such housing in rural and urban areas which contributes to the creation and persistence of substandard living conditions and is inimical to the health, welfare and prosperity of the residents and communities of the State; (b) increasing the supply of residential housing for persons and families displaced by public actions and natural disasters; and (c) assisting private enterprise in providing in sufficient quantities the construction or rehabilitation of such housing.

Section 2.2--Effective Date. That this Resolution shall be in full force and effect from and upon its adoption.

Section 2.3--Notice of Meeting. Written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting; that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials in the possession of the Department relevant to the subject of this Resolution were sent to interested persons and organizations, posted on the Department's website, made

available in hard-copy at the Department, and filed with the Secretary of State for publication by reference in the Texas Register not later than seven (7) days before the meeting of the Board as required by Section 2306.032, Texas Government Code, as amended.

PASSED AND APPROVED this 29th day of July, 2002.

By: _____
Michael E. Jones, Chairman

Attest:

Delores Groneck, Secretary

[SEAL]

Item No. 2c
Texas Department of Housing and Community Affairs
BOARD OF DIRECTORS MEETING
JULY 29, 2002

PRESENTATION, DISCUSSION AND POSSIBLE APPROVAL OF APPLICATION TO THE BOND REVIEW BOARD FOR RESERVATION OF PRIVATE ACTIVITY BOND AUTHORITY

TDHCA's Staff and Bond Finance Team are currently in the process of structuring the next single family bond program (Program 59). An application for reservation of TDHCA's annual private activity bond authority ("volume cap") must be made with the Texas Bond Review Board.

TDHCA's 2002 annual private activity bond authority equals \$156,512,826. TDHCA reserved and issued \$32,750,000 of the 2002 annual private activity bond authority in April and June, respectively. An application to request the remaining volume cap totaling \$117,762,826 will be submitted to the Texas Bond Review Board prior to August 15, 2002.

RECOMMENDATION

The Board approve the attached Resolution authorizing the submission of an application to the Bond Review Board for reservation of the remainder of TDHCA's 2002 single family private activity bond authority.

Resolution No. 02-035

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR RESERVATION WITH TEXAS BOND REVIEW BOARD WITH RESPECT TO QUALIFIED MORTGAGE BONDS; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the Texas Department of Housing and Community Affairs (the "Department") has been duly created and organized pursuant to and in accordance with the provisions of Chapter 2306, Texas Government Code, as amended (the "Act"), for the purpose, among others, of providing a means of financing the costs of residential ownership, development and rehabilitation that will provide decent, safe, and affordable living environments for persons and families of low and very low income (as defined in the Act) and families of moderate income (as described in the Act and determined by the Governing Board of the Department (the "Board") from time to time); and

WHEREAS, the Act authorizes the Department: (a) to make and acquire and finance, and to enter into advance commitments to make and acquire and finance, mortgage loans and participating interests therein, secured by mortgages on residential housing in the State of Texas (the "State"); (b) to issue its bonds, for the purpose, among others, of obtaining funds to acquire or finance such mortgage loans, to establish necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; and (c) to pledge all or any part of the revenues, receipts or resources of the Department, including the revenues and receipts to be received by the Department from such single family mortgage loans or participating interests, and to mortgage, pledge or grant security interests in such mortgages or participating interests, mortgage loans or other property of the Department, to secure the payment of the principal or redemption price of and interest on such bonds; and

WHEREAS, Section 103 and Section 143 of the Internal Revenue Code of 1986, as amended (the "Code"), provide that the interest on obligations issued by or on behalf of a state or a political subdivision thereof the proceeds of which are to be used to finance owner-occupied residences shall be excludable from gross income of the owners thereof for federal income tax purposes if such issue meets certain requirements set forth in Section 143 of the Code; and

WHEREAS, Section 146(a) of the Code requires that certain "private activity bonds" (as defined in Section 141(a) of the Code) must come within the issuing authority's private activity bond limit for the applicable calendar year in order to be treated as obligations the interest on which is excludable from the gross income of the holders thereof for federal income tax purposes; and

WHEREAS, the private activity bond "State Ceiling" (as defined in Section 146(d) of the Code) applicable to the State for calendar year 2002 is subject to allocation, in the manner authorized by Section 146(e) of the Code, pursuant to Chapter 1372 Texas Government Code, as amended (the "Allocation Act"); and

WHEREAS, the Allocation Act requires the Department, in order to make a reservation of a portion of the State Ceiling for a proposed issue of mortgage revenue bonds (the "Reservation") and satisfy the requirements of Section 146(a) of the Code, to file an application for reservation (the "Application for Reservation") with the Texas Bond Review Board (the "Bond Review Board"), stating the maximum amount of the bonds requiring an allocation, the purpose of the bonds and the section of the Code applicable to the bonds; and

WHEREAS, the Allocation Act and the rules promulgated thereunder by the Bond Review Board (the "Allocation Rules") require that an Application for Reservation be accompanied by a copy of the certified resolution of the issuer authorizing the filing of the Application for Reservation; and

WHEREAS, the Board has determined to authorize the filing of the Application for Reservation with respect to a proposed issue of qualified mortgage bonds in calendar year 2002;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS THAT:

Section 1 — Application for Reservation. The Board hereby authorizes Vinson & Elkins L.L.P., as Bond Counsel to the Department, to file on its behalf with the Bond Review Board the Application for Reservation with respect to a proposed issue of qualified mortgage bonds to be issued and delivered within 180 days after receipt of a "reservation date," as defined in the Allocation Rules, in the amount of \$117,762,826, together with any other documents and opinions required by the Bond Review Board as a condition to the granting of the Reservation.

Section 2 — Authorization of Certain Actions. The Board authorizes the Executive Director, the staff of the Department, as designated by the Executive Director, and Bond Counsel to take such actions on its behalf as may be necessary to carry out the purposes of this Resolution.

Section 3 — Purposes of Resolution. The Board has expressly determined and hereby confirms that the issuance of the qualified mortgage bonds will accomplish a valid public purpose of the Department by assisting persons and families of low and very low income and families of moderate income in the State to obtain decent, safe and sanitary housing, thereby helping to eliminate slums and blighted areas, to relieve unemployment and depressed economic conditions in the home construction industry, to expand the tax base of the State, and to reduce public expenditures for crime prevention and control, public health, welfare and safety and for other valid public purposes.

Section 4 — Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

Section 5 — Notice of Meeting. That written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting; that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials in the possession of the Department relevant to the subject of this Resolution were sent to interested persons and organizations, posted on the Department's website, made available in hard-copy at the Department, and filed with the Secretary of State for publication by reference in the Texas Register not later than seven (7) days before the meeting of the Board as required by Section 2306.032, Texas Government Code, as amended.

PASSED AND APPROVED this 29th day of July, 2002.

Chairman, Governing Board

ATTEST:

Secretary

(SEAL)

Item No. 2d
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
BOARD OF DIRECTORS MEETING
JULY 29, 2002

**PRESENTATION, DISCUSSION AND POSSIBLE APPROVAL OF RECOMMENDATIONS
REVISING ALLOCATIONS OF TAXABLE JUNIOR LIEN SINGLE FAMILY MORTGAGE
REVENUE BOND PROCEEDS
AND OTHER RELATED MATTERS
(PROGRAM 58)**

TDHCA Staff has reviewed the most recent status of various allocations of the \$10 million in bond proceeds generated by the Junior Lien Single Family Mortgage Revenue Bond transaction (the "Junior Lien Bonds"). The Board approved these uses in February 2002. The Junior Lien Bonds closed on March 27, at which time the funds became available for program use.

Based on the progress of the original approved program allocations, staff recommends the following revised program allocations.

- Allocating an additional \$2.0 million to Preservation to replace HOME Demonstration Gap Funding. Using the funds for this purpose would permit TDHCA to simultaneously address HOME, Multifamily, Tax Credits, rural, and preservation initiatives. Further, TDHCA would disburse these funds shortly after approval of a subsequent agenda item to be discussed at this board meeting.

Staff recommends funding an additional \$2.0 million for Preservation given their previously issued and outstanding NOFA and Preservation's indication that four candidates have expressed an interest in \$1.6 to \$1.8 million of the \$2.0 million preservation allocation approved last February.

- Allocating \$1.0 million for use with TDHCA's prospective Section 8 Homeownership Vouchers Program. Bond Finance expects completion of its due diligence and program structuring within 60 days. Using the funds for this purpose would permit TDHCA to address homeownership and persons with disabilities initiatives. Bond Finance anticipates using Program 56 First-Time Homebuyer money in conjunction with the Section 8 Homeownership Vouchers.

Staff will review and report again to the Board in November the status of expending the Junior Lien Bond proceeds.

RECOMMENDATION

The Board approve the revised recommended uses of the Junior Lien Bond proceeds as outlined above and listed on the attached schedules.

Texas Department of Housing and Community Affairs
\$10,000,000
Taxable Junior Lien Single Family Mortgage Revenue Bonds
Series 2002A

Recommended Uses

Recommended Uses (In Alphabetical Order)	Original Allocations			Revised Allocations	
Bootstrap Program FY 2002	OCI	\$ 200,000	2%	\$ 200,000	2%
Bootstrap Program FY 2003	OCI	\$ 1,800,000	18%	\$ 1,800,000	18%
Downpayment Assistance - Program 56	Single Family	\$ 2,500,000	25%	\$ 2,500,000	25%
JL SFMRB Series 2002A Costs of Issuance	Bond Finance	\$ 500,000	5%	\$ 500,000	5%
Preservation	Multifamily	\$ 2,000,000	20%	\$ 4,000,000	40%
Statewide Architectural Barrier Removal (SABR)	Hsg. Resources	\$ 1,000,000	10%	\$ -	0%
Transitional Housing Pilot Projects	Comm. Affairs	\$ 1,500,000	15%	\$ -	0%
Contingency	TBD	\$ 500,000	5%	\$ -	0%
Section 8 Homeownership Vouchers	Bond Finance	\$ -	0%	\$ 1,000,000	10%
Total Recommended Uses		<u>\$ 10,000,000</u>	<u>100%</u>	<u>\$ 10,000,000</u>	<u>100%</u>

Texas Department of Housing and Community Affairs
\$10,000,000
Taxable Junior Lien Single Family Mortgage Revenue Bonds
Series 2002A

Bond Proceeds Status and Recommended Allocation Revisions

Program	Division	Conceptual	R&D Due Dilligence	NOFA Preparation	NOFA Issued	Review of NOFA Responses	Preparing/ Awaiting Approval	Funds in Use	Funds Depleted	Other
Bootstrap FY 2002	OCI					X				
Bootstrap FY 2003	OCI									(1)
Downpayment Asst.	Single Family							X		
Costs of Issuance	Bond Finance								X	
Preservation	Multifamily					X	X			
Barrier Removal	Hsg Resources		X							
Transitional Hsg	Comm Affairs	X								
Contingency	TBD									(2)
Section 8 Homeownership	Bond Finance		X							(3)
Total		1	2	0	0	2	1	1	1	3

Notes:

- (1) NOFA will be issued in FY 2003
- (2) Funds initially not allocated for program purposes
- (3) Transfer to Single Family after structuring

Texas Department of Housing and Community Affairs
\$10,000,000
Taxable Junior Lien Single Family Mortgage Revenue Bonds
Series 2002A

Bond Proceeds Status and Recommended Allocation Revisions

Program	Division	Original Allocation	Funds Used	Allocation Adjustment	Allocation Balance
Bootstrap FY 2002	OCI	\$ 200,000	\$ 0	\$ 0	\$ 200,000
Bootstrap FY 2003	OCI	\$ 1,800,000	\$ 0	\$ 0	\$ 1,800,000
Downpayment Asst.	Single Family	\$ 2,500,000	\$ (1,250,000)	\$ 0	\$ 1,250,000
Costs of Issuance	Bond Finance	\$ 500,000	\$ (500,000)	\$ 0	\$ 0
Preservation	Multifamily	\$ 2,000,000	\$ 0	\$ 2,000,000	\$ 4,000,000
Barrier Removal	Hsg Resources	\$ 1,000,000	\$ 0	\$ (1,000,000)	\$ -
Transitional Hsg	Comm Affairs	\$ 1,500,000	\$ 0	\$ (1,500,000)	\$ -
Contingency	TBD	\$ 500,000	\$ 0	\$ (500,000)	\$ -
Section 8 Homeownership	Bond Finance	\$ -	\$ 0	\$ 1,000,000	\$ 1,000,000
Total		\$ 10,000,000	\$ (1,750,000)	\$ -	\$ 8,250,000
Notes:					
(1) NOFA will be issued in FY 2003					
(2) Funds initially not allocated for program pur					
(3) Transfer to Single Family after structuring					

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

**Preservation Incentives Program
Source: 2002 Junior Lien Proceeds**

Project: Walnut Hills Apartments
Applicant: Baird Rental Housing Services, Ltd.
City/County Location of Project: Baird, Callahan County
Activity: Acquisition and Rehabilitation
Total # Units in Project: 24 Total Units
Income and Rent Restrictions 6 Units restricted to 50% AMFI and below
18 Units restricted to 40% AMFI and below
Special Needs: 2 Units set aside for persons with disability
Affordability Term: 30 years

Application Request

Award Amount: \$313,728
Interest Rate: 2%
Loan Term: 30 Years fully amortizing
TDHCA Lien Position: 2nd Lien Position
Other Funding Sources: USDA-RD has 1st Lien Position and Annual 10-year allocation of Low Income Housing Tax Credit

Staff Recommendation

Award Amount: \$282,355
Interest Rate: 2%
Loan Term: 30 years fully amortizing
TDHCA Lien Position: 2nd Lien Position
Other Funding Sources: USDA-RD 1st Lien Position (\$170,000) and Annual 10-year allocation of Low Income Housing Tax Credit
Note: TDHCA Staff will work with the USDA-Rd to subordinate their lien position to TDHCA's lien thereby giving TDHCA a first lien position.

RECOMMEND APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. Award of a Preservation Incentives Program Loan in the amount not to exceed \$282,355 with a term of 30 years and an interest rate of 2%;
2. Receipt, review and acceptance of a work write up for the development signed by a third-party engineer, architect, or general contractor is a condition of this report;
3. Receipt, review and acceptance of an approved USDA/RD complete budget for the property;
4. Receipt, review and acceptance of a revised permanent loan commitment from TxRD reflecting an unpaid balance of \$170,000 on the existing loan with a restructured amortization period and loan term of 30 years at a rate of 2%.
5. Should the USDA/RD budget loan terms be different than those used in the Underwriting analysis a re-evaluation of the conditions and recommendations above should be conducted by the Underwriter.

Note: The source of funds is from the \$2,000,000 in 2002 Junior Lien bond proceeds allocated by the Board for multifamily preservation at its meeting in February 2002.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Preservation Incentives Program

Source: 2002 Junior Lien Proceeds

Project: Colony Park Apartments I & II
Applicant: Eastland Rental Housing Services, Ltd.
City/County Location of Project: Eastland, Eastland County
Activity: Acquisition and Rehabilitation
Total # Units in Project: 68 Total Units
Income and Rent Restrictions
28 Units restricted to 40% AMFI
35 Units restricted to 50% AMFI
5 Units restricted to 60% AMFI
Special Needs: 5 Units set aside for person with disabilities
Affordability Term: 30 years

Application Request

Award Amount: \$703,420
Interest Rate: 1%
Loan Term: 30 Years fully amortizing
TDHCA Lien Position: 2nd Lien Position
Other Funding Sources: USDA-RD has 1st Lien Position and Annual 10-year allocation of Low Income Housing Tax Credit

Staff Recommendation

Award Amount: \$633,078
Interest Rate: 1.75%
Loan Term: 30 years fully amortizing
TDHCA Lien Position: 2nd Lien Position
Other Funding Sources: USDA-RD 1st Lien Position (\$493,106) and Annual 10-year allocation of Low Income Housing Tax Credit
Note: TDHCA Staff will work with the USDA-Rd to subordinate their lien position to TDHCA's lien thereby giving TDHCA a first lien position.

RECOMMEND APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. Award of a Preservation Incentives Program Loan in the amount not to exceed \$633,078 with a term of 30 years and an interest rate of 1.75%;
2. Receipt, review and acceptance of a satisfactory TDHCA site inspection report;
3. Receipt, review and acceptance of a revised permanent loan commitment form TXRD reflecting an unpaid principal balance of \$136,911 on Colony Park I and \$356,160 on Colony Park II with a restructured amortization period and loan term of 30 years at a rate of 1%;
4. Receipt, review and acceptance of an approved USDA/RD complete budget for the property;
5. Receipt, review and acceptance of a third party scope of rehabilitation scope of work/needs assessment;
6. Receipt, review and acceptance of a floodplain map with the site clearly identified; and
7. Should the USDA/RD budget or loan form be different than those used in the Underwriting analysis a re-evaluation of the conditions and recommendations above should be conducted by the Underwriter.

Note: The source of funds is from the \$2,000,000 in 2002 Junior Lien bond proceeds allocated by the Board for multifamily preservation at its meeting in February 2002.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Preservation Incentives Program

Source: 2002 Junior Lien Proceeds

Project:	Briarwood Apartments
Applicant:	Kaufman Fountainhead, L.P.
City/County Location of Project:	Kaufman, Kaufman County
Activity:	Acquisition and Rehabilitation
Total # Units in Project:	48 Total Units/ 42 HOME Units
Income and Rent Restrictions	27 Units restricted to 60% AMFI and below 20 Units restricted to 40% AMFI and below 1 Unit employee occupied
Special Needs:	3 Units set aside for person with disabilities
Affordability Term:	30 years

Application Request

Award Amount:	\$600,000
Interest Rate:	2%
Loan Term:	30 Years fully amortizing
TDHCA Lien Position:	2nd Lien Position
Other Funding Sources:	USDA-RD has 1 st Lien Position and Annual 10-year allocation of Low Income Housing Tax Credit

Staff Recommendation

Award Amount:	\$540,000
Interest Rate:	2%
Loan Term:	30 years fully amortizing
TDHCA Lien Position:	2 nd Lien Position
Other Funding Sources:	USDA-RD 1 st Lien Position (\$715,000) and Annual 10-year allocation of Low Income Housing Tax Credit

RECOMMEND APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. Award of a Preservation Incentives Program Loan in the amount not to exceed \$540,000 with a term of 30 years and an interest rate of 2%;
2. Receipt, review and acceptance of documentation from the current owner's CPA to substantiate the purchase price of the property. The documentation must show that the seller will assume a higher exit tax liability cost to transfer the property than it would be foreclose on the property.
3. Should a lower sales price be mandated by USDA a re-evaluation of the recommendation herein should be conducted by the Underwriter.

Note: The source of funds is from the \$2,000,000 in 2002 Junior Lien bond proceeds allocated by the Board for multifamily preservation at its meeting in February 2002.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Preservation Incentives Program

Source: 2002 Junior Lien Proceeds

Project:	La Mirage Villas
Applicant:	Perryton Fountainhead, L.P.
City/County Location of Project:	Perryton, Ochiltree County
Activity:	Acquisition and Rehabilitation
Total # Units in Project:	48 Total Units
Income and Rent Restrictions	9 Units restricted to 60% AMFI and below 19 Units restricted to 50% AMFI and below 19 Units restricted to 40% AMFI and below 1 Unit employee occupied
Special Needs:	3 Units set aside for person with disabilities
Affordability Term:	30 years

Application Request

Award Amount:	\$600,000
Interest Rate:	2%
Loan Term:	30 Years fully amortizing
TDHCA Lien Position:	2nd Lien Position
Other Funding Sources:	USDA-RD has 1 st Lien Position and Annual 10-year allocation of Low Income Housing Tax Credit

Staff Recommendation

Award Amount:	\$540,000
Interest Rate:	2%
Loan Term:	30 years fully amortizing
TDHCA Lien Position:	2 nd Lien Position
Other Funding Sources:	USDA-RD 1 st Lien Position (\$929,000) and Annual 10- year allocation of Low Income Housing Tax Credit

1. RECOMMEND APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
2. Award of a Preservation Incentives Program Loan in the amount not to exceed \$540,000 with a term of 30 years and an interest rate of 2%;
3. Receipt, review and acceptance of documentation from the current owner's CPA to substantiate the purchase price of the property. The documentation must show that the seller will assume a higher exit tax liability cost to transfer the property than it would be foreclose on the property, resulting in a purchase price that is higher than the appraised value, and/or acceptable log USDA of the current proposed sales price,
4. Should a lower sales price be mandated by USDA a re-evaluation of the recommendation herein should be conducted by the Underwriter.

Note: The source of funds is from the \$2,000,000 in 2002 Junior Lien bond proceeds allocated by the Board for multifamily preservation at its meeting in February 2002.

MEMORANDUM

TO: TDHCA Board Members
CC: Ruth Cedillo, Deputy Executive Director
David Burrell, Director of Housing Programs
FROM: Brooke Boston, LIHTC Co-Manager
THROUGH: Edwina Carrington, Executive Director
SUBJECT: Report on the 2002 Tax Credit Allocation Round Final Recommendations
DATE: July 22, 2002

This memo describes the 2002 final tax credit allocation recommendations. Since staff made its recommendations at the June 24, 2002 TDHCA Board meeting, several changes have been made to the proposed recommendation list. A detailed explanation of the causes for those changes, as well as a description of the revised recommendations, is provided below.

I. CAUSES FOR PROPOSED CHANGES

There are three primary reasons that changes to the original allocation recommendation were made:

A. Increase in Credit Availability

From the return of credits on three prior credit allocations, the Department has additional credits to allocate in the amount of \$717,892. This amount was rolled into the original 2002 credit ceiling of \$37,318,782, yielding a revised credit ceiling of \$38,036,674. The regional allocation formula was applied to this new credit ceiling figure and new credit allocation amounts were determined for each region. The new regional allocation targets are provided below.

<u>Region</u>	<u>Original Allocation</u>	<u>New Allocation</u>	<u>Major Metro Areas</u>
1	\$1,612,996	\$1,644,025	Lubbock, Amarillo
2	\$1,126,815	\$1,148,492	Abilene, Wichita Falls
3	\$5,231,139	\$5,331,769	Dallas, Fort Worth
4	\$2,175,571	\$2,217,422	Texarkana, Longview, Marshall
5	\$1,719,713	\$1,752,795	Beaumont, Port Arthur
6	\$7,377,092	\$7,519,003	Houston
7	\$3,476,334	\$3,543,208	Austin, Waco, College Station
8A	\$4,318,916	\$4,401,998	San Antonio
8B	\$6,999,280	\$7,133,923	Corpus Christi, McAllen, Laredo
9	\$1,127,713	\$1,149,406	Midland, Odessa, San Angelo
10	\$2,153,214	\$2,194,634	El Paso

Likewise, the increased credit ceiling also increased the amount available in each set aside.

<u>Set Aside</u>	<u>% of Ceiling</u>	<u>Original Allocation</u>	<u>New Allocation</u>
At-Risk	15%	\$5,597,817	\$5,705,501
General	60%	\$22,391,269	\$22,822,005
Nonprofit	10%	\$3,731,878	\$3,803,667
Rural	15%	\$5,597,817	\$5,705,501
TxRD	25% of the Rural Set Aside	1,399,454	\$1,426,375

The Elderly Set Aside, an overlaying set aside, is 15% of the Credit Ceiling, which was originally \$5,597,817, but is now \$5,705,501.

B. Withdrawn Developments

As of today, three applications that were recommended for credits in June have withdrawn from the application cycle. Information relating to those three applications is provided below.

<u>Project #</u>	<u>Project Name</u>	<u>Region</u>	<u>Set Aside</u>	<u>Credits</u>
02155	Blue Water Garden Apartments	1	At-Risk	\$400,844
02152	Cordell Apartments	2	Rural	\$70,780
02098	Ashford Park	7	Nonprofit	\$1,130,257

Because Ashford Park was needed to meet the 10% Nonprofit Set-Aside, the next highest scoring developments in the Set-Aside statewide, found to be financially feasible, are now recommended. Grove Place Apartments, #02100, while one of the next highest scoring developments, was not recommended by Underwriting and therefore was not recommended for an allocation.

C. Successful Appeals

After the Board meeting on June 24, there were still numerous appeals that were heard by the Executive Director. Of those appeals, several were approved, causing a change in the recommendation status of two applications. Additionally, while some appeals did not alter the recommendation status of the application, the appeal may have caused changes to the Underwriting conditions. Those Applications that previously were not recommended in June, but are now recommended based on a successful appeal are identified below.

<u>Project #</u>	<u>Project Name</u>	<u>Region</u>	<u>Appeal Issue</u>	<u>Credits</u>
02073	Pleasant Valley Courtyards	7	Appealed termination. Application was reinstated. Now recommended as highest scoring application in Region 7.	\$1,027,062
02086	Refugio Street Apartments	8A	Appealed loss of 5 points. Points were reinstated. Now recommended.	\$747,562

All of the above issues were outside of the control of staff. There was no intent to change the recommendations made in June. However, the above issues have had an impact on those original recommendations. It is incumbent upon staff to notify the Board of those impacts and provide a revised recommendation list that reflects the necessary changes to the recommendations based on the issues stated above. Staff has continued to apply identical rules and standards to the generation of the new recommendation list as were originally utilized for the initial recommendations made to the Board in June 2002.

II. STAFF REVISED RECOMMENDATIONS

The only further review and processing of applications that took place since recommendations were made to the Board in June involved the underwriting of those developments specifically requested by the Board in June and the processing of those appeals timely filed by applicants, but not yet heard by the Executive Director by June 24. Staff continued to ensure fairness and consistency and adhered to all required guidelines.

Because of the three issues noted in Section I of this memorandum, adjustments in the recommendation list were needed to ensure that all set-asides and regional allocations would still be satisfied. In making those adjustments to the recommendations, staff again relied on the regional allocation targets, set aside requirements and scores. Staff continued to ensure that, when making adjustments to the recommendation list, developments not recommended by the Underwriting Division were not recommended to the Board and also ensured that the tax credit cap per Applicant of \$1.6 million was not exceeded.

Because requested credit amounts for developments do not match perfectly with the regional amounts available, each region will be over or under by some amount. For each region staff calculated what the impact of a regional shortfall would be as a proportion of the region's allocation. In determining which regions would exceed their regional allocation, staff utilized this proportional shortfall figure to ensure that those regions that would have been most impacted (were losing the greatest percentage of their regional allocation) were those that went over their regional allocation, by allocating funds to the next highest scoring development in the region. This methodology was also used in making recommendations relating to Forward Commitments for 2003, with the exception of those developments added as Forward Commitments based on a pending Court Order.

Specifically, the changes that were made are identified below.

- Region 1: Blue Water Garden Apartments (#02155) was withdrawn and removed from the list. As the region is still over by a minimal amount, no development was added to replace it. Castle Garden Apartments (#02022) was added as a 2003 Forward Commitment in anticipation of a Court Order requiring its reinstatement.
- Region 2: Cordell Apartments (#02152) was withdrawn and removed from the list. The recommended credits for Windmill Point (#02148) were reduced to the original requested credit amount so that this Applicant does not violate the \$1.6 million credit cap. Because Region 2 is one of the regions that would have experienced a significant shortfall in its allocation, the next highest scoring development, Woodview Apartments (#02070) was also added.
- Region 3: The recommended credits for Madison Point Apartments (#02149) were reduced to the original requested credit amount so that this Applicant does not violate the \$1.6 million credit cap. Although Sphinx at Murdeax (#02078) was on a staff recommended 2003 Forward Commitment list, the Board took no action on these recommended commitments. Sphinx at Murdeaux has since been removed to accommodate for a 2003 Forward Commitment for Continental Terrace Apartments (#02021) in anticipation of a Court Order requiring their reinstatement.
- Region 4: Because Region 4 is one of the regions that would have experienced a significant shortfall in its allocation, the next highest scoring development, Northside Apartments (#02110) was adjusted. It was originally on a staff list of developments recommended for a 2003 Forward Commitment, but the Board took no action on the recommended Forward Commitments. It is now recommended as a 2002 allocation recommendation.
- Region 5: The recommendations in this region remained the same.
- Region 6: Because Ashford Park (a Nonprofit in Region 7) withdrew, an additional allocation was required in the nonprofit set-aside. The next highest scoring nonprofit development was Windsor Gardens (#02151), which is now recommended, although it will still be conditioned on an evaluation by Underwriting. To compensate for those extra credits being added to the

region, Gateway Pavilion (#02089) was removed. Kings Row Apartments (#02020) was added as a 2003 Forward Commitment in anticipation of a Court Order requiring their reinstatement.

- Region 7: Pleasant Valley Courtyards (#02073) was reinstated based on their appeal. Since they were the highest scoring development in Region 7 they were added to the recommended list. Ashford Park was withdrawn so it was removed from the list. All other recommendations in Region 7 remained the same. It should be noted in Region 7 that Grove Place Apartments (#02100) would have been recommended based on its scoring ranking statewide in the nonprofit set-aside, but it was not recommended by Underwriting.
- Region 8A: Refugio Street Apartments (#02086) had five points reinstated for its appeal, which brought it into a tie with Bexar Creek (#02146). However, the first evaluation factor in the QAP is to serve a greater number of lower income families for fewer credits. Applying that standard, Refugio Street is providing 105 low income units for \$825,945 in credits yielding \$7,866 in credits per low income unit; Bexar Creek is providing 61 low income units for \$621,995 in credits yielding \$10,196 in credits per low income unit. Based on this credit per unit figure, Refugio Street Apartments is now recommended and Bexar Creek was removed from the recommendations. Although Villas at Costa Verde (#02041) was on a staff recommended 2003 Forward Commitment list, the Board took no action on these recommended commitments. Villas at Costa Verde has since been removed because the region is not experiencing the same shortfall that had originally prompted staff to recommend a Forward Commitment for the region in June.
- Region 8B: The recommendations in this region remained the same.
- Region 9: The recommendations in this region remained the same.
- Region 10: Because Ashford Park (a Nonprofit in Region 7) withdrew, an additional allocation was required in the nonprofit set-aside. One of the next highest scoring nonprofit developments, that was found to be financially feasible, was Geronimo Trails (#02068), which is now recommended. To compensate for those extra credits being added to the region, Meadowbrook Townhomes, which was not a nonprofit, (#02067) was removed.

The scenario provided above suggests the allocation of \$37,890,645 in 2002 credits, leaving a credit balance of \$146,029. None of the “next highest scoring” developments in any region were small enough to absorb this amount. It is suggested that as credits are returned through the Carryover process, this amount can be combined with returned credits to fund a more complete development. However, one of the two developments in Socorro in Region 10, Mission del Valle, is underwritten for \$160,782 in credits, which could be suggested for a reduction down to \$146,029 and an allocation proposed to utilize these remaining funds.

Staff is also suggesting the allocation of \$2,426,489 in Forward Commitments for the 2003 allocation cycle. The Board is able to allocate up to 15% of the 2003 credit allocation, which is currently estimated at \$5,700,000. The balance left after staff recommendations is \$3,273,511. While staff feels that the current recommendations are well-balanced and no additional recommendations are needed, there are four regions that did not receive excess credits out of the 2002 allocation cycle – Regions 3, 6, 8A and 8B. Of these, two of the regions did receive a Forward Commitment based on the anticipated Court Order, but it was not provided to the “next most competitive” development. Staff suggests that if the Board opts to allocate more 2003 Forward Commitment credits that it do so from one or more of these four regions. The suggested developments for each region are provided below:

Region	Project Name	Project #	Credit Amount
3	Sphinx at Murdeaux	02078	\$1,133,095
6	Gateway Pavilion	02089	\$1,185,675
8A	Bexar Creek	02146	\$614,528
8B	La Estrella	02031	\$845,973

III. WAITING LIST

Staff is requesting that at the meeting on July 29, 2002, the Board approve a Waiting List that is composed of all applications that have not been recommended by the Board for a Commitment of 2002 or 2003 allocation of credits, and have not been terminated by the Department or withdrawn by the Applicant. According to the 2002 Qualified Allocation Plan and Rules, "If the entire State Housing Credit Ceiling for the applicable calendar year has been committed or allocated in accordance with this chapter, the Board shall generate a waiting list. All such waiting list Applications will be weighed one against the other and a priority list shall be developed by the Board." There is no requirement in the QAP, however, that the Board must prioritize the Waiting List on or before the end of July. Therefore, at the August 8 meeting, staff will recommend a prioritization order for the Waiting List that it will ask the Board to approve so that as credits become available staff will be able to allocate from the prioritized list without returning to the Board for approval.

IV. REQUESTED BOARD ACTION

In summary, staff is seeking action on the following:

- 1. approval of the recommendation for the issuance of Commitment Notices to tax credit applicants under the 2002 allocation round, and**
- 2. approval of the Forward Commitment of 2003 tax credits not to exceed 15% of the 2003 state per capita credits to 2002 applicants, and**
- 3. approval of a Waiting List that is composed of all applications that have not been recommended for an allocation or a Forward Commitment, and have not been terminated or withdrawn.**

V. DOCUMENTS PROVIDED

The final recommendations are presented in one volume, which contains:

- ❖ Documentation for Appeals to the Board
- ❖ Final Allocation Summary Reports
- ❖ Summaries for those developments recommended on the Final Allocation List and that were not already provided to the Board in June. *No new documentation is provided for developments that were already recommended in June.*
- ❖ Revised Development Profile and Board Summaries for developments which have had Underwriting addendums or for which a change was made to the Profile Summary.

The LIHTC Program, Compliance Division and Credit Underwriting Division staff are available to address any questions or comments the Board may have.

**2002 LIHTC Final Recommended Developments
Sorted by Region and Final Score**

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 1															
02056	A	1	Amarillo Gardens Apartments	Amarillo	Potter	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$265,578	\$461,090	100	100	Steve Dalrymple	140	AC
02029	A	1	North Grand Villas	Amarillo	Potter	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,050,826	\$1,049,367	115	144	Ralph J. Collins	137	AC
02159	A	1	La Mirage Villas	Perryton	Ochiltree	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$161,815	\$161,864	47	47	Patrick A. Barbolla	87	AC
02157	A	1	La Mirage Apartments	Borger	Hutchinson	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$104,374	\$104,374	47	48	Patrick A. Barbolla	86	AC
02150	A	1	Fairview Manor Apartments	Childress	Childress	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$113,155	\$113,567	48	48	William S. Swan	46	AC
5 Projects in Region		Amount Available for Region:				\$1,644,025			\$1,695,748	\$1,890,262	357	387			
Projects Located in Region 10															
02051	A	10	Pueblo Montana	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$228,465	\$234,001	36	36	Bobby Bowling IV	146	AC
02052	A	10	Burgundy Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$618,843	\$639,769	100	100	Bobby Bowling IV	141	AC
02053	A	10	Castner Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$624,635	\$639,769	100	100	Bobby Bowling IV	141	AC
02068	A	10	Geronimo Trails Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$216,491	\$220,376	22	22	Ike J. Monty	128	AC
02061	A	10	Painted Desert Townhomes, Ltd.	Clint	El Paso	<input type="checkbox"/>	R	<input type="checkbox"/>	\$160,173	\$161,276	20	20	Ike J. Monty	121	AC
02036	A	10	Gateway East Apartments	El Paso	El Paso	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$394,662	\$394,320	104	104	Daniel O'Dea	104	AC
6 Projects in Region		Amount Available for Region:				\$2,194,634			\$2,243,269	\$2,289,511	382	382			
Projects Located in Region 2															
02046	A	2	Colony Park Apartments, I & II	Eastland	Eastland	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$53,565	\$52,470	68	68	Joe Chamy	157	AC
02047	A	2	Walnut Hills Apartments	Baird	Callahan	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$21,842	\$22,152	24	24	Joe Chamy	153	AC
02044	A	2	Brownwood Retirement Village	Brownwood	Brown	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$409,727	\$412,509	76	76	Joe Chamy	141	AC
02070	A	2	Woodview Apartments	Wichita Falls	Wichita	<input type="checkbox"/>	G	<input type="checkbox"/>	\$774,967	\$822,833	98	104	John Boyd	135	AC
02148	A	2	Windmill Point Apartments	Merkel	Taylor	<input type="checkbox"/>	R	<input type="checkbox"/>	\$545,899	\$545,899	68	76	Kurt P. Kehoe	123	AC
5 Projects in Region		Amount Available for Region:				\$1,148,492			\$1,806,000	\$1,855,863	334	348			

* "A" means Recommended for an Award, "FC03" means recommended for a 2003 Forward Commitment and "N" means Not Recommended

(1) Set Asides: G=General, R=Rural, AR=At Risk, and NP=Nonprofit

Development numbers 02001 through 02010 are 2002 Forward Commitments made in July 2001.

Monday, July 22, 2002 12:13

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 3															
02149	A	3	Madison Point Apartments	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,053,119	\$1,053,119	140	176	Kurt P. Kehoe	157	AC
02083	A	3	Villas of Lancaster	Lancaster	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$679,272	\$680,510	142	144	Deborah A. Griffin	154	AC
02034	A	3	Terrell Senior Terraces, Phase II	Terrell	Kaufman	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$781,495	\$764,357	144	180	Barry Halla	143	AC
02097	A	3	Park Manor Apartments	Waxahachie	Ellis	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$288,644	\$312,861	60	60	Diana McIver	138	AC
02091	A	3	Riverwalk Townhomes	Stephenville	Erath	<input type="checkbox"/>	R	<input type="checkbox"/>	\$544,106	\$542,766	76	76	R.J. Collins	122	AC
02158	A	3	Briarwood Apartments	Kaufman	Kaufman	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$151,278	\$151,278	47	47	Patrick A. Barbolla	65	AC
02006	A	3	Roseland Estates	Dallas		<input type="checkbox"/>	NP	<input type="checkbox"/>	\$638,488	\$638,488	108	138	Matty Jones	0	
02002	A	3	Cedar Hill Gardens	Cedar Hill		<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$385,791	\$385,791	79	132	Brian Potashnik	0	
02008	A	3	Prairie Commons	Dallas		<input type="checkbox"/>	G	<input type="checkbox"/>	\$378,365	\$378,365	54	72	Diana McIver	0	
9 Projects in Region		Amount Available for Region:				\$5,331,769			\$4,900,558	\$4,907,535	850	1,025			
Projects Located in Region 4															
02045	A	4	Paris Retirement Village	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$373,692	\$376,203	68	76	Joe Chamy	146	AC
02030	A	4	Ray's Pointe	Texarkana	Bowie	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,047,330	\$1,045,881	115	144	Michael Hartman	126	AC
02110	A	4	Northside Apartments	Tyler	Smith	<input type="checkbox"/>	G	<input type="checkbox"/>	\$744,356	\$799,916	95	96	Jeffery Spicer	118	AC
02071	A	4	Panola Apartments	Carthage	Panola	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,052	\$66,201	32	32	Thomas Frye	93	AC
02156	A	4	Town North Apartments	Texarkana	Bowie	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$275,871	\$278,976	100	100	Daniel F. O'Dea	73	AC
02072	A	4	Jacksonville Square Apartments	Jacksonville	Cherokee	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$86,940	\$88,415	44	44	Thomas Frye	72	AC
6 Projects in Region		Amount Available for Region:				\$2,217,422			\$2,589,241	\$2,655,592	454	492			
Projects Located in Region 5															
02174	A	5	Gateway Village Seniors	Beaumont	Jefferson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$719,168	\$760,790	110	116	David Hendricks	136	AC
02112	A	5	Cardinal Village	Nacogdoches	Nacogdoche	<input type="checkbox"/>	G	<input type="checkbox"/>	\$762,000	\$799,990	95	96	Jeffery Spicer	125	AC
02175	A	5	Creekside Estates, Phase II	Lufkin	Angelina	<input type="checkbox"/>	R	<input type="checkbox"/>	\$473,198	\$539,182	60	60	Carol C. Moore	112	AC
3 Projects in Region		Amount Available for Region:				\$1,752,795			\$1,954,366	\$2,099,962	265	272			

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 6															
02147	A	6	Heatherbrook Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,084,340	\$1,048,837	140	176	Joseph Kemp	167	AC
02119	A	6	Lovett Manor	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,085,628	\$1,098,812	158	198	H. Elizabeth Young	155	AC
02099	A	6	Sunrise Village Apartments	Houston	Harris	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$616,304	\$644,263	72	80	Thomas Scott	147	AC
02080	A	6	Fallbrook Ranch Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$936,382	\$936,951	156	196	W. Barry Kahn	146	A
02081	A	6	Bay Forest Ranch	La Porte	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$969,008	\$969,872	156	196	Isaac Mathews	146	AC
02120	A	6	Humble Memorial Gardens	Humble	Harris	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$366,177	\$367,807	71	75	David Muguerza	142	AC
02151	A	6	Windsor Gardens Apartments	South Houston	Harris	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$968,058	\$968,058	153	192	Chelsea Muhammad	136	Pendi
02161	A	6	Bayou Bend Apartments	Waller	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$96,390	\$123,808	56	56	James W. Fieser	70	A
02163	A	6	Cedar Cove Apartments	Sealy	Austin	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$93,636	\$123,035	54	54	James W. Fieser	68	AC
02160	A	6	Green Manor Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$63,915	\$87,971	40	40	James W. Fieser	67	A
02162	A	6	Willowchase Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$91,616	\$126,135	57	57	James W. Fieser	67	AC
02010	A	6	Champion Forest Apartments	Houston		<input type="checkbox"/>	G	<input type="checkbox"/>	\$610,346	\$610,346	115	192	Roger Bowler	0	
12 Projects in Region		Amount Available for Region:			\$7,519,003				\$6,981,800	\$7,105,895	1,228	1,512			
Projects Located in Region 7															
02073	A	7	Pleasant Valley Courtyards	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,027,062	\$1,160,451	130	163	Carlos Herrera	158	AC
02042	A	7	Saddle Creek Apartments at Kyle, FKA, Steeplechase Apartments	Kyle	Hays	<input type="checkbox"/>	G	<input type="checkbox"/>	\$448,615	\$449,745	80	104	Laura Musemeche	151	AC
02027	A	7	Crescent Village	Burnet	Burnet	<input type="checkbox"/>	R	<input type="checkbox"/>	\$369,601	\$388,022	54	60	Dennis Hoover	129	AC
02001	A	7	Williams Trace Apartments	Elgin		<input type="checkbox"/>	R	<input type="checkbox"/>	\$356,005	\$356,005	57	76	Rick Deyoe	0	
02004	A	7	Brenham Oaks Apartments	Cameron		<input type="checkbox"/>	NP	<input type="checkbox"/>	\$355,436	\$355,436	68	68	Michael Lankford	0	
02005	A	7		Brenham		<input type="checkbox"/>	R	<input type="checkbox"/>	\$441,453	\$441,453	76	76	Samuel Tijerina	0	
6 Projects in Region		Amount Available for Region:			\$3,543,208				\$2,998,172	\$3,151,112	465	547			
Projects Located in Region 8A															
02075	A	8A	Heatherwilde Estates	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,068,403	\$1,140,628	140	176	Leroy Leopold	162	AC
02092	A	8A	SA Union Pines II Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$640,106	\$706,232	152	152	Dianna L. Gum	134	AC
02086	A	8A	Refugio Street Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$747,562	\$825,945	105	210	Diana Kinlaw	132	AC
02093	A	8A	SA Union Park Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$300,006	\$321,873	100	100	Samuel Tijerina	114	AC
02094	A	8A	SA Ridgecrest Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$458,769	\$494,845	152	152	Samuel Tijerina	91	AC
02009	A	8A	Las Villas de Merida	San Antonio		<input type="checkbox"/>	G	<input type="checkbox"/>	\$917,770	\$917,770	120	160	Rob Burchfield	0	
6 Projects in Region		Amount Available for Region:			\$4,401,998				\$4,132,616	\$4,407,293	769	950			

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 8B															
02043	A	8B	King's Crossing	Kingsville	Kleberg	<input type="checkbox"/>	G	<input type="checkbox"/>	\$777,472	\$779,906	120	120	Mark Musemeche	145	AC
02011	A	8B	Aransas Pass Retirement Center	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$416,498	\$414,031	76	76	Charles Holcomb	142	AC
02103	A	8B	Valley View Apartments	Pharr ETJ	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$899,933	\$973,101	121	128	Mike Lopez	137	AC
02076	A	8B	Laredo Vista II	Laredo	Webb	<input type="checkbox"/>	G	<input type="checkbox"/>	\$864,275	\$865,960	115	115	Raul Loya	127	AC
02037	A	8B	Villa Hermosa Apartments	Crystal City	Zavala	<input type="checkbox"/>	R	<input type="checkbox"/>	\$565,712	\$568,236	60	60	Alfredo Castaneda	121	AC
02107	A	8B	Holly Park Apartments	Corpus Christi	Nueces	<input type="checkbox"/>	G	<input type="checkbox"/>	\$888,921	\$866,332	172	172	Kelly Elizondo	115	AC
02033	A	8B	Pueblo de Paz Apartments	Mission	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$862,724	\$869,606	160	200	John Pitts	112	AC
02153	A	8B	Encanta Villa Apartments	Rio Grande Cit	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$55,529	\$55,677	24	24	Juan Cantu	105	AC
02154	A	8B	Rio Vista Apartments	Roma	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,645	\$61,812	28	28	Dennis Hoover	105	AC
02007	A	8B	Portside Villas	Ingleside		<input type="checkbox"/>	G	<input type="checkbox"/>	\$563,846	\$563,846	108	144	Steve Ford	0	
02003	A	8B	El Pueblo Dorado	Pharr		<input type="checkbox"/>	G	<input type="checkbox"/>	\$885,689	\$885,689	132	176	Rowan Smith	0	
11 Projects in Region		Amount Available for Region:		\$7,133,923				\$6,842,244	\$6,904,196	1,116	1,243				
Projects Located in Region 9															
02079	A	9	Arbor Terrace II Apartments	Odessa	Ector	<input type="checkbox"/>	G	<input type="checkbox"/>	\$925,169	\$1,060,162	120	120	Bert Magill	143	AC
02104	A	9	Santa Rita Senior Village	Midland	Midland	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$821,462	\$790,000	136	136	Sharon Laurence	135	AC
2 Projects in Region		Amount Available for Region:		\$1,149,406				\$1,746,631	\$1,850,162	256	256				
71		Statewide Amount Available: \$38,036,674						\$37,890,645	\$39,117,383	6,476	7,414				

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**2002 Final LIHTC Recommendation of 2003 Forward Commitment
Recommended Developments Listed in Project Number Order**

Project #*	A**	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
02015	FC03	7	Eagle's Point Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,200,000	\$1,200,000	192	240	Robert H. Voelker	144	AC
02020	FC03	6	Kings Row Apartments	Houston	Harris	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$466,987	\$466,987	180	180	Charles L. Schwennesen	122	Pendi
02021	FC03	3	Continental Terrace Apartments	Fort Worth	Tarrant	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$425,930	\$425,930	200	200	Charles L. Schwennesen	112	Pendi
02022	FC03	1	Castle Garden Apartments	Lubbock	Lubbock	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$333,572	\$333,572	150	150	Charles L. Schwennesen	123	Pendi
4									\$2,426,489	\$2,426,489	722	770			

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2002 LIHTC Final Recommendations
Sorted by Region, Award Status and Final Score
Does not reflect Withdrawn or Terminated Files

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 1															
02056	A	1	Amarillo Gardens Apartments	Amarillo	Potter	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$265,578	\$461,090	100	100	Steve Dalrymple	140	AC
02029	A	1	North Grand Villas	Amarillo	Potter	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,050,826	\$1,049,367	115	144	Ralph J. Collins	137	AC
02159	A	1	La Mirage Villas	Perryton	Ochiltree	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$161,815	\$161,864	47	47	Patrick A. Barbolla	87	AC
02157	A	1	La Mirage Apartments	Borger	Hutchinson	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$104,374	\$104,374	47	48	Patrick A. Barbolla	86	AC
02150	A	1	Fairview Manor Apartments	Childress	Childress	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$113,155	\$113,567	48	48	William S. Swan	46	AC
5									\$1,695,748	\$1,890,262	357	387			
02022	FC03	1	Castle Garden Apartments	Lubbock	Lubbock	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$333,572	\$333,572	150	150	Charles L. Schwennesen	123	Pendi
1									\$333,572	\$333,572	150	150			
02054	N	1	Senior Residences at St. Anthony's	Amarillo	Potter	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$715,743	102	102	Steve Dalrymple	132	NR
02055	N	1	Family Residences at Greentree	Amarillo	Potter	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$584,478	76	96	Kelly Hunt	103	
2									\$0	\$1,300,221	178	198			
8	Projects in Region		Amount Available for Region:							\$3,524,055	685	735			

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 10															
02051	A	10	Pueblo Montana	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$228,465	\$234,001	36	36	Bobby Bowling IV	146	AC
02052	A	10	Burgundy Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$618,843	\$639,769	100	100	Bobby Bowling IV	141	AC
02053	A	10	Castner Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$624,635	\$639,769	100	100	Bobby Bowling IV	141	AC
02068	A	10	Geronimo Trails Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$216,491	\$220,376	22	22	Ike J. Monty	128	AC
02061	A	10	Painted Desert Townhomes, Ltd.	Clint	El Paso	<input type="checkbox"/>	R	<input type="checkbox"/>	\$160,173	\$161,276	20	20	Ike J. Monty	121	AC
02036	A	10	Gateway East Apartments	El Paso	El Paso	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$394,662	\$394,320	104	104	Daniel O'Dea	104	AC
6									\$2,243,269	\$2,289,511	382	382			
02067	N	10	Meadowbrook Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$235,505	\$239,536	25	25	Ike J. Monty	133	AC
02065	N	10	Sunset View Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$158,286	16	16	Ike J. Monty	129	
02060	N	10	Desert Garden Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$436,891	48	48	Ike J. Monty	128	
02062	N	10	Camino Del Norte Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$328,898	36	36	Ike J. Monty	126	
02064	N	10	Mission Del Valle Townhomes, Ltd.	Socorro	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$160,782	\$164,226	16	16	Ike J. Monty	126	A
02164	N	10	Talbot Townhomes, Ltd.	Canutillo	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$281,883	32	32	Ike J. Monty	113	
02166	N	10	Jardin Sereno Senior Community, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$305,850	56	56	Ike J. Monty	109	
02059	N	10	Mountainside Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$154,873	\$158,286	16	16	Ike J. Monty	103	AC
02063	N	10	Rancho Del Valle Townhomes, Ltd.	Socorro	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$281,413	\$285,785	32	32	Ike J. Monty	96	AC
9									\$832,573	\$2,359,641	277	277			
15 Projects in Region			Amount Available for Region:		\$2,194,634				\$4,649,152	659	659				
Projects Located in Region 2															
02046	A	2	Colony Park Apartments, I & II	Eastland	Eastland	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$53,565	\$52,470	68	68	Joe Chamy	157	AC
02047	A	2	Walnut Hills Apartments	Baird	Callahan	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$21,842	\$22,152	24	24	Joe Chamy	153	AC
02044	A	2	Brownwood Retirement Village	Brownwood	Brown	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$409,727	\$412,509	76	76	Joe Chamy	141	AC
02070	A	2	Woodview Apartments	Wichita Falls	Wichita	<input type="checkbox"/>	G	<input type="checkbox"/>	\$774,967	\$822,833	98	104	John Boyd	135	AC
02148	A	2	Windmill Point Apartments	Merkel	Taylor	<input type="checkbox"/>	R	<input type="checkbox"/>	\$545,899	\$545,899	68	76	Kurt P. Kehoe	123	AC
5									\$1,806,000	\$1,855,863	334	348			
02141	N	2	Big Country Senior Village	Abilene	Taylor	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$809,000	140	140	Randy Stevenson	121	
1									\$0	\$809,000	140	140			
6 Projects in Region			Amount Available for Region:		\$1,148,492				\$2,664,863	474	488				

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Projects Located in Region 3															
02149	A	3	Madison Point Apartments	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,053,119	\$1,053,119	140	176	Kurt P. Kehoe	157	AC
02083	A	3	Villas of Lancaster	Lancaster	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$679,272	\$680,510	142	144	Deborah A. Griffin	154	AC
02034	A	3	Terrell Senior Terraces, Phase II	Terrell	Kaufman	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$781,495	\$764,357	144	180	Barry Halla	143	AC
02097	A	3	Park Manor Apartments	Waxahachie	Ellis	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$288,644	\$312,861	60	60	Diana Mclver	138	AC
02091	A	3	Riverwalk Townhomes	Stephenville	Erath	<input type="checkbox"/>	R	<input type="checkbox"/>	\$544,106	\$542,766	76	76	R.J. Collins	122	AC
02158	A	3	Briarwood Apartments	Kaufman	Kaufman	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$151,278	\$151,278	47	47	Patrick A. Barbolla	65	AC
02008	A	3	Prairie Commons	Dallas		<input type="checkbox"/>	G	<input type="checkbox"/>	\$378,365	\$378,365	54	72	Diana Mclver	0	
02006	A	3	Roseland Estates	Dallas		<input type="checkbox"/>	NP	<input type="checkbox"/>	\$638,488	\$638,488	108	138	Mattye Jones	0	
02002	A	3	Cedar Hill Gardens	Cedar Hill		<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$385,791	\$385,791	79	132	Brian Potashnik	0	
9									\$4,900,558	\$4,907,535	850	1,025			
02021	FC03	3	Continental Terrace Apartments	Fort Worth	Tarrant	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$425,930	\$425,930	200	200	Charles L. Schwennesen	112	Pendi
1									\$425,930	\$425,930	200	200			
02074	N	3	Arbor Woods	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,080,924	120	151	Cheryl Geiser	161	NR
02078	N	3	Sphinx at Murdeaux	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,133,095	\$1,144,545	150	150	Jay O. Oji	153	AC
02025	N	3	The Village @ Prairie Creek	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,139,789	156	196	James E. Washburn	141	
02117	N	3	Bardin House Senior Apartments	Arlington	Tarrant	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$931,048	180	225	Guy Brignon	139	
02142	N	3	Mayfair Ridge Apartments	Sanger	Denton	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$715,000	120	120	Richard Higgins	139	
02143	N	3	Parkland Pointe II	Arlington	Tarrant	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$734,949	118	148	Don Paxton	135	
02069	N	3	Sanger Trails Apartments	Sanger	Denton	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$862,436	140	176	Richard Shaw	135	
02096	N	3	Douglass Place Senior Housing	Plano	Collin	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$530,060	63	63	Diana Mclver	127	
02173	N	3	Cedar View Apartments	Mineral Wells	Palo Pinto	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$487,312	64	64	Leslie Donaldson	119	NR
02108	N	3	The Pegasus	Dallas	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,136,226	\$1,197,481	124	156	Glenn Lynch	113	AC
02039	N	3	Oak Timbers-Rockwall	Rockwall	Rockwall	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$606,471	108	120	Lynda Pittman	102	
02171	N	3	Colony Grove Apts., Ltd.	Corsicana	Navarro	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$605,069	76	76	Elaina D. Glockzin	67	
12									\$2,269,321	\$10,035,084	1,419	1,645			
22 Projects in Region			Amount Available for Region:		\$5,331,769				\$15,368,549	2,469	2,870				

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding	
Projects Located in Region 4																
02045	A	4	Paris Retirement Village	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$373,692	\$376,203	68	76	Joe Chamy	146	AC	
02030	A	4	Ray's Pointe	Texarkana	Bowie	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,047,330	\$1,045,881	115	144	Michael Hartman	126	AC	
02110	A	4	Northside Apartments	Tyler	Smith	<input type="checkbox"/>	G	<input type="checkbox"/>	\$744,356	\$799,916	95	96	Jeffery Spicer	118	AC	
02071	A	4	Panola Apartments	Carthage	Panola	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,052	\$66,201	32	32	Thomas Frye	93	AC	
02156	A	4	Town North Apartments	Texarkana	Bowie	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$275,871	\$278,976	100	100	Daniel F. O'Dea	73	AC	
02072	A	4	Jacksonville Square Apartments	Jacksonville	Cherokee	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$86,940	\$88,415	44	44	Thomas Frye	72	AC	
6									\$2,589,241	\$2,655,592	454	492				
02135	N	4	Lakeridge Apartments	Texarkana	Bowie	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,047,148	112	112	Jerry Moore	112		
02040	N	4	The Residences on Stillhouse Road	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$356,659	\$360,233	72	76	Dan Allgeier	106	AC	
2									\$356,659	\$1,407,381	184	188				
8	Projects in Region		Amount Available for Region:						\$2,217,422	\$4,062,973	638	680				
Projects Located in Region 5																
02174	A	5	Gateway Village Seniors	Beaumont	Jefferson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$719,168	\$760,790	110	116	David Hendricks	136	AC	
02112	A	5	Cardinal Village	Nacogdoches	Nacogdoche	<input type="checkbox"/>	G	<input type="checkbox"/>	\$762,000	\$799,990	95	96	Jeffery Spicer	125	AC	
02175	A	5	Creekside Estates, Phase II	Lufkin	Angelina	<input type="checkbox"/>	R	<input type="checkbox"/>	\$473,198	\$539,182	60	60	Carol C. Moore	112	AC	
3									\$1,954,366	\$2,099,962	265	272				
02172	N	5	Stone Hearst	Beaumont	Jefferson	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,059,411	\$1,051,195	115	144	Ralph J. Collins	130	AC	
02169	N	5	Pine Needle Cove, Ltd.	Nacogdoches	Nacogdoche	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$577,387	72	72	Elaina D. Glockzin	62		
02170	N	5	Timber Villas, Ltd.	Nacogdoches	Nacogdoche	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$571,938	76	76	Denise Bryant	61		
3									\$1,059,411	\$2,200,520	263	292				
6	Projects in Region		Amount Available for Region:						\$1,752,795	\$4,300,482	528	564				

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Projects Located in Region 6															
02147	A	6	Heatherbrook Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,084,340	\$1,048,837	140	176	Joseph Kemp	167	AC
02119	A	6	Lovett Manor	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,085,628	\$1,098,812	158	198	H. Elizabeth Young	155	AC
02099	A	6	Sunrise Village Apartments	Houston	Harris	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$616,304	\$644,263	72	80	Thomas Scott	147	AC
02080	A	6	Fallbrook Ranch Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$936,382	\$936,951	156	196	W. Barry Kahn	146	A
02081	A	6	Bay Forest Ranch	La Porte	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$969,008	\$969,872	156	196	Isaac Mathews	146	AC
02120	A	6	Humble Memorial Gardens	Humble	Harris	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$366,177	\$367,807	71	75	David Muguerza	142	AC
02151	A	6	Windsor Gardens Apartments	South Houston	Harris	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$968,058	\$968,058	153	192	Chelsea Muhammad	136	Pendi
02161	A	6	Bayou Bend Apartments	Waller	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$96,390	\$123,808	56	56	James W. Fieser	70	A
02163	A	6	Cedar Cove Apartments	Sealy	Austin	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$93,636	\$123,035	54	54	James W. Fieser	68	AC
02162	A	6	Willowchase Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$91,616	\$126,135	57	57	James W. Fieser	67	AC
02160	A	6	Green Manor Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$63,915	\$87,971	40	40	James W. Fieser	67	A
02010	A	6	Champion Forest Apartments	Houston		<input type="checkbox"/>	G	<input type="checkbox"/>	\$610,346	\$610,346	115	192	Roger Bowler	0	
12									\$6,981,800	\$7,105,895	1,228	1,512			
02020	FC03	6	Kings Row Apartments	Houston	Harris	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$466,987	\$466,987	180	180	Charles L. Schwennesen	122	Pendi
1									\$466,987	\$466,987	180	180			
02118	N	6	Calhoun Place Ltd.	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$944,815	\$944,815	142	178	H. Elizabeth Young	154	AC
02089	N	6	Gateway Pavilion	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,185,675	\$1,159,683	200	248	Ryan Dearborn	144	AC
02123	N	6	Villas at Park Grove	Katy	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$626,148	\$627,566	120	150	Ignacio Grillo	142	A
02125	N	6	Mayfair Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	152	152	William D. Henson	141	
02121	N	6	Northpoint Retirement Village	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$441,623	72	76	Janet K. Miller	138	
02028	N	6	Cricket Hollow Townhomes	Willis	Montgomery	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,030,313	\$1,032,801	160	160	Brian Cogburn	136	AC
02026	N	6	Parkside Terrace Senior Apts.	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$496,778	76	96	James E. Washburn	132	
02050	N	6	The Reserve at Central City	Galveston	Galveston	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$669,337	128	160	Randall F. Parr	129	
02058	N	6	Sundown Village Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,052,425	173	216	Joyce Rinehart/Chris Richardson	127	
02019	N	6	Yale Village Apartments	Houston	Harris	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$373,511	\$552,202	250	250	Charles L. Schwennesen	121	Pendi
02122	N	6	College Street Apartments	Richmond	Fort Bend	<input type="checkbox"/>	G	<input type="checkbox"/>	\$689,164	\$742,286	135	135	Deborah Rush	94	AC
11									\$4,849,626	\$8,919,516	1,608	1,821			
24 Projects in Region			Amount Available for Region:		\$7,519,003				\$16,492,398		3,016		3,513		

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 7															
02073	A	7	Pleasant Valley Courtyards	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,027,062	\$1,160,451	130	163	Carlos Herrera	158	AC
02042	A	7	Saddle Creek Apartments at Kyle, FKA, Steeplechase Apartments	Kyle	Hays	<input type="checkbox"/>	G	<input type="checkbox"/>	\$448,615	\$449,745	80	104	Laura Musemeche	151	AC
02027	A	7	Creekside Townhomes	Burnet	Burnet	<input type="checkbox"/>	R	<input type="checkbox"/>	\$369,601	\$388,022	54	60	Dennis Hoover	129	AC
02001	A	7	Crescent Village	Elgin		<input type="checkbox"/>	R	<input type="checkbox"/>	\$356,005	\$356,005	57	76	Rick Deyoe	0	
02005	A	7	Brenham Oaks Apartments	Brenham		<input type="checkbox"/>	R	<input type="checkbox"/>	\$441,453	\$441,453	76	76	Samuel Tijerina	0	
02004	A	7	Williams Trace Apartments	Cameron		<input type="checkbox"/>	NP	<input type="checkbox"/>	\$355,436	\$355,436	68	68	Michael Lankford	0	
6									\$2,998,172	\$3,151,112	465	547			
02015	FC03	7	Eagle's Point Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,200,000	\$1,200,000	192	240	Robert H. Voelker	144	AC
1									\$1,200,000	\$1,200,000	192	240			
02116	N	7	Killeen Stone Ranch Apartment Homes	Killeen	Bell	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$485,975	115	128	Michael G. Lankford	143	NR
02106	N	7	Wasson Villas	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$652,650	100	126	David T. Leonard	141	
02137	N	7	Caspita Apartments	Cedar Park	Williamson	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	207	244	Stuart Shaw	140	
02048	N	7	North Bluff Apartments	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$560,675	76	96	Rick J. Deyoe	134	
02101	N	7	Johnny Morris Apartments	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	169	225	Christopher Bergmann	132	
02024	N	7	Winchester Lake (dba Bastrop Villas)	Bastrop	Bastrop	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$631,040	96	120	Todd L. Borck	131	
02136	N	7	Cherry Mountain Villas	Lakeway ETJ	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$997,076	144	180	Larry Paul Manley	128	
02100	N	7	Grove Place Apartments	Austin	Travis	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$775,000	\$775,000	146	184	Kelly White	128	
02049	N	7	Cannon Park Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$774,919	128	160	Rick J. Devoe	126	
02126	N	7	Chandlers Cove Apartments	Round Rock	Williamson	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	190	238	David Saling	121	
02057	N	7	Elm Ridge Apartments	Austin	Travis	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$0	\$443,055	130	130	Gene Morrison	116	NR
02127	N	7	Villas on Sixth Street Apartments	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,083,095	126	160	David Saling	112	
02128	N	7	Cedar Point Retirement Apartments	Cedar Park	Williamson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$826,774	160	188	David Saling	109	
02012	N	7	Highland Oaks Apartments	Marble Falls	Burnet	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$0	\$555,515	76	76	Jean MacDonald	102	
14									\$775,000	\$11,385,774	1,863	2,255			
21 Projects in Region			Amount Available for Region:		\$3,543,208					\$15,736,886	2,520	3,042			

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Projects Located in Region 8A															
02075	A	8A	Heatherwilde Estates	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,068,403	\$1,140,628	140	176	Leroy Leopold	162	AC
02092	A	8A	SA Union Pines II Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$640,106	\$706,232	152	152	Dianna L. Gum	134	AC
02086	A	8A	Refugio Street Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$747,562	\$825,945	105	210	Diana Kinlaw	132	AC
02093	A	8A	SA Union Park Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$300,006	\$321,873	100	100	Samuel Tijerina	114	AC
02094	A	8A	SA Ridgecrest Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$458,769	\$494,845	152	152	Samuel Tijerina	91	AC
02009	A	8A	Las Villas de Merida	San Antonio		<input type="checkbox"/>	G	<input type="checkbox"/>	\$917,770	\$917,770	120	160	Rob Burchfield	0	
6									\$4,132,616	\$4,407,293	769	950			
02146	N	8A	Bexar Creek	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$614,528	\$621,995	61	72	Thomas J. McMullen, Jr.	132	AC
02041	N	8A	Villas at Costa Verde	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,096,514	\$1,066,667	190	200	Daniel B. Markson	129	AC
02087	N	8A	El Capitan Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$677,500	88	112	Rob Burchfield	129	
02145	N	8A	Mission View Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,035,163	136	136	Tim Merriweather	129	
02035	N	8A	Eisenhower Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,051,700	192	192	Shannon Duvall	125	
02131	N	8A	Meadows of Oakhaven	Pleasanton	Atascosa	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$396,577	72	76	Michael T. Gilbert	108	
02133	N	8A	Ryan Crossing Villas	Selma	Guadalupe	<input type="checkbox"/>	G	<input type="checkbox"/>	\$870,821	\$880,282	144	180	Fred Odanga	101	AC
7									\$2,581,863	\$5,729,884	883	968			
13 Projects in Region			Amount Available for Region:		\$4,401,998				\$10,137,177	1,652	1,918				

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Projects Located in Region 8B															
02043	A	8B	King's Crossing	Kingsville	Kleberg	<input type="checkbox"/>	G	<input type="checkbox"/>	\$777,472	\$779,906	120	120	Mark Musemeche	145	AC
02011	A	8B	Aransas Pass Retirement Center	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$416,498	\$414,031	76	76	Charles Holcomb	142	AC
02103	A	8B	Valley View Apartments	Pharr ETJ	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$899,933	\$973,101	121	128	Mike Lopez	137	AC
02076	A	8B	Laredo Vista II	Laredo	Webb	<input type="checkbox"/>	G	<input type="checkbox"/>	\$864,275	\$865,960	115	115	Raul Loya	127	AC
02037	A	8B	Villa Hermosa Apartments	Crystal City	Zavala	<input type="checkbox"/>	R	<input type="checkbox"/>	\$565,712	\$568,236	60	60	Alfredo Castaneda	121	AC
02107	A	8B	Holly Park Apartments	Corpus Christi	Nueces	<input type="checkbox"/>	G	<input type="checkbox"/>	\$888,921	\$866,332	172	172	Kelly Elizondo	115	AC
02033	A	8B	Pueblo de Paz Apartments	Mission	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$862,724	\$869,606	160	200	John Pitts	112	AC
02153	A	8B	Encanta Villa Apartments	Rio Grande Cit	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$55,529	\$55,677	24	24	Juan Cantu	105	AC
02154	A	8B	Rio Vista Apartments	Roma	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,645	\$61,812	28	28	Dennis Hoover	105	AC
02007	A	8B	Portside Villas	Ingleside		<input type="checkbox"/>	G	<input type="checkbox"/>	\$563,846	\$563,846	108	144	Steve Ford	0	
02003	A	8B	El Pueblo Dorado	Pharr		<input type="checkbox"/>	G	<input type="checkbox"/>	\$885,689	\$885,689	132	176	Rowan Smith	0	
11									\$6,842,244	\$6,904,196	1,116	1,243			
<hr/>															
02023	N	8B	Ensenada De La Palma	Brownsville	Cameron	<input type="checkbox"/>	G	<input type="checkbox"/>	\$891,566	\$959,106	122	136	Todd L. Borck	127	NR
02095	N	8B	The Arbors at Aransas Pass	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$0	\$389,137	57	60	Diana Mclver	122	AC/N
02032	N	8B	Padre De Vida Apartments	McAllen	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,025,408	\$1,040,635	144	180	P. Rowan Smith, Jr.	116	AC
02031	N	8B	La Estrella Apartments	Pharr	Hidalgo	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$845,973	\$852,835	160	200	Kim Hatfield	110	AC
4									\$2,762,947	\$3,241,713	483	576			
<hr/>															
15 Projects in Region			Amount Available for Region:			\$7,133,923			\$10,145,909		1,599	1,819			
<hr/>															
Projects Located in Region 9															
02079	A	9	Arbor Terrace II Apartments	Odessa	Ector	<input type="checkbox"/>	G	<input type="checkbox"/>	\$925,169	\$1,060,162	120	120	Bert Magill	143	AC
02104	A	9	Santa Rita Senior Village	Midland	Midland	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$821,462	\$790,000	136	136	Sharon Laurence	135	AC
2									\$1,746,631	\$1,850,162	256	256			
<hr/>															
2 Projects in Region			Amount Available for Region:			\$1,149,406			\$1,850,162		256	256			
<hr/>															
Total Amount Available for State: \$38,036,674									\$88,932,606		14,496	16,544			

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2002 Final LIHTC Recommendations
Sorted by Set Aside, Award Status and Final Score

Does not reflect Withdrawn or Terminated Files

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding	
Projects Located in Set Aside AR																
02056	A	1	Amarillo Gardens Apartments	Amarillo	Potter	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$265,578	\$461,090	100	100	Steve Dalrymple	140	AC	
02097	A	3	Park Manor Apartments	Waxahachie	Ellis	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$288,644	\$312,861	60	60	Diana McIver	138	AC	
02093	A	8A	SA Union Park Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$300,006	\$321,873	100	100	Samuel Tijerina	114	AC	
02036	A	10	Gateway East Apartments	El Paso	El Paso	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$394,662	\$394,320	104	104	Daniel O'Dea	104	AC	
02094	A	8A	SA Ridgecrest Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$458,769	\$494,845	152	152	Samuel Tijerina	91	AC	
02156	A	4	Town North Apartments	Texarkana	Bowie	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$275,871	\$278,976	100	100	Daniel F. O'Dea	73	AC	
6									\$1,983,530	\$2,263,965	616	616				
02022	FC03	1	Castle Garden Apartments	Lubbock	Lubbock	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$333,572	\$333,572	150	150	Charles L. Schwennesen	123	Pendi	
02020	FC03	6	Kings Row Apartments	Houston	Harris	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$466,987	\$466,987	180	180	Charles L. Schwennesen	122	Pendi	
02021	FC03	3	Continental Terrace Apartments	Fort Worth	Tarrant	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$425,930	\$425,930	200	200	Charles L. Schwennesen	112	Pendi	
3									\$1,226,489	\$1,226,489	530	530				
02019	N	6	Yale Village Apartments	Houston	Harris	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$373,511	\$552,202	250	250	Charles L. Schwennesen	121	Pendi	
02057	N	7	Elm Ridge Apartments	Austin	Travis	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$0	\$443,055	130	130	Gene Morrison	116	NR	
2									\$373,511	\$995,257	380	380				
11 Projects in Set Aside			Amount Required to Meet Set Aside:			\$5,705,501			\$4,485,711		1,526		1,526			

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
<u>Projects Located in Set Aside G</u>															
02147	A	6	Heatherbrook Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,084,340	\$1,048,837	140	176	Joseph Kemp	167	AC
02075	A	8A	Heatherwilde Estates	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,068,403	\$1,140,628	140	176	Leroy Leopold	162	AC
02073	A	7	Pleasant Valley Courtyards	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,027,062	\$1,160,451	130	163	Carlos Herrera	158	AC
02149	A	3	Madison Point Apartments	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,053,119	\$1,053,119	140	176	Kurt P. Kehoe	157	AC
02119	A	6	Lovett Manor	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,085,628	\$1,098,812	158	198	H. Elizabeth Young	155	AC
02083	A	3	Villas of Lancaster	Lancaster	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$679,272	\$680,510	142	144	Deborah A. Griffin	154	AC
02042	A	7	Saddle Creek Apartments at Kyle, FKA, Steeplechase Apartments	Kyle	Hays	<input type="checkbox"/>	G	<input type="checkbox"/>	\$448,615	\$449,745	80	104	Laura Musemeche	151	AC
02080	A	6	Fallbrook Ranch Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$936,382	\$936,951	156	196	W. Barry Kahn	146	A
02051	A	10	Pueblo Montana	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$228,465	\$234,001	36	36	Bobby Bowling IV	146	AC
02081	A	6	Bay Forest Ranch	La Porte	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$969,008	\$969,872	156	196	Isaac Mathews	146	AC
02043	A	8B	King's Crossing	Kingsville	Kleberg	<input type="checkbox"/>	G	<input type="checkbox"/>	\$777,472	\$779,906	120	120	Mark Musemeche	145	AC
02079	A	9	Arbor Terrace II Apartments	Odessa	Ector	<input type="checkbox"/>	G	<input type="checkbox"/>	\$925,169	\$1,060,162	120	120	Bert Magill	143	AC
02053	A	10	Castner Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$624,635	\$639,769	100	100	Bobby Bowling IV	141	AC
02052	A	10	Burgundy Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$618,843	\$639,769	100	100	Bobby Bowling IV	141	AC
02029	A	1	North Grand Villas	Amarillo	Potter	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,050,826	\$1,049,367	115	144	Ralph J. Collins	137	AC
02103	A	8B	Valley View Apartments	Pharr ETJ	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$899,933	\$973,101	121	128	Mike Lopez	137	AC
02174	A	5	Gateway Village Seniors	Beaumont	Jefferson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$719,168	\$760,790	110	116	David Hendricks	136	AC
02070	A	2	Woodview Apartments	Wichita Falls	Wichita	<input type="checkbox"/>	G	<input type="checkbox"/>	\$774,967	\$822,833	98	104	John Boyd	135	AC
02104	A	9	Santa Rita Senior Village	Midland	Midland	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$821,462	\$790,000	136	136	Sharon Laurence	135	AC
02092	A	8A	SA Union Pines II Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$640,106	\$706,232	152	152	Dianna L. Gum	134	AC
02086	A	8A	Refugio Street Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$747,562	\$825,945	105	210	Diana Kinlaw	132	AC
02076	A	8B	Laredo Vista II	Laredo	Webb	<input type="checkbox"/>	G	<input type="checkbox"/>	\$864,275	\$865,960	115	115	Raul Loya	127	AC
02030	A	4	Ray's Pointe	Texarkana	Bowie	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,047,330	\$1,045,881	115	144	Michael Hartman	126	AC
02112	A	5	Cardinal Village	Nacogdoches	Nacogdoche	<input type="checkbox"/>	G	<input type="checkbox"/>	\$762,000	\$799,990	95	96	Jeffery Spicer	125	AC
02110	A	4	Northside Apartments	Tyler	Smith	<input type="checkbox"/>	G	<input type="checkbox"/>	\$744,356	\$799,916	95	96	Jeffery Spicer	118	AC
02107	A	8B	Holly Park Apartments	Corpus Christi	Nueces	<input type="checkbox"/>	G	<input type="checkbox"/>	\$888,921	\$866,332	172	172	Kelly Elizondo	115	AC
02033	A	8B	Pueblo de Paz Apartments	Mission	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$862,724	\$869,606	160	200	John Pitts	112	AC
02002	A	3	Cedar Hill Gardens	Cedar Hill		<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$385,791	\$385,791	79	132	Brian Potashnik	0	
02009	A	8A	Las Villas de Merida	San Antonio		<input type="checkbox"/>	G	<input type="checkbox"/>	\$917,770	\$917,770	120	160	Rob Burchfield	0	
02010	A	6	Champion Forest Apartments	Houston		<input type="checkbox"/>	G	<input type="checkbox"/>	\$610,346	\$610,346	115	192	Roger Bowler	0	
02008	A	3	Prairie Commons	Dallas		<input type="checkbox"/>	G	<input type="checkbox"/>	\$378,365	\$378,365	54	72	Diana McIver	0	

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Monday, July 22, 2002 12:17

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
02007	A	8B	Portside Villas	Ingleside		<input type="checkbox"/>	G	<input type="checkbox"/>	\$563,846	\$563,846	108	144	Steve Ford	0	
02003	A	8B	El Pueblo Dorado	Pharr		<input type="checkbox"/>	G	<input type="checkbox"/>	\$885,689	\$885,689	132	176	Rowan Smith	0	
33									\$26,091,850	\$26,810,292	3,915	4,694			
02015	FC03	7	Eagle's Point Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,200,000	\$1,200,000	192	240	Robert H. Voelker	144	AC
1									\$1,200,000	\$1,200,000	192	240			

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02074	N	3	Arbor Woods	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,080,924	120	151	Cheryl Geiser	161	NR
02118	N	6	Calhoun Place Ltd.	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$944,815	\$944,815	142	178	H. Elizabeth Young	154	AC
02078	N	3	Sphinx at Murdeaux	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,133,095	\$1,144,545	150	150	Jay O. Oji	153	AC
02089	N	6	Gateway Pavilion	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,185,675	\$1,159,683	200	248	Ryan Dearborn	144	AC
02123	N	6	Villas at Park Grove	Katy	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$626,148	\$627,566	120	150	Ignacio Grillo	142	A
02125	N	6	Mayfair Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	152	152	William D. Henson	141	
02106	N	7	Wasson Villas	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$652,650	100	126	David T. Leonard	141	
02025	N	3	The Village @ Prairie Creek	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,139,789	156	196	James E. Washburn	141	
02137	N	7	Caspita Apartments	Cedar Park	Williamson	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	207	244	Stuart Shaw	140	
02117	N	3	Bardin House Senior Apartments	Arlington	Tarrant	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$931,048	180	225	Guy Brignon	139	
02142	N	3	Mayfair Ridge Apartments	Sanger	Denton	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$715,000	120	120	Richard Higgins	139	
02121	N	6	Northpoint Retirement Village	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$441,623	72	76	Janet K. Miller	138	
02028	N	6	Cricket Hollow Townhomes	Willis	Montgomery	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,030,313	\$1,032,801	160	160	Brian Cogburn	136	AC
02069	N	3	Sanger Trails Apartments	Sanger	Denton	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$862,436	140	176	Richard Shaw	135	
02143	N	3	Parkland Pointe II	Arlington	Tarrant	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$734,949	118	148	Don Paxton	135	
02048	N	7	North Bluff Apartments	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$560,675	76	96	Rick J. Deyoe	134	
02067	N	10	Meadowbrook Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$235,505	\$239,536	25	25	Ike J. Monty	133	AC
02026	N	6	Parkside Terrace Senior Apts.	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$496,778	76	96	James E. Washburn	132	
02101	N	7	Johnny Morris Apartments	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	169	225	Christopher Bergmann	132	
02146	N	8A	Bexar Creek	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$614,528	\$621,995	61	72	Thomas J. McMullen, Jr.	132	AC
02024	N	7	Winchester Lake (dba Bastrop Villas)	Bastrop	Bastrop	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$631,040	96	120	Todd L. Borck	131	
02172	N	5	Stone Hearst	Beaumont	Jefferson	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,059,411	\$1,051,195	115	144	Ralph J. Collins	130	AC
02041	N	8A	Villas at Costa Verde	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,096,514	\$1,066,667	190	200	Daniel B. Markson	129	AC
02145	N	8A	Mission View Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,035,163	136	136	Tim Merriweather	129	
02087	N	8A	El Capitan Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$677,500	88	112	Rob Burchfield	129	
02065	N	10	Sunset View Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$158,286	16	16	Ike J. Monty	129	
02050	N	6	The Reserve at Central City	Galveston	Galveston	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$669,337	128	160	Randall F. Parr	129	
02060	N	10	Desert Garden Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$436,891	48	48	Ike J. Monty	128	
02136	N	7	Cherry Mountain Villas	Lakeway ETJ	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$997,076	144	180	Larry Paul Manley	128	

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Monday, July 22, 2002 12:18

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02058	N	6	Sundown Village Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,052,425	173	216	Joyce Rinehart/Chris Richardson	127	
02023	N	8B	Ensenada De La Palma	Brownsville	Cameron	<input type="checkbox"/>	G	<input type="checkbox"/>	\$891,566	\$959,106	122	136	Todd L. Borck	127	NR
02062	N	10	Camino Del Norte Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$328,898	36	36	Ike J. Monty	126	
02049	N	7	Cannon Park Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$774,919	128	160	Rick J. Devoe	126	
02035	N	8A	Eisenhower Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,051,700	192	192	Shannon Duvall	125	
02126	N	7	Chandlers Cove Apartments	Round Rock	Williamson	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	190	238	David Saling	121	
02141	N	2	Big Country Senior Village	Abilene	Taylor	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$809,000	140	140	Randy Stevenson	121	
02032	N	8B	Padre De Vida Apartments	McAllen	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,025,408	\$1,040,635	144	180	P. Rowan Smith, Jr.	116	AC
02108	N	3	The Pegasus	Dallas	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,136,226	\$1,197,481	124	156	Glenn Lynch	113	AC
02164	N	10	Talbot Townhomes, Ltd.	Canutillo	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$281,883	32	32	Ike J. Monty	113	
02135	N	4	Lakeridge Apartments	Texarkana	Bowie	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,047,148	112	112	Jerry Moore	112	
02127	N	7	Villas on Sixth Street Apartments	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,083,095	126	160	David Saling	112	
02166	N	10	Jardin Sereno Senior Community, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$305,850	56	56	Ike J. Monty	109	
02128	N	7	Cedar Point Retirement Apartments	Cedar Park	Williamson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$826,774	160	188	David Saling	109	
02039	N	3	Oak Timbers-Rockwall	Rockwall	Rockwall	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$606,471	108	120	Lynda Pittman	102	
02133	N	8A	Ryan Crossing Villas	Selma	Guadalupe	<input type="checkbox"/>	G	<input type="checkbox"/>	\$870,821	\$880,282	144	180	Fred Odanga	101	AC
02122	N	6	College Street Apartments	Richmond	Fort Bend	<input type="checkbox"/>	G	<input type="checkbox"/>	\$689,164	\$742,286	135	135	Deborah Rush	94	AC
46									\$12,539,189	\$37,897,921	5,627	6,567			
80 Projects in Set Aside			Amount Required to Meet Set Aside:			\$22,822,005			\$65,908,213		9,734	1,501			

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Projects Located in Set Aside NP															
02099	A	6	Sunrise Village Apartments	Houston	Harris	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$616,304	\$644,263	72	80	Thomas Scott	147	AC
02034	A	3	Terrell Senior Terraces, Phase II	Terrell	Kaufman	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$781,495	\$764,357	144	180	Barry Halla	143	AC
02120	A	6	Humble Memorial Gardens	Humble	Harris	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$366,177	\$367,807	71	75	David Mugerza	142	AC
02151	A	6	Windsor Gardens Apartments	South Houston	Harris	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$968,058	\$968,058	153	192	Chelsea Muhammad	136	Pendi
02068	A	10	Geronimo Trails Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$216,491	\$220,376	22	22	Ike J. Monty	128	AC
02006	A	3	Roseland Estates	Dallas		<input type="checkbox"/>	NP	<input type="checkbox"/>	\$638,488	\$638,488	108	138	Matty Jones	0	
02004	A	7	Williams Trace Apartments	Cameron		<input type="checkbox"/>	NP	<input type="checkbox"/>	\$355,436	\$355,436	68	68	Michael Lankford	0	
7									\$3,942,449	\$3,958,785	638	755			
02116	N	7	Killeen Stone Ranch Apartment Homes	Killeen	Bell	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$485,975	115	128	Michael G. Lankford	143	NR
02054	N	1	Senior Residences at St. Anthony's	Amarillo	Potter	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$715,743	102	102	Steve Dalrymple	132	NR
02100	N	7	Grove Place Apartments	Austin	Travis	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$775,000	\$775,000	146	184	Kelly White	128	
02096	N	3	Douglass Place Senior Housing	Plano	Collin	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$530,060	63	63	Diana McIver	127	
02064	N	10	Mission Del Valle Townhomes, Ltd.	Socorro	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$160,782	\$164,226	16	16	Ike J. Monty	126	A
02031	N	8B	La Estrella Apartments	Pharr	Hidalgo	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$845,973	\$852,835	160	200	Kim Hatfield	110	AC
02055	N	1	Family Residences at Greentree	Amarillo	Potter	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$584,478	76	96	Kelly Hunt	103	
02059	N	10	Mountainside Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$154,873	\$158,286	16	16	Ike J. Monty	103	AC
02063	N	10	Rancho Del Valle Townhomes, Ltd.	Socorro	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$281,413	\$285,785	32	32	Ike J. Monty	96	AC
02170	N	5	Timber Villas, Ltd.	Nacogdoches	Nacogdoche	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$571,938	76	76	Denise Bryant	61	
10									\$2,218,041	\$5,124,326	802	913			
17 Projects in Set Aside			Amount Required to Meet Set Aside:			\$3,803,667			\$9,083,111		1,440	1,668			

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Projects Located in Set Aside R															
02046	A	2	Colony Park Apartments, I & II	Eastland	Eastland	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$53,565	\$52,470	68	68	Joe Chamy	157	AC
02047	A	2	Walnut Hills Apartments	Baird	Callahan	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$21,842	\$22,152	24	24	Joe Chamy	153	AC
02045	A	4	Paris Retirement Village	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$373,692	\$376,203	68	76	Joe Chamy	146	AC
02011	A	8B	Aransas Pass Retirement Center	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$416,498	\$414,031	76	76	Charles Holcomb	142	AC
02044	A	2	Brownwood Retirement Village	Brownwood	Brown	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$409,727	\$412,509	76	76	Joe Chamy	141	AC
02027	A	7	Creekside Townhomes	Burnet	Burnet	<input type="checkbox"/>	R	<input type="checkbox"/>	\$369,601	\$388,022	54	60	Dennis Hoover	129	AC
02148	A	2	Windmill Point Apartments	Merkel	Taylor	<input type="checkbox"/>	R	<input type="checkbox"/>	\$545,899	\$545,899	68	76	Kurt P. Kehoe	123	AC
02091	A	3	Riverwalk Townhomes	Stephenville	Erath	<input type="checkbox"/>	R	<input type="checkbox"/>	\$544,106	\$542,766	76	76	R.J. Collins	122	AC
02037	A	8B	Villa Hermosa Apartments	Crystal City	Zavala	<input type="checkbox"/>	R	<input type="checkbox"/>	\$565,712	\$568,236	60	60	Alfredo Castaneda	121	AC
02061	A	10	Painted Desert Townhomes, Ltd.	Clint	El Paso	<input type="checkbox"/>	R	<input type="checkbox"/>	\$160,173	\$161,276	20	20	Ike J. Monty	121	AC
02175	A	5	Creekside Estates, Phase II	Lufkin	Angelina	<input type="checkbox"/>	R	<input type="checkbox"/>	\$473,198	\$539,182	60	60	Carol C. Moore	112	AC
02154	A	8B	Rio Vista Apartments	Roma	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,645	\$61,812	28	28	Dennis Hoover	105	AC
02153	A	8B	Encanta Villa Apartments	Rio Grande Cit	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$55,529	\$55,677	24	24	Juan Cantu	105	AC
02071	A	4	Panola Apartments	Carthage	Panola	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,052	\$66,201	32	32	Thomas Frye	93	AC
02159	A	1	La Mirage Villas	Perryton	Ochiltree	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$161,815	\$161,864	47	47	Patrick A. Barbolla	87	AC
02157	A	1	La Mirage Apartments	Borger	Hutchinson	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$104,374	\$104,374	47	48	Patrick A. Barbolla	86	AC
02072	A	4	Jacksonville Square Apartments	Jacksonville	Cherokee	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$86,940	\$88,415	44	44	Thomas Frye	72	AC
02161	A	6	Bayou Bend Apartments	Waller	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$96,390	\$123,808	56	56	James W. Fieser	70	A
02163	A	6	Cedar Cove Apartments	Sealy	Austin	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$93,636	\$123,035	54	54	James W. Fieser	68	AC
02162	A	6	Willowchase Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$91,616	\$126,135	57	57	James W. Fieser	67	AC
02160	A	6	Green Manor Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$63,915	\$87,971	40	40	James W. Fieser	67	A
02158	A	3	Briarwood Apartments	Kaufman	Kaufman	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$151,278	\$151,278	47	47	Patrick A. Barbolla	65	AC
02150	A	1	Fairview Manor Apartments	Childress	Childress	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$113,155	\$113,567	48	48	William S. Swan	46	AC
02005	A	7	Brenham Oaks Apartments	Brenham		<input type="checkbox"/>	R	<input type="checkbox"/>	\$441,453	\$441,453	76	76	Samuel Tijerina	0	
02001	A	7	Crescent Village	Elgin		<input type="checkbox"/>	R	<input type="checkbox"/>	\$356,005	\$356,005	57	76	Rick Deyoe	0	
25									\$5,872,816	\$6,084,341	1,307	1,349			

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(1) Set Asides: G=General, R=Rural, AR=At Risk, and NP=Nonprofit

Development numbers 02001 through 02010 are 2002 Forward Commitments made in July 2001.

Monday, July 22, 2002 12:18

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
02095	N	8B	The Arbors at Aransas Pass	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$0	\$389,137	57	60	Diana McIver	122	AC/N
02173	N	3	Cedar View Apartments	Mineral Wells	Palo Pinto	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$487,312	64	64	Leslie Donaldson	119	NR
02131	N	8A	Meadows of Oakhaven	Pleasanton	Atascosa	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$396,577	72	76	Michael T. Gilbert	108	
02040	N	4	The Residences on Stillhouse Road	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$356,659	\$360,233	72	76	Dan Allgeier	106	AC
02012	N	7	Highland Oaks Apartments	Marble Falls	Burnet	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$0	\$555,515	76	76	Jean MacDonald	102	
02171	N	3	Colony Grove Apts., Ltd.	Corsicana	Navarro	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$605,069	76	76	Elaina D. Glockzin	67	
02169	N	5	Pine Needle Cove, Ltd.	Nacogdoches	Nacogdoche	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$577,387	72	72	Elaina D. Glockzin	62	
7									\$356,659	\$3,371,230	489	500			
32 Projects in Set Aside			Amount Required to Meet Set Aside:			\$5,705,501			\$9,455,571	1,796	1,849				
140									\$88,932,606	14,496	16,544				

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Development numbers 02001 through 02010 are 2002 Forward Commitments made in July 2001.

Monday, July 22, 2002 12:18

**2002 LIHTC Final Underwriting Recommendations
Elderly Set Aside - Priority and Reviewing Score**

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Awd Score**	
02116	N	7	Killeen Stone Ranch Apartment Homes	Killeen	Bell	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$485,975	\$0	115	128	Michael G. Lankford	143
02121	N	6	Northpoint Retirement Village	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$441,623	\$0	72	76	Janet K. Miller	138
02026	N	6	Parkside Terrace Senior Apts.	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$496,778	\$0	76	96	James E. Washburn	132
02054	N	1	Senior Residences at St. Anthony's	Amarillo	Potter	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$715,743	\$0	102	102	Steve Dalrymple	132
02096	N	3	Douglass Place Senior Housing	Plano	Collin	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$530,060	\$0	63	63	Diana McIver	127
02049	N	7	Cannon Park Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$774,919	\$0	128	160	Rick J. Devoe	126
02095	N	8B	The Arbors at Aransas Pass	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$389,137	\$0	57	60	Diana McIver	122
02141	N	2	Big Country Senior Village	Abilene	Taylor	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$809,000	\$0	140	140	Randy Stevenson	121
02108	N	3	The Pegasus	Dallas	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,197,481	\$1,136,226	124	156	Glenn Lynch	113
02166	N	10	Jardin Sereno Senior Community, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$305,850	\$0	56	56	Ike J. Monty	109
02128	N	7	Cedar Point Retirement Apartments	Cedar Park	Willamson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$826,774	\$0	160	188	David Saling	109
02040	N	4	The Residences on Stillhouse Road	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$360,233	\$356,659	72	76	Dan Allgeier	106
02012	N	7	Highland Oaks Apartments	Marble Falls	Burnet	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$555,515	\$0	76	76	Jean MacDonald	102
02170	N	5	Timber Villas, Ltd.	Nacogdoches	Nacogdoche	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$571,938	\$0	76	76	Denise Bryant	61
14								\$8,461,026	\$1,492,885	1,317	1,453			
02015	FC0	7	Eagle's Point Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,200,000	\$1,200,000	192	240	Robert H. Voelker	144
1								\$1,200,000	\$1,200,000	192	240			

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(1) Set Asides: G=General, R=Rural, AR=At Risk, and NP=Nonprofit
Development numbers 02001 through 02010 are 2002 Forward Commitments made in July 2001.

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Credit Request (\$)		Total LI Units	Total Units	Owner Contact	Awd Score**
02119	A	6	Lovett Manor	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,098,812	\$1,085,628	158	198	H. Elizabeth Young	155
02083	A	3	Villas of Lancaster	Lancaster	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$680,510	\$679,272	142	144	Deborah A. Griffin	154
02045	A	4	Paris Retirement Village	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$376,203	\$373,692	68	76	Joe Chamy	146
02034	A	3	Terrell Senior Terraces, Phase II	Terrell	Kaufman	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$764,357	\$781,495	144	180	Barry Halla	143
02120	A	6	Humble Memorial Gardens	Humble	Harris	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$367,807	\$366,177	71	75	David Muguerza	142
02011	A	8B	Aransas Pass Retirement Center	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$414,031	\$416,498	76	76	Charles Holcomb	142
02044	A	2	Brownwood Retirement Village	Brownwood	Brown	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$412,509	\$409,727	76	76	Joe Chamy	141
02174	A	5	Gateway Village Seniors	Beaumont	Jefferson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$760,790	\$719,168	110	116	David Hendricks	136
02104	A	9	Santa Rita Senior Village	Midland	Midland	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$790,000	\$821,462	136	136	Sharon Laurence	135
02002	A	3	Cedar Hill Gardens	Cedar Hill		<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$385,791	\$385,791	79	132	Brian Potashnik	0
10									\$6,050,810	\$6,038,910	1,060	1,209		
Amount Needed to Meet Set Aside Requirement: \$5,705,501									Total Requests:	\$15,711,836	2,569	2,902		

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Development numbers 02001 through 02010 are 2002 Forward Commitments made in July 2001.

2002 Final LIHTC Recommendations - TxRD Set Aside
Sorted by Award Status and Final Score

Does not reflect Withdrawn or Terminated Files

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
02046	A	2	Colony Park Apartments, I & II	Eastland	Eastland	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$53,565	\$52,470	68	68	Joe Chamy	157	AC
02047	A	2	Walnut Hills Apartments	Baird	Callahan	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$21,842	\$22,152	24	24	Joe Chamy	153	AC
02154	A	8B	Rio Vista Apartments	Roma	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,645	\$61,812	28	28	Dennis Hoover	105	AC
02153	A	8B	Encanta Villa Apartments	Rio Grande Cit	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$55,529	\$55,677	24	24	Juan Cantu	105	AC
02071	A	4	Panola Apartments	Carthage	Panola	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,052	\$66,201	32	32	Thomas Frye	93	AC
02159	A	1	La Mirage Villas	Perryton	Ochiltree	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$161,815	\$161,864	47	47	Patrick A. Barbolla	87	AC
02157	A	1	La Mirage Apartments	Borger	Hutchinson	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$104,374	\$104,374	47	48	Patrick A. Barbolla	86	AC
02072	A	4	Jacksonville Square Apartments	Jacksonville	Cherokee	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$86,940	\$88,415	44	44	Thomas Frye	72	AC
02161	A	6	Bayou Bend Apartments	Waller	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$96,390	\$123,808	56	56	James W. Fieser	70	A
02163	A	6	Cedar Cove Apartments	Sealy	Austin	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$93,636	\$123,035	54	54	James W. Fieser	68	AC
02162	A	6	Willowchase Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$91,616	\$126,135	57	57	James W. Fieser	67	AC
02160	A	6	Green Manor Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$63,915	\$87,971	40	40	James W. Fieser	67	A
02158	A	3	Briarwood Apartments	Kaufman	Kaufman	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$151,278	\$151,278	47	47	Patrick A. Barbolla	65	AC
02150	A	1	Fairview Manor Apartments	Childress	Childress	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$113,155	\$113,567	48	48	William S. Swan	46	AC
14									\$1,216,752	\$1,338,759	616	617			
14									\$1,216,752	\$1,338,759	616	617			

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Development numbers 02001 through 02010 are 2002 Forward Commitments made in July 2001.

2002 Final LIHTC Recommendation Factors (In Project Number order within Service Regions)

TDHCA #	Reg.	Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Evaluation Factors										Status*	Evaluation Comment
							Satisfaction of Set Aside Requirements	Regional Allocation Requirements	Final Score	Feasibility	Term/WD	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	To serve a greater # of lower income families for fewer credits	To serve a greater number of lower income families for a longer period of time	2002 Forward Commitment		
Projects Located in Region 1																		
02022	1	Castle Garden Apartm	AR	<input type="checkbox"/>	Lubbock	123	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FC03	This development was added to the 2003 Forward Commitment list based on a pending Court Order.
02029	1	North Grand Villas	G	<input type="checkbox"/>	Amarillo	137	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development scored high enough in the region to warrant a recommendation.
02054	1	Senior Residences at	NP	<input checked="" type="checkbox"/>	Amarillo	132	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development is not recommended by Underwriting and therefore, is not recommended to the Board.
02055	1	Family Residences at	NP	<input type="checkbox"/>	Amarillo	103	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Nonprofit Set Aside to warrant a recommendation.
02056	1	Amarillo Gardens Apart	AR	<input type="checkbox"/>	Amarillo	140	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the At-Risk Development Set Aside. Because the At-Risk Set Aside is undersubscribed it is necessary that all At Risk Developments recommended by Underwriting be recommended to the Board.
02113	1	Birch Wood Park Apart	R	<input type="checkbox"/>	Levelland	130	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.
02114	1	Pampa Willows	R	<input type="checkbox"/>	Pampa	128	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.
02115	1	Pampa Gardens Apart	R	<input type="checkbox"/>	Pampa	136	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.
02150	1	Fairview Manor Apartm	R	<input type="checkbox"/>	Childress	46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the TxRD Set Aside. Because the TxRD Set Aside is undersubscribed it is necessary that all TxRD Developments recommended by Underwriting be recommended to the Board.
02155	1	Blue Water Garden Ap	AR	<input type="checkbox"/>	Hereford	133	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was withdrawn.
02157	1	La Mirage Apartments	R	<input type="checkbox"/>	Borger	86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the TxRD Set Aside. Because the TxRD Set Aside is undersubscribed it is necessary that all TxRD Developments recommended by Underwriting be recommended to the Board.

*Recommendation Status: "A" = 2002 Commitment, "02FC" = 2002 Forward Commitment issued in 2001, 03FC=2003 Forward Commitment, "N" = Not Recommended

TDHCA #	Reg.	Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Final Score										Term/WD	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	2002 Forward Commitment	Status*	Evaluation Comment	
							Satisfaction of Set Aside Requirements																
02159	1	La Mirage Villas	R	<input type="checkbox"/>	Perryton	87	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the TxRD Set Aside. Because the TxRD Set Aside is undersubscribed it is necessary that all TxRD Developments recommended by Underwriting be recommended to the Board.

Projects Located in Region 10

02036	10	Gateway East Apartme	AR	<input type="checkbox"/>	El Paso	104	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the At-Risk Development Set Aside. Because the At-Risk Set Aside is undersubscribed it is necessary that all At Risk Developments recommended by Underwriting be recommended to the Board.
02051	10	Pueblo Montana	G	<input type="checkbox"/>	El Paso	146	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the highest scoring developments in Region 10.
02052	10	Burgundy Palms	G	<input type="checkbox"/>	El Paso	141	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the highest scoring developments in Region 10.
02053	10	Castner Palms	G	<input type="checkbox"/>	El Paso	141	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the highest scoring developments in Region 10.
02059	10	Mountainside Townho	NP	<input type="checkbox"/>	El Paso	103	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Nonprofit Set Aside, or in its region, to warrant a recommendation.
02060	10	Desert Garden Townho	G	<input type="checkbox"/>	El Paso	128	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02061	10	Painted Desert Townh	R	<input type="checkbox"/>	Clint	121	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the higher scoring developments in the Rural Set Aside statewide and is needed to meet the Rural Set Aside.
02062	10	Camino Del Norte Tow	G	<input type="checkbox"/>	El Paso	126	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02063	10	Rancho Del Valle Tow	NP	<input type="checkbox"/>	Socorro	96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Nonprofit Set Aside, or in its region, to warrant a recommendation.
02064	10	Mission Del Valle Town	NP	<input type="checkbox"/>	Socorro	126	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Nonprofit Set Aside, or in its region, to warrant a recommendation.

*Recommendation Status: "A" = 2002 Commitment, "02FC" = 2002 Forward Commitment issued in 2001, 03FC=2003 Forward Commitment, "N" = Not Recommended

TDHCA #	Reg.	Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Evaluation Criteria										Status*	Evaluation Comment					
							Satisfaction of Set Aside Requirements	Regional Allocation Requirements	Final Score	Feasibility	Term/WD	\$1.6 million test exceeded	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	To serve a greater # of lower income families for fewer credits	To serve a greater number of lower income families for a longer period of time			2002 Forward Commitment				
02112	5	Cardinal Village	G	<input type="checkbox"/>	Nacogdoches	125	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	If only the higher scoring General development and the Rural development in Region 5 had been awarded, there would have been a shortfall in the region equal to 27% of its entire regional allocation. This is the highest shortfall among all regions statewide, so this development, as the next highest scoring development in the region not in violation of the \$1.6 million cap per Applicant, is recommended.	
02167	5	Simmons Road Apartm	NP	<input type="checkbox"/>	Orange	71	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.
02168	5	Hatton Oaks Apartmen	G	<input type="checkbox"/>	Bridge City	125	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was withdrawn.
02169	5	Pine Needle Cove, Ltd.	R	<input type="checkbox"/>	Nacogdoches	62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Rural Set Aside, or in its region, to warrant a recommendation.
02170	5	Timber Villas, Ltd.	NP	<input checked="" type="checkbox"/>	Nacogdoches	61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Nonprofit Set Aside, or in its region, to warrant a recommendation.
02172	5	Stone Hearst	G	<input type="checkbox"/>	Beaumont	130	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	If only the higher scoring General development and the Rural development in Region 5 had been awarded, there would have been a shortfall in the region equal to 27% of its entire regional allocation. This is the highest shortfall among all regions statewide. While this development, as the next highest scoring development in the region, would have been recommended, it would cause a violation of the \$1.6 million credit cap per Applicant. Therefore this development was not recommended.
02174	5	Gateway Village Senior	G	<input checked="" type="checkbox"/>	Beaumont	136	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 5.
02175	5	Creekside Estates, Ph	R	<input type="checkbox"/>	Lufkin	112	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the higher scoring developments in the Rural Set Aside statewide and is needed to meet the Rural Set Aside.

Projects Located in Region 6

02010	6	Champion Forest Apart	G	<input type="checkbox"/>	Houston	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	This development was awarded a 2002 Forward Commitment by the TDHCA Board on 7/31/01.	
02019	6	Yale Village Apartment	AR	<input type="checkbox"/>	Houston	121	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.

*Recommendation Status: "A" = 2002 Commitment, "02FC" = 2002 Forward Commitment issued in 2001, 03FC=2003 Forward Commitment, "N" = Not Recommended

TDHCA #	Reg.	Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Final Score										Status*	Evaluation Comment	
							Term/WD	Feasibility	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	To serve a greater # of lower income families for fewer credits	To serve a greater number of lower income families for a longer period of time	2002 Forward Commitment						
02020	6	Kings Row Apartments	AR	<input type="checkbox"/>	Houston	122	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FC03	This development was added to the 2003 Forward Commitment list based on a pending Court Order.
02026	6	Parkside Terrace Seni	G	<input checked="" type="checkbox"/>	Houston	132	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02028	6	Cricket Hollow Townho	G	<input type="checkbox"/>	Willis	136	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02050	6	The Reserve at Central	G	<input type="checkbox"/>	Galveston	129	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02058	6	Sundown Village Apart	G	<input type="checkbox"/>	Houston	127	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02080	6	Fallbrook Ranch Apart	G	<input type="checkbox"/>	Houston	146	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 6.
02081	6	Bay Forest Ranch	G	<input type="checkbox"/>	La Porte	146	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 6.
02089	6	Gateway Pavilion	G	<input type="checkbox"/>	Houston	144	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02099	6	Sunrise Village Apartm	NP	<input type="checkbox"/>	Houston	147	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the highest scoring developments in the Nonprofit Set Aside statewide.
02118	6	Calhoun Place Ltd.	G	<input type="checkbox"/>	Houston	154	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02119	6	Lovett Manor	G	<input checked="" type="checkbox"/>	Houston	155	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 6.
02120	6	Humble Memorial Gard	NP	<input checked="" type="checkbox"/>	Humble	142	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the highest scoring developments in the Nonprofit Set Aside statewide.
02121	6	Northpoint Retirement	G	<input checked="" type="checkbox"/>	Houston	138	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.

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TDHCA #	Reg. Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Final Score										Term/WD	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	2002 Forward Commitment	Status*	Evaluation Comment
						\$1.6 million test exceeded					To serve a greater # of lower income families for fewer credits										
02004	7 Williams Trace Apartm	NP	<input type="checkbox"/>	Cameron	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	This development was awarded a 2002 Forward Commitment by the TDHCA Board on 7/31/01.
02005	7 Brenham Oaks Apartm	R	<input type="checkbox"/>	Brenham	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	This development was awarded a 2002 Forward Commitment by the TDHCA Board on 7/31/01.
02012	7 Highland Oaks Apartm	R	<input checked="" type="checkbox"/>	Marble Falls	102	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Rural Set Aside, or in its region, to warrant a recommendation for underwriting.
02015	7 Eagle's Point Apartmen	G	<input checked="" type="checkbox"/>	Austin	144	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FC03	As a region with a shortfall valued at more than 6% of its total regional allocation, this region was selected for a 2003 Forward Commitment. This development was selected because it was the next highest scoring development in Region 7.	
02024	7 Winchester Lake (dba	G	<input type="checkbox"/>	Bastrop	131	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02027	7 Creekside Townhomes	R	<input type="checkbox"/>	Burnet	129	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the higher scoring developments in the Rural Set Aside statewide and is needed to meet the Rural Set Aside.
02042	7 Saddle Creek Apartme	G	<input type="checkbox"/>	Kyle	151	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 7.
02048	7 North Bluff Apartments	G	<input type="checkbox"/>	Austin	134	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02049	7 Cannon Park Apartme	G	<input checked="" type="checkbox"/>	Austin	126	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02057	7 Elm Ridge Apartments	AR	<input type="checkbox"/>	Austin	116	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development is not recommended by Underwriting and therefore, is not recommended to the Board.
02073	7 Pleasant Valley Courty	G	<input type="checkbox"/>	Austin	158	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was the highest scoring development in Region 7.
02098	7 Ashford Park	NP	<input checked="" type="checkbox"/>	Austin	141	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was withdrawn.

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TDHCA #	Reg.	Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Evaluation Criteria										Status*	Evaluation Comment		
							Final Score	Feasibility	Term/WD	\$1.6 million test exceeded	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	Regional Allocation Requirements	Satisfaction of Set Aside Requirements	To serve a greater # of lower income families for fewer credits	To serve a greater number of lower income families for a longer period of time			2002 Forward Commitment	
02075	8A	Heatherwilde Estates	G	<input type="checkbox"/>	San Antonio	162	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was the highest scoring development in Region 8A.
02086	8A	Refugio Street Apartm	G	<input type="checkbox"/>	San Antonio	132	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of two developments with identical scores (#02146 is the other one). However, in applying the evaluation factor of serving more low income families for fewer credits, this development is using only \$7,866 in credits per low income unit to serve 105 low income families, while the other development is serving only 61 low income families for \$10,196 credits per low income unit.
02087	8A	El Capitan Apartments	G	<input type="checkbox"/>	San Antonio	129	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02092	8A	SA Union Pines II Apar	G	<input type="checkbox"/>	San Antonio	134	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 8A.
02093	8A	SA Union Park Apartm	AR	<input type="checkbox"/>	San Antonio	114	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the At-Risk Development Set Aside. Because the At-Risk Set Aside is undersubscribed it is necessary that all At Risk Developments recommended by Underwriting be recommended to the Board.
02094	8A	SA Ridgecrest Apartm	AR	<input type="checkbox"/>	San Antonio	91	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the At-Risk Development Set Aside. Because the At-Risk Set Aside is undersubscribed it is necessary that all At Risk Developments recommended by Underwriting be recommended to the Board.
02131	8A	Meadows of Oakhaven	R	<input type="checkbox"/>	Pleasanton	108	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Rural Set Aside, or in its region, to warrant a recommendation for underwriting.
02133	8A	Ryan Crossing Villas	G	<input type="checkbox"/>	Selma	101	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02145	8A	Mission View Apartme	G	<input type="checkbox"/>	San Antonio	129	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.

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TDHCA #	Reg.	Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Final Score										Status*	Evaluation Comment								
							Feasibility	Term/WD	\$1.6 million test exceeded																	
Satisfaction of Set Aside Requirements							Allocation to Various Entities										Program's Consistency w/ Local Need/Public Comment									
Regional Allocation Requirements							To serve a greater # of lower income families for fewer credits										To serve a greater number of lower income families for a longer period of time									
2002 Forward Commitment																										
02095	8B	The Arbors at Aransas	R	<input checked="" type="checkbox"/>	Aransas Pass	122	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development is not recommended by Underwriting and therefore, is not recommended to the Board.
02103	8B	Valley View Apartment	G	<input type="checkbox"/>	Pharr ETJ	137	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 8B.
02107	8B	Holly Park Apartments	G	<input type="checkbox"/>	Corpus Christi	115	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the higher scoring developments in Region 8B.
02153	8B	Encanta Villa Apartme	R	<input type="checkbox"/>	Rio Grande City	105	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the TxRD Set Aside. Because the TxRD Set Aside is undersubscribed it is necessary that all TxRD Developments recommended by Underwriting be recommended to the Board.
02154	8B	Rio Vista Apartments	R	<input type="checkbox"/>	Roma	105	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the TxRD Set Aside. Because the TxRD Set Aside is undersubscribed it is necessary that all TxRD Developments recommended by Underwriting be recommended to the Board.
02176	8B	Lantana Ridge Apartm	R	<input type="checkbox"/>	Beeville	34	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.
02177	8B	Lantana Ridge Apartm	R	<input type="checkbox"/>	Beeville	0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.
02178	8B	Saltgrass Landing Apar	R	<input type="checkbox"/>	Rockport	0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.
Projects Located in Region 9																										
02079	9	Arbor Terrace II Apart	G	<input type="checkbox"/>	Odessa	143	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was the highest scoring development in Region 9.
02104	9	Santa Rita Senior Villa	G	<input checked="" type="checkbox"/>	Midland	135	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	If only the highest scoring development had been awarded in Region 9, there would have been a shortfall in the region equal to 18% of its entire regional allocation. This is the third highest shortfall among all regions statewide, so this development, as the only other development in Region 9, is recommended.

*Recommendation Status: "A" = 2002 Commitment, "02FC" = 2002 Forward Commitment issued in 2001, 03FC=2003 Forward Commitment, "N" = Not Recommended

TDHCA #

02015

Appeal

NuRock Development West

700 E. Sandy Lake Road ♦ Suite 146 ♦ Coppell, Texas 75019
Phone 972-745-0756 ♦ Fax 972-745-2190

Fax Received
7/16/02

July 16, 2002

Via Fax 512-475-0764

Ms. Brooke Boston
Senior Planner
Texas Department of Housing and
Community Affairs
507 Sabine, Suite 300
Austin, TX 78701

RECEIVED

JUL 17 2002

LIHTC

RE: Appeal under Qualified Allocation Plan Section 49.4(k)
Eagle's Point Apartments – Project Number 02015
Response to Letter from Executive Director Edwina Carrington &
Appeal to the Board of the Texas Department of Housing & Community Affairs

Dear Brooke:

At the outset, please note this Appeal is being presented to TDHCA's Board only as a "protective" Appeal in the event that scoring revisions from other Appeals would result in Eagle's Point not receiving a tax credit reservation/commitment. To the extent that Eagle's Point will receive such reservation/commitment without this Appeal being determined by the Board, Eagle's Point will withdraw this Appeal.

I have enclosed the following documents with respect to this Appeal:

- ♦ Eagle's Point's Appeal (the "Original Appeal") dated May 3, 2002 and enclosed Attachments 1-16
- ♦ Response to Appeal – Letter from Executive Director Edwina Carrington dated July 1, 2002 (the "Response Letter") – Attachment 17

The Original Appeal has as Attachments 1 & 2 the following:

- ♦ Notice of Revision to Application Final Score dated June 12, 2002 concerning rents on our market rate units (the "Market Rate Unit Issue") – Attachment 1
- ♦ 2002 Pre-Application Scoring Notice dated February 1, 2002 with respect to our commitment for subsidy for units at 30% of area median income (the "30% AMGI Subsidy Issue") – Attachment 2

The following constitute the grounds for continued appeal to the Board of Directors by Eagle's Point Housing Partners, Ltd. on these two issues:

MARKET RATE UNIT ISSUE

The point scoring item for market rate units states that "the project must be in a submarket where the average rents based on the number of bedrooms for comparable market rate units are at least 10% higher on a per net rentable square foot basis than the maximum allowable rents under the Program." (emphasis added). (Section 49.7(f)(4)(I) – the "Market Rate Unit Scoring Rule"). (Attachment 3). The phrase "comparable market rate units" is not defined.

In the market study, the market analyst identified a number of qualified rental properties that were considered comparable. Because only two seniors properties could be located within the market area, and because seniors also live in non-age restricted properties, the market analyst did not limit comparable properties to seniors restricted properties. In terms of competition for the subject property, both age restricted and non-age restricted properties will compete with Eagle's Point, and the Qualified Allocation Plan does not dictate that only age-restricted properties be used in determining comparable market rate rents. Notwithstanding the fact that the market analyst deemed a number of properties to be comparable to the subject property, staff and the Executive Director have determined to use only the "most comparable" properties, focusing on seniors only properties. This distinction is not required by the Qualified Allocation Plan, and in the absence of clear rules to the contrary the market analyst should be permitted to use his or her reasonable professional judgment as to what constitute comparable properties.

The market analyst clearly determined that market rate rents in the area for one and two-bedroom units, on a *per square foot basis*, are 10% over the maximum allowable rents under the low income housing tax credit program. See Attachment 5.

Much of the Executive Director's analysis in the Response Letter focuses on the market rate rents per unit without any focus on rent per square foot. The Market Rate Unit Scoring Rule is very specific in requiring an analysis of rents per square foot, and this analysis is therefore invalid.

TIMING OF SCORING DETERMINATIONS

Per Section 49.4(f)(8) of the Qualified Allocation Plan, "at least 30 days prior to the date of the Board meeting at which the issuance of Commitment Notices ... shall be discussed, the Department will: (A) provide the application scores to the Board." (emphasis added) (Attachment 14) Market studies were due on or before March 29, 2002, allowing staff ample opportunity to review and comment on the market studies and rent differentials and to recommend scoring adjustments in April and May, prior to the 30 day window for providing application scores to the Board. The Board Meeting on June 24th involved the preliminary approval by the Board of tax credit applications, the natural result of which is the issuance of Commitment Notices. Application scores should have been presented to the Board at least 30 days prior to June 24th, which did not occur.

In addition, scoring changes at this juncture in the application process strains (and may even abrogate) the appeals process set forth in Section 49.4(k). Under that provision, "an applicant must file its appeal ... not later than the seventh day after the date the Department publishes the results of the Application evaluation process identified in Section 49.7" (Attachment 15) The revised scoring for all of the applications was not be published until the June 24th board meeting at which recommendations for initial allocations were made. Thus, the deadline for filing appeals was July 1. Under Section 49.4(k), the Executive Director must respond within 14 days after the date of receipt of the appeal, which would be July 15, and the applicant can then file an appeal to the Board within 7 days after receipt of the Executive Directors' response, or July 22, which is only 1 week before the July 29 hearing for final award of tax credits.

Any appeal that occurs after the date initial allocations are announced is obviously problematic, as any Executive Director or Board decision to change scoring at that stage involves taking an initial allocation away from one applicant in order to satisfy another applicant, no matter how appropriate the decision. Avoiding this potential conflict is probably behind the requirement that the Board be given 30 days' notice of scoring before the Board meeting to discuss allocations.

Given the mandatory nature of the date by which application scores must be provided to the Board, and the potential for significant conflict of last minute appeals, scoring changes (other than those arising from appeals previously pending) should not be made at this late date in the application review and approval process.

Based on the foregoing, we respectfully request that the 8 points for Eagle's Point's market rate units be restored.

THE 30% AMGI SUBSIDY ISSUE

In the 30% AMGI Subsidy Issue letter, 12 points were deducted from Eagle's Point's score due to the subsidy commitment for 30% of median area income units being from one of the General Partners. Neither the Qualified Allocation Plan, the Application Submission Procedures Manual nor the Application itself constrains the ability of the applicant to solicit support for its 30% of median area income units from any source.

Section 49.7(f)(7)(C) states that to qualify for points for units set aside for tenants at or below 30% of area median income, "an Applicant must provide evidence of a commitment of funds that specifies the amount of funds committed, terms of the commitment and the number of Units targeted at the AMGI level." (Attachment 16) The support letter in Eagle's Point's tax credit application fulfilled these requirements.

An interpretation of Section 49.7(f)(7)(C) was promulgated by staff via a posting on TDHCA's website entitled "Low Income Housing Tax Credit Program 2002 Application Questions & Answers." No notification of this posting was provided to applicants. In question 24b), staff stated its position that "commitment letters from lenders, equity investors or any Related Party will not qualify as a subsidy commitment in terms of earning points for units at 30% of AMGI." However, staff cannot by administrative fiat alter a Qualified Allocation Plan approved by the Board and signed by the Governor.

The Executive Director's sole response to this issue is that the Department posted this interpretation of the rule on its website on January 9th, and that it remains posted on its website. However, it should be noted that this posting occurred after the date that pre-applications were due, and that any change to what was submitted in the pre-application would have resulted in the loss of 15 points for submission of the pre-application. The response on this issue also fails to address the fact that staff cannot by administrative fiat alter a Qualified Allocation Plan approved by the Board and signed by the Governor. The specific language of Section 49.7(f)(7)(C), which is part of the properly approved Qualified Allocation Plan, which becomes Texas law upon adoption, contains no such restrictions on subsidy commitment, and Department staff cannot by itself alter Texas law. We therefore respectfully request that the 12 points for Eagle's Point's 30% of AMGI units be restored.

I look forward to further discussion of these important issues as we proceed through the application review and approval process.

Very truly yours,

EAGLE'S POINT HOUSING PARTNERS, LTD.

By: NDG-Eagle's Point, LLC, its general partner

By: 
Robert H. Voelker, Authorized Agent

NuRock Development West

700 E. Sandy Lake Road ♦ Suite 146 ♦ Coppell, Texas 75019
Phone 972-745-0756 ♦ Fax 972-745-2190

June 17, 2002

Via Fax 512-475-0764

Ms. Brooke Boston
Senior Planner
Texas Department of Housing and
Community Affairs
507 Sabine, Suite 300
Austin, TX 78701

RE: Appeal under Qualified Allocation Plan Section 49.4(k)
Eagle's Point Apartments - Project Number 02015

Dear Brooke:

We are in receipt of the following documents from TDHCA with respect to scoring for our tax credit application:

- ♦ Notice of Revision to Application Final Score dated June 12, 2002 concerning rents on our market rate units (the "Market Rate Unit Issue") - Attachment 1
- ♦ 2002 Pre-Application Scoring Notice dated February 1, 2002 with respect to our commitment for subsidy for units at 30% of area median income (the "30% AMGI Subsidy Issue") - Attachment 2

The following constitute the grounds for appeal by Eagle's Point Housing Partners, Ltd. on these two issues:

MARKET RATE UNIT ISSUE

In determining rents for comparable market rate units as required for the scoring criteria for mixed-income developments, Credit Underwriting has determined to disallow any consideration of market rate factors such as location, amenities, age, condition, etc. This methodology of analysis of rents for market rate units as applied by Credit Underwriting is flawed for the following fundamental reasons:

1. Such methodology violates the specific provisions of the Qualified Allocation Plan; and
2. Such methodology is contrary to standard industry practices in the appraisal/market analyst industry, HUD applied procedures and other states' market study requirements in their qualified allocation plans; and
3. Such methodology is contrary to logic; and
4. The methodology required contains flaws in determining market rate unit rents; and
5. The timing for making scoring changes has past.

CONTRARY TO QUALIFIED ALLOCATION PLAN

The point scoring item for market rate units states that "the project must be in a submarket where the average rents based on the number of bedrooms for comparable market rate units are at least 10% higher on a per net rentable square foot basis than the maximum allowable rents under the Program." (emphasis added). (Section 49.7(f)(4)(I) – the "Market Rate Unit Scoring Rule"). (Attachment 3). The phrase "comparable market rate units" is not defined.

However, in the market study requirements section of the QAP, the market analyst is required to "evaluate existing market rate housing as well as existing subsidized housing ... with respect to:

(i) rental rates including an attribute adjustment matrix for the most comparable Units to the Units proposed in the development." (emphasis added) (Section 49.9(a)(5)(A)). (Attachment 4).

This market study requirement refers to adjusting the "most comparable Units" with the attribute adjustment matrix for a purpose -- to arrive at what would be "comparable market rate units" to those in the development. Without this adjustment, the rental rates arrived at would merely be the rental rates for the "most comparable Units," not the rental rates for "comparable market rate units" as required by the Market Rate Unit Scoring Rule.

Using attributed adjustment, Eagle's Point fulfilled the requirements of the Market Rate Units Scoring Rule, as detailed in the enclosed pages of the market study (Attachment 5). Rents in the market, as adjusted, are 10% higher than the maximum tax credit rents.

STANDARD INDUSTRY PRACTICES; HUD; OTHER STATES' QAP'S

Standard Industry Practice: Professional appraisers/market analysts, in their training and/or certification, are instructed that property attributes are legitimate factors to take into account in analyzing a property and the surrounding market. The USPAP 2002 Standards covering appraisals require that appraisers specifically "identify the characteristics of the property that are relevant to the purpose and intended use of the appraisal, including: (i) its location and physical, legal and economic attributes ..." (Attachment 6). Property attributes are important to a property's value, as well as its projected rental rates.

HUD: HUD, in its Section 8 contract renewal procedures setting rental rates that HUD will pay based on market rents in the area, requires that appraisers provide an extensive analysis of unit attributes in an "Owner's Rent Comparability Study" (Attachment 7). HUD's Section 8 Renewal Policy states that "the goal [of attribute adjustment] is to determine what rent the comparable would obtain if the comparable were nearly identical to the subject" (Section 9-12, page 17). Adjustments are made upward or downward, depending on whether the comparable property has superior or inferior qualities to the subject property. HUD has promulgated a detailed Rent Comparability Grid (Attachment 8), with instructions, providing guidance to appraisers in analyzing comparable units and making attribute adjustments. Among the factors that are to be considered are: design, location, condition; unit equipment/amenities; site equipment/amenities; and utilities. In contrast, Credit Underwriting has allowed adjustment only for utilities, and has provided no rationale or authority for allowing only this one adjustment.

Other States: In administering their low income tax credit programs, other states allow attribute adjustment. For instance:

- ❖ North Carolina: Requires information on comparable properties' age and amenities, with such information to be provided "in a comparative framework with the proposed project." In addition, the analyst is required to provide "comparative charts that show such factors as the proposed project's rents, square footages, amenities, etc. as compared to the other projects." (Attachment 9).
- ❖ Pennsylvania: Requires the use of the HUD Rent Comparability Grid (Attachment 10).
- ❖ Washington: Requires a description of comparable properties, including an "analysis of rents, including amenities and utilities." (Attachment 11).
- ❖ Colorado: Requires an analysis of how each comparable property compares with the subject property "in terms of such things as total units, mix, rents, occupancy, etc." Among the factors enumerated are: year built; square footage, amenities (both unit and development) and condition of the property (Attachment 12).
- ❖ Iowa: Requires that the market analyst indicate "which market rate rental developments in the market area are most directly comparable to the proposed Project in rents and amenities. Determine the competitive advantage of the proposed Project rents over these comparable unit rents. Include methodology for the calculations in making the determination, such as USPAP standards, HUD form 92273-S8 [the HUD Rent Comparability Grid] or functional equivalent, etc." (Attachment 13).

The foregoing discussion shows that the determination to disallow any attribute adjustment other than utilities is contrary to the Qualified Allocation Plan and industry standards and rules applied by HUD and other housing agencies in analyzing market rate rents in the area of a proposed development.

LOGIC

The most-often spoken quote about real estate is that it is inherently "location/location/location." Location, as well as other attributes of a property (e.g., age, amenities, condition, quality of finish out, etc.) affect rental rates. For instance, if all of the other apartment complexes in the area have swimming pools and clubhouses and a tax credit applicant determines to not have either in its tax credit development, would it not be appropriate for the market analyst to discount the applicant's rent in determining what is reasonable/comparable? Conversely, if an applicant decides to have better amenities than some of the older market rate apartment complexes in the area of his new tax credit development, should the market analyst not take these factors into account? Should the age and physical condition of the other units in the area, as compared to a new construction development, be relevant to making a fair comparison and in determining true comparable rents?

Put in another context, it becomes apparent that denying attribute adjustment is illogical. When shopping for a car, you can go buy a new Lexus or a five year old used Kia. Both cars have 4 wheels, a steering wheel and an engine. Without attribute adjustment, both cars should cost the same – they both provide transportation. However, one comes with leather, a wood steering wheel, a premium sound system, etc. and is generally better built, while the other comes with 75,000 miles, dings and dents and was not built with the same quality – thus, the new Lexus commands a premium over the used Kia. The same analysis must be applied to rental real estate properties. Simply stated, attributes affect price.

FLAWS IN DETERMINING MARKET RATE UNIT RENTS

Several other items should be taken into consideration in analyzing the approach required by Credit Underwriting:

1. The comparable property matrix that was required of our market analyst and used in the Market Rate Units Issue letter does not take into account the number of units of a particular unit type within each complex. Stated another way, the “average” market rent that this matrix determines is the average for the properties listed without taking into account that property #1 may only have 1 One-Bedroom unit, while property #5 may have 250 One-Bedroom units (i.e., the computation is not a “weighted average”). This results in an over-weighting of unit rents in properties with fewer units of that unit type, and an under-weighting of unit rents in properties with more of that unit type, such that the true “market” rent for the area for that unit type is not determined. Instead of arriving at “comparable market rate units” for a particular unit type, this calculation arrives at a distorted average of unit type rents in comparable market rate properties.
2. The matrix also does not adequately address the question of exactly what constitutes “the *most comparable* units to the Units proposed in the development.” (emphasis added) Although the market study lists comparables and the matrix provided also lists comparables, if attributed adjustment is not permitted, much greater care would need to be taken in determining which properties are “most comparable.” To do so as to Eagle’s Point would require focus only on the most recently built seniors’ developments with similar amenity packages. Because (a) the term “most comparable” is not defined in the QAP or the Deficiency Notice, and (b) the market study analyst was not aware that attribute adjustment was not going to be permitted (especially given the clear indication in the QAP that a market study must contain an attribute adjustment matrix), the market study analyst did not focus their analysis on, and has no basis for determining what constitutes, the “most comparable units.” This issue is further compounded by the total lack of seniors’ new construction developments in East Austin.

TIMING OF SCORING DETERMINATIONS ✎

Per Section 49.4(f)(8) of the Qualified Allocation Plan, “at least 30 days prior to the date of the Board meeting at which the issuance of Commitment Notices ... shall be discussed, the Department will: (A) provide the application scores to the Board.” (emphasis added) (Attachment 14) It is my understanding that the Board meeting to provide initial allocations will be held on June 24, 2002. Market studies were due on or before March 29, 2002, allowing staff ample opportunity to review and comment on the market studies and rent differentials and to recommend scoring adjustments in April and May, prior to the 30 day window for providing application scores to the Board.

In addition, scoring changes at this juncture in the application process strains (and may even abrogate) the appeals process set forth in Section 49.4(k). Under that provision, “an applicant must file its appeal ... not later than the seventh day after the date the Department publishes the results of the Application evaluation process identified in Section 49.7” (Attachment 15) From discussions with staff, we have been informed that the revised scoring for all of the applications will not be published until June 25th, which is after the June 24th board meeting at which recommendations for initial allocations will be made. Any appeal that occurs after the date initial allocations are announced is obviously problematic, as any Executive Director or Board decision to change scoring at that stage involves taking an initial allocation away from one applicant in order to satisfy another applicant, no matter how appropriate the decision. Avoiding this potential conflict is probably behind the requirement that the Board be given 30 days’ notice of scoring before the Board meeting to discuss allocations.

Given the mandatory nature of the date by which application scores must be provided to the Board, and the potential for significant conflict of last minute appeals, scoring changes (other than those arising from appeals previously pending) should not be made at this late date in the application review and approval process.

Based on the foregoing, we respectfully request that the 8 points for Eagle's Point's market rate units be restored.

THE 30% AMGI SUBSIDY ISSUE

In the 30% AMGI Subsidy Issue letter, 12 points were deducted from Eagle's Point's score due to the subsidy commitment for 30% of median area income units being from one of the General Partners. Neither the Qualified Allocation Plan, the Application Submission Procedures Manual nor the Application itself constrains the ability of the applicant to solicit support for its 30% of median area income units from any source.

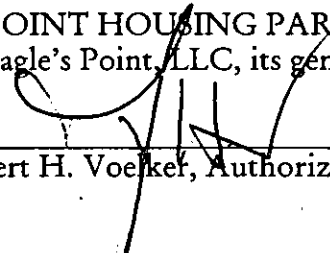
Section 49.7(f)(7)(C) states that to qualify for points for units set aside for tenants at or below 30% of area median income, "an Applicant must provide evidence of a commitment of funds that specifies the amount of funds committed, terms of the commitment and the number of Units targeted at the AMGI level." (Attachment 16) The support letter in Eagle's Point's tax credit application fulfilled these requirements.

An interpretation of Section 49.7(f)(7)(C) was promulgated by staff via a posting on TDHCA's website entitled "Low Income Housing Tax Credit Program 2002 Application Questions & Answers." No notification of this posting was provided to applicants. In question 24b), staff stated its position that "commitment letters from lenders, equity investors or any Related Party will not qualify as a subsidy commitment in terms of earning points for units at 30% of AMGI." However, staff cannot by administrative fiat alter a Qualified Allocation Plan approved by the Board and signed by the Governor. This interpretation of the Qualified Allocation Plan was without authority and we respectfully request that the 12 points for Eagle's Point's 30% of AMGI units be restored.

I look forward to further discussion of these important issues as we proceed through the application review and approval process, including this appeal.

Very truly yours,

EAGLE'S POINT HOUSING PARTNERS, LTD.
By: NDG-Eagle's Point, LLC, its general partner

By: 
Robert H. Voelker, Authorized Agent

ATTACHMENT 1



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 NOTICE OF REVISION TO APPLICATION FINAL SCORE
Texas Department of Housing and Community Affairs

Date Issued: 06/12/02

Robert H. Voelker
Eagle's Point Housing Partners, Ltd.
700 E. Sandy Lake Road, Ste. 146
Coppell, TX 75019
Phone #: (972) 745-0756
Fax #: (972) 745-2190

RE: 2002 LIHTC Application for Eagle's Point Apartments
TDCHA Number 02015

Attention: Robert H. Voelker

The Texas Department of Housing and Community Affairs (the Department) has further reviewed the above-referenced application for selection criteria points. A change has been made to your score based on either an appeal, or on additional findings by the Underwriting Division that have an impact on scoring.

Below, is a summary of points requested, as calculated by the Applicant, followed by the points requested as calculated by the Department. The two numbers differ if the Applicant's calculation was incorrect. The points awarded by the LIHTC Program are shown, followed by the difference between the points requested (as calculated by the Department) and the points awarded. The results of the review are followed by an explanation of any adjustments, including points denied.

Final Points Requested in Application:	164
Final Points Requested Calculated by LIHTC Program:	164
Final Points Awarded by LIHTC Program:	144
Difference between Requested and Awarded:	20

Explanation for Deductions

Exhibit (4)(I), Mixed Income (8,0) - Unfortunately, The review by Credit Underwriting found that the rents indicated in the Application Rent Schedule for one and two bedroom market rate units were unsupported by the market study. The review found that the development could only support market rate rents of \$758 for one bedroom units and \$869 for two bedroom units, as opposed to the \$771 and \$920 proposed in your application. The finding means that the net market rate rent per square foot for one bedroom units in the submarket is \$1.01. Because the submarket rent is \$1.01, that same number also represents the highest rent that can be achieved for the subject's market rate units. The maximum LIHTC rent per square foot is calculated by taking \$800, subtracting the \$66 utility allowance, and then dividing by 750 square feet. This yields a maximum LIHTC rent of \$0.98 per square foot. In applying the test, \$1.01 is divided by \$0.98 which equals 103%; not the 105% required to meet the 5% test for the subject's one bedroom units. The one bedroom units also fail the 10% test because, in this case, the calculation for the 10% is the same as the calculation for the 5% test and 103% is less than 10%. For two bedroom units, the underwriting review found that the highest achievable rents in the submarket were the same as the highest achievable rents for LIHTC units. Therefore, the rents for the two bedroom units also failed both tests.



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 NOTICE OF REVISION TO APPLICATION FINAL SCORE
Texas Department of Housing and Community Affairs

This revision to your final score triggers the appeals process. If you wish to appeal this scoring decision, you must file your appeal with the Department no later than June 19, 2002. The restrictions and requirements relating to the Appeals Policy can be found in Section 49.4(k) of the 2002 Qualified Allocation Plan and Rules.

Sincerely,

Brooke Boston

Brooke Boston
Acting Co-Manager, LIHTC Program

02/01/02 FRI 13:32 FAX



LOW INCOME HOUSING TAX CREDIT PROGRAM

2002 PRE-APPLICATION SCORING NOTICE

Texas Department of Housing and Community Affairs

ATTACHMENT 2

Scan copy

Eagle's Point Housing Partners, Ltd.
Robert H. Voelker
700 E. Sandy Lake Rd., Ste. 146
Coppell, TX 75019
Phone #: 972-745-0756
Fax #: 972-745-2190

Date Issued: 02/01/02

RE: 2002 LIHTC Pre-Application for Eagle's Point Apts
TDCHA Number 02015

Attention: Robert H. Voelker

The Texas Department of Housing and Community Affairs (the Department) has reviewed the Pre-Application referenced above. The review was to verify the receipt of Pre-Application Threshold documents and to score Selection Criteria points. The points requested, as calculated by the Applicant, are shown below, followed by the points requested as calculated by the Department. The two numbers differ if the Applicant's calculation was incorrect. The points awarded by the LIHTC Program are shown, followed by the difference between the points requested (as calculated by the Department) and the points awarded. The results of the review are followed by an explanation of any adjustments, including points denied.

Points Requested in Application:	<input type="text" value="164"/>
Points Requested Calculated by LIHTC Program:	<input type="text" value="164"/>
Points Awarded by LIHTC Program:	<input type="text" value="152"/>
Difference between Requested and Awarded:	<input type="text" value="12"/>

QAP Item or Exhibit #, Points Requested, Points Awarded - Reason for Deduction

LI Targeting (54,42)- The commitment of subsidy on 30% units can not be from the General Partner of the applicant entity. According to the Nonprofit Certification, Victory Family Ministry is the General Partner; they also executed the subsidy commitment with the owner entity.

The scores shown above are subject to adjustment based on additional findings by the Department. The score awarded at Pre-Application will be confirmed, and is subject to change, upon receipt and review of a full Application. A Preliminary posting of all Pre-Application scores is available at www.tdhca.state.tx.us/lihtc. The posting will be finalized and posted to the web site no later than February 8. Please submit any comments relating to this scoring notice by facsimile (512.475.0764 or 512.476.0438) or email to bboston@tdhca.state.tx.us. Any comments relating to this notice must be in writing and should be received no later than Wednesday, February 6 at 5:00 P.M. CST.

Sincerely,

Brooke Boston

Brooke Boston
Acting Co-Manager, LIHTC Program

requirements are not required for Developments involving rehabilitation to be eligible for the points below. Unless the building is served by an elevator, 3 or 4 bedroom Units located above the building's second floor will not qualify for these points. If the Development is a mixed-income development, only tax credit Units will be used in computing the percentage of qualified Units for this selection item.

(i) 15% of the Units in the Development are three or four bedrooms (5 points); and

(ii) an additional point will be awarded for each additional 5% increment of Units that are three or four bedrooms up to 30% of the Units (a maximum of three points) (3 points).

(E) Cost per Square Foot. For this exhibit hard costs shall be defined as construction costs, including contractor profit, overhead and general requirements. The calculation will be hard costs per square foot of net rentable area (NRA). The calculations will be based on the hard cost listed in Exhibit 102B and NRA shown in the Rent Schedule of the Application. Developments do not exceed \$60 per square foot. (1 point).

(F) Exhibit 205. Unit Amenities and Quality. Developments providing specific amenity and quality features in every Unit at no extra charge to the tenant will be awarded points based on the point structure provided in clauses (i) through (xiv) of this subparagraph, not to exceed 10 points in total. Developments involving rehabilitation will double the points listed for each item, not to exceed 10 points in total.

(i) Lighting Package: Includes heat light and vent fans in all bathrooms and all rooms have ceiling fixtures with accessible wall switches (1 point);

(ii) Kitchen Amenity Package: Includes microwave, disposal, dish washer, range/oven, fan/hood, and refrigerator (1 point);

(iii) Covered entries (1 point);

(iv) Computer line/phone jack available in all bedrooms (only one phone line needed) (1 point);

(v) Mini blinds or window coverings for all windows (1 point);

(vi) Ceramic tile floors in entry, kitchen and bathrooms (2 point);

(vii) laundry connections (1 point);

(viii) storage area (1 point);

(ix) Laundry equipment (washers and dryers) in units (3 point);

(x) Twenty-five year architectural shingle roofing (1 point);

(xi) Covered patios or balconies (1 point);

(xii) Covered parking (2 points);

(xiii) Garages (3 points);

(xiv) Greater than 75% masonry on exterior (3 points);

(G) The proposed Development provides housing density of no more than 42 Units per acre for multi-story elderly or urban infill Developments and no more than 24 Units per acre for all other Developments, as follows: (i) 34 Units per acre or less for multi-story elderly or urban infill developments, or 16 Units or less per acre for all other Developments (6 points); or

(ii) 35 to 38 Units per acre for multi-story elderly or urban infill developments, or 17 to 20 Units per acre for all other Developments (4 points); or

(iii) 39 to 42 Units per acres for multi-story elderly or urban infill developments, 21 to 24 Units per acre for all other Developments (2 points).

(H) Exhibit 206. The Development is an existing Residential Development without maximum rent limitations or set-asides for affordable housing. If maximum rent limitations had existed previously, then the restrictions must have expired at least one year prior to the date of Application to the Department (4 points).

(I) The Development is a mixed-income development comprised of both market rate Units and qualified tax credit Units. To qualify for these points, the project must be located in a submarket where the average rents based on the number of bedrooms for comparable market rate units are at least 10% higher on a per net rentable square foot basis than the maximum allowable rents under the Program. Additionally, excluding 4-bedroom Units, the proposed rents for the market rate units in the project must be at least 5% higher on a per net rentable square foot basis than the maximum allowable rents under the Program. The Market Study required by subsection (e)(12)(B) of this section must provide an analysis of these requirements for each bedroom type shown in proposed unit mix. Points will be awarded to Development's with a Unit based Applicable Fraction which is no greater than:

(i) 80% (8 points); or,

(ii) 85% (6 points); or,

(iii) 90% (4 points); or

(iv) 95% (2 points).

(J) Exhibit 207. Evidence that the proposed historic Residential Development has received an historic property designation by a federal, state or local Governmental Entity. Such evidence must be in the form of a letter from the designating entity identifying the Development by name and address and stating that the Development is:

§49.9. Market Study Requirements; Concentration; and Environmental Site Assessment Guidelines.

(a) Market Study Requirements.

(1) **Market Analyst Qualifications.** The qualifications of each Report Provider are determined and approved on a case-by-case basis by the chief underwriter or the review appraiser, based upon the quality of the report, itself and the experience and educational background of the report provider as a market analyst, as set forth in a Statement of Qualifications appended to the Report. The Department will maintain a list of approved Market Analysts. Such determination will be at the discretion of the Department. Generally, a qualified Market Analyst will be:

(A) a real estate appraiser certified or licensed by the Texas Appraiser Licensing and Certification Board; or,

(B) a real estate consultant or other professional currently active in the subject property's market area who demonstrates competency, expertise, and the ability to render a high quality, written report.

(2) A market study prepared for the Department must evaluate the need for decent, safe, and sanitary housing at rental rates or sales prices that eligible tenants can afford. The study must determine the feasibility of the subject property and state conclusions as to the impact of the property with respect to the determined housing needs. The market study should be self-contained and must describe in sufficient detail and with adequate data, such conclusions. Any third party reports relied upon in the market study must be verified directly by the market analyst as to the validity of the data and the conclusions.

(3) The market study must contain sufficient data and analysis to allow the reader to understand the market data presented, the analysis of the data, and the conclusion(s) of such analysis and its relationship to the subject property. The complexity of this requirement will vary in direct proportion with the complexity of the real estate and the real estate market being analyzed. The study should lead the reader to the same or similar conclusion(s) reached by the market analyst.

(4) The primary market or submarket will be defined on a case-by-case basis by the market analyst engaged by the Applicant to provide a market study for the Development. The market study should contain a map defining the market and submarket and a narrative of the salient features that helped the analyst make such a determination. As a general guide for the market analyst, the Department encourages the use of natural political/geographical boundaries whenever possible. Furthermore, the primary or submarket for a project chosen by the market analyst will generally be most informative if it contains between 50,000 and 250,000 persons, though a sub-market with fewer or more residents may be indicated at the discretion of the market analyst where political/geographic boundaries indicate doing so.

(5) An acceptable market study must also include at the minimum in quantitative as well as narrative form the information required under subparagraphs (A) through (C) of this paragraph. The Department reserves the right to require the Report Provider to address such other issues as may be relevant to the Department's evaluation of the need for the subject property and the provisions of the particular program guidelines. All Applicants shall acknowledge by virtue of filing an Application that the Department shall not be bound by any such opinion or market study, and may substitute its own analysis and underwriting conclusions for those submitted by the report provider.

(A) a comprehensive evaluation of the existing supply of comparable multifamily or single family subdivision property(ies) as appropriate in the same market and submarket area as the Development. The study should include census data documenting the amount and condition of local housing stock as well as information on building permits since the census data was collected. The study should evaluate existing market rate housing as well as existing subsidized housing to include local housing authority units and any and all other rent or income restricted units with respect to:

(i) rental rates including an attribute adjustment matrix for the most comparable Units to the Units proposed in the Development;

(ii) affordability analysis of the comparable unrestricted units;

(iii) current physical condition of the comparable property based upon a cursory exterior inspection evidenced by photographs;

(iv) occupancy rates of each of the comparable properties and occupancy trends by property class;

(v) annual turnover rates of each of the comparable properties and turnover trends by property class;

(vi) historic, current and anticipated absorption rates taking into account all other new or proposed development and the availability of other comparable sites;

(vii) an analysis of the number of existing or proposed units being set-aside or constructed for persons with disabilities; and

(viii) an itemization of all LIHTC Program Units within the defined submarket.

(B) a comprehensive evaluation of the demand for the housing the subject is proposed to provide. The study must include an analysis of the need for market and affordable housing within the Development's market and submarket area using the most current census and demographic data available, with copies of such source data included in the report or in the report addenda. The demand for housing should be quantified, well reasoned and should be segmented to include only relevant income and age eligible targets of the subject. Each segment should be addressed independently

TDHCA #

02023

Appeal

WINCHESTER WOODS, LTD.

615 CRESCENT EXECUTIVE COURT, SUITE 120
LAKE MARY, FLORIDA 32746

TEL: (407) 333-3233

FAX: (407) 333-3919

July 17, 2002

Delores Groneck
Board Secretary
Texas Department of Housing and Community Affairs
507 Sabine, Suite 400
Austin, Texas 78711

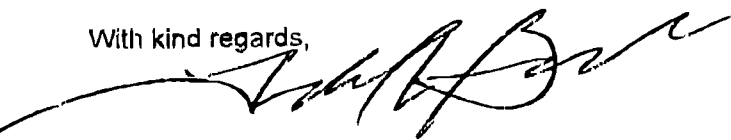
Re: TDHCA Project No. 02023

Dear Ms. Groneck:

Pursuant to Section 49.4(k) of the 2002 QAP, we respectfully request to be heard by the TDHCA Board on July 29, 2002 with respect to our application for the Ensenada de la Palma community in Brownsville, Texas (Winchester Woods, Ltd.).

Should you have any questions or comments, please feel free to call me at your convenience.

With kind regards,


Todd L. Borck
TLB/lw

Cc: Michael Maida, Esquire – Rutledge, Ecenia, et.al.



TDHCA #

02028

Appeal

COATS | ROSE

jjackson@coatsrose.com
DIRECT DIAL
(713) 653-7392

July 19, 2002

VIA FACSIMILE and FEDERAL EXPRESS

Michael E. Jones, Chair and
Members of the Board of Directors
Texas Department of Housing and Community Affairs
507 Sabine, Suite 400
P. O. Box 13941
Austin, Texas 78711

RE: Appeal to the Board of Directors
Cricket Hollow Townhomes
TDHCA Project No. 02028

Dear Mr. Jones and Board Members:

In accordance to Section 49.4 of the Qualified Allocation Plan (QAP), I am writing in behalf of Cricket Hollow Townhomes to appeal the decision of the Executive Director dated June 27, 2002. This decision was made in response to the appeal originally filed on June 13, 2002 regarding the reduction of eight (8) points in the category of Low Income Targeting.

The response provided by the Executive Director indicates that although the Montgomery County Housing Authority intended for the HAP contract to be project based, evidence was not provided that the U.S. Department of Housing and Urban Development (HUD) had approved such contract. The QAP does not require prior approval from HUD for any HAP submitted as subsidy for the project. In the instances where prior approval is required as evidence of subsidy such as with HOME funds, the QAP clearly sets out the timing that the approval or commitment should be provided to TDHCA.

The Executive Director does acknowledge that the QAP does not distinguish between the use of project based versus tenant based subsidy. However, she points out the requirement that the 30% of AMGI units must be set aside at the rent-restricted levels for the compliance and extended use period. This restriction is accomplished through a deed restriction or the LURA and not dictated by the the HAP contract. We understand this requirement and the units will be restricted accordingly. There has been nothing in our application that has indicated otherwise.

COATS | ROSE | YALE | RYMAN | LEE
A Professional Corporation

800 First City Tower, 1001 Fannin Houston, Texas 77002-6707
Phone 713-651-0111 Fax 713-651-0220
Web: www.coatsrose.com

July 19, 2002

Page 2

For the aforementioned reasons and those set out in our original appeal, we ask for your favorable reconsideration of this matter.

Very truly yours,



Antoinette M. Jackson

cc: Edwina E. Carrington, Executive Director
Delores Groneck, Board Secretary

TDHCA #

02031

02032

02033

Appeal

Basu

July 3, 2002

Ms. Edwina Carrington, Executive Director
Texas Department of Housing and Community Affairs
507 Sabine, Suite 400
Austin, TX 78711

RECEIVED
JUL 10 2002
EXECUTIVE

Re: Response to Appeal Denial
Padre de Vida, TDHCA #02032
Pueblo de Paz, TDHCA #02033
La Estrella, TDHCA #02031

Dear Ms. Carrington,

We have reviewed your denial of our appeal and the reasons for your rejection. It appears the underwriting department and the Texas Department of Housing and Community Affairs are not willing to recognize the actual operating expenses or comparable operating expenses in comparison to three projects in Hidalgo County.

As stated, the TDHCA has relied on IREM operating expenses for the closest large city, which is Corpus Christi, Texas. The median income, which has a direct effect on rents, is much higher in Corpus Christi than in Hidalgo County. The operating expenses are much higher in Corpus Christi as well. The market study requirements for the application clearly define the market and sub-market criteria for the development location. Using Corpus Christi, Texas is not within the scope of all data required in the QAP

For the past 7 years the TDHCA has recognized that operating expenses in Hidalgo County have been substantially lower than Corpus Christi, Texas and have never used comparable data in a county 150 miles away from a PMSA county where the project is located.

I view the reasons for this denial as a clear violation of the Sunset Bill and the TDHCA 2002 Qualified Allocation Plan and will move to substantiate this claim with the TDHCA board.

TDHCA

Page 2

Again, we are requesting to appeal this decision to the TDHCA board.

Respectfully,

A handwritten signature in black ink, appearing to read "P. Rowan Smith, Jr.", written in a cursive style. The signature is positioned above the printed name.

P. Rowan Smith, Jr.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Rick Perry
GOVERNOR

Hilina P. Carrington
EXECUTIVE DIRECTOR

BOARD MEMBERS
Michael E. Jones, Chair
Elizabeth Anderson
Shadrick Bagony
C. Kent Conner
Vidal Gonzalez
Norberto Salinas

July 2, 2002

Mr. P. Rowan Smith, Jr.
Texas Regional Asset Management L.L.C.
16400 Park Ten Place, Suite 220
Houston, TX 77084
Facsimile: 281.599.1656

Re: Response to Appeal Filed June 18, 2002
Padre de Vida, TDHCA Project No. 02032
Pueblo de Paz, TDHCA Project No. 02033
La Estancia, TDHCA Project No. 02031

Dear Mr. Smith:

Consistent with §49.4(k) of the 2002 Qualified Allocation Plan and Rules (QAP), I am writing in response to the appeal you filed on June 18, 2002 on the above-referenced development.

Appeal Review

In reference to §49.7(f)(7)(C) of the 2002 QAP, I have carefully reviewed your application, your appeals and information provided from the Director of Underwriting that I have incorporated into this letter.

An appeal was submitted by P. Rowan Smith, Jr., of Texas Regional Asset Management on behalf of the Applicant for three developments: La Estrella Apartments #02031 in Pharr, Padre de Vida Apartments #02032 in McAllen, and Pueblo de Paz Apartments #02033 in Mission. The appeal is in regards to the underwriting decisions that reduced the score and the amount of debt service for the projects. You have provided additional documentation from properties near the subject property that could be viewed as comparable properties. Your contention is that the Underwriting Department assumed higher expenses for payroll, repairs and maintenance, utilities and general and administrative expenses than what the Applicant believes is reasonable. This caused the debt service to be reduced to the level where the projected deferred developer fee was high enough to cause the Applicant to lose points for the low-income units in the proposals.

To substantiate the appeal, you provided stabilized expense forecasts for three properties in the region. La Estancia Apartments in Weslaco (Hidalgo) with 128 units, El Patrimonio Apartments in McAllen (Hidalgo County) with 250 units and El Pueblo Dorado Apartments in Pharr (Hidalgo) with 176 units. In addition, we reviewed the actual utility bills you sent for Island Palms Apartments (Edinburg) with 250 units, El Patrimonio Apartments and an unidentified property. Finally we reviewed the 2-month actual payroll figures for Island Palm Apartments, La Herencia (Mercedes with 160 units) and El Patrimonio from April 6 to June 6, 2002.

Although you contend that various line items may be overstated for the expenses the Underwriter has determined, there does not appear to be sufficient substantiation to amend the Underwriter's analysis. Moreover, two of the five developments you have sited actually have stabilized operations and provided Owner's Financial Certifications for the year ended 2001. These reports for Island Palms Apartments and La Herencia Apartments provided certified operating expenses of \$2,785 per unit and \$3,209 per unit respectively. It should be noted that a \$460 per unit reduction was made to La Herencia for an abnormally high amount for legal fees and that the \$3,209 per unit is after those Legal fees were removed. In addition, two of the three Applications considered in this appeal include property tax exemptions. Comparing the operating expenses of the two certified historical expenses without property taxes results in net operating expenses of \$2,154 and \$2,387 for Island Palms Apartments and La Herencia Apartments respectively. The Underwriter's overall operating expenses were \$2,351 per unit (tax exempt), \$2,908, and \$2,361 (tax exempt) for La Estrella Apartments #02031, Padre de Vida Apartments #02032, and Pueblo de Paz Apartments #02033 respectively. The overall operating expenses projected by the applicant in the three applications were \$2,004, \$2,662 and \$2,018 respectively.

In addition to relying on information provided in the Owner's Financial Certifications, the Underwriter considered IREM figures for Region 6 and Corpus Christi. The 2001 IREM Region 6 payroll figure for 575 similar garden style developments in the region is \$833 per unit per year. The closest city with published IREM operating expense information is Corpus Christi, which reflected \$838 per unit per year in payroll expense for garden style developments. The payroll estimate of \$635 per unit, that the Underwriter determined is based on actual 2001 owner's financial certification expenses from the La Herencia property as it is the closest in proximity and size to the three that are being proposed.

The appeal contends that three properties currently operating are *forecasted* to include from \$477 to \$509 per unit for payroll expense. Although, these figures are significantly lower than the Underwriter's estimation, they are indicated as "*Stabilized Expense Forecasts*" and not *actual data*. As mentioned, we reviewed the actual data for three properties over a two month period that was sent with the appeal. The following is a breakdown of the payroll expenses based on the information provided in the appeal and the Owner's Financial Certification:

	Actual 4/6 - 6/6	Applicant's 2002 Projection Through Extrapolation	Per Unit	2001 Actual per Owner's Financial Certification	Per Unit
Island Palm Apartments	\$14,589.85	\$70,031.28	\$280	\$127,248	\$508
El Patrimonio Apartments*	\$18,262.78	\$87,661.34	\$351	N/A*	N/A
La Herencia Apartments	\$18,158.49	\$87,160.75	\$545	\$101,575	\$635

* El Patrimonio Apartments was not stabilized in 2001 and therefore did not provide a meaningful Owner's Financial Certification.

The strength of the appeal documentation is based on an extrapolation of 2 months worth of payroll expenses which appears to be incorrect. The extrapolation included in the appeal appears to have understated the annual per unit amounts which should have been \$350, \$438 and \$681 respectively. Despite significantly higher IREM figures the Underwriting Department based their payroll expense estimate on the actual operating history represented in the 2001 year end Owner's Financial Certification submitted by La Herencia and concluded a minimum of \$636 per unit.

The appeal also claimed that the Underwriting Department's repair and maintenance figure is much higher than what the property will spend. The Underwriter reconciled to \$381 per unit per year for La Estrella Apartments and Padre de Vida Apartments to \$424 per unit per year for Pueblo de Paz Apartments based on the TDHCA database and the Region 6 IREM figures calculating nearly identical amounts on a per project basis. The Corpus Christi IREM figure was higher still at \$632 to \$624 per unit. However, no additional appeal information with actual data from any properties was provided to substantiate the claim that the Underwriter's figure is too high. The appeal provided only *projected* information of \$27,840 or \$145 per unit for El Patrimonio, \$30,000, or \$234 for La Estancia and \$53,000 or

\$301 per unit for El Pueblo Dorado Apartments which are all new developments t least two of which are in lease-up or still under construction.

The appeal also claimed that the Underwriting Department's general and administrative figure is much higher than what the property will spend. The Underwriter reconciled to \$286 per unit per year for Padre de Vida Apartments and \$304 per unit per year for La Estrella Apartments and Pueblo de Paz Apartments. This was based on the TDHCA database and the Region 6 IREM figures calculating nearly identical amounts on a per project basis. The Corpus Christi IREM figure is higher still at \$617 to \$625 per unit. Again, the Applicant did not provide any additional information with actual data (only forecasted data) from the Applicant to substantiate that the figure the Underwriting Department came up with is incorrect.

The appeal also suggests that the Underwriter's estimate for utilities is too high. The Underwriter estimated their figure base on the tenant paying all their own utilities, with the Applicant paying only for trash service. The appeal information provided showed that in 2001, Island Palm Apartments paid \$32,444.79, or \$202.78 per unit to Central Power for electricity; El Patrimonio Apartments is *projected* to pay \$14,177.70 or \$73.84 per unit in 2002; and, a bill for \$1,207.60 for two weeks in March for an unidentified property was provided. El Patrimonio, however, is still in lease-up, thus this figure is a reliable source of information. The Underwriter originally based the analysis on their information from the Housing Authority Utility Allowance Sheets for Pharr, McAllen and Mission. The information on these sheets is used as an estimate of what the various utilities would cost a tenant if they were housed in a multi-family property in each location. The Underwriter calculated that the Applicant will be paying approximately 25.5% of the cost of the utilities to operate the property. This percentage is used statewide to take into account the cost to run empty units as well as running the common areas to include upkeep of landscape. The appeal letter for the first time indicated that the property will be irrigated via a water well, thus resulting in potentially lower costs for water. The appeal indicated that the combined utility cost for El Patrimonio is \$15,453.34, or \$80.49 per unit, La Herencia is \$16,896.68, or \$105.04 per unit and Island Palms Island is \$32,531.37, or 130.13. These amounts are totally inconsistent with the Owner's Financial Certifications for La Herencia and Island Palms which indicate an actual utility expense of \$52,785 (\$330 per unit) and \$76,037 (\$304 per unit) respectively, plus water, sewer and trash of \$53,783 (\$335 per unit) and \$97,351 (\$389 per unit) respectively.

In order for the Applicant to reach a deferred developer fee of 50% of the entire fee, the Underwriter would need to reduce overall operating expenses for all three applications. These amounts would be \$2,222 per unit (tax exempt), \$2,671, and \$2,292 (tax exempt) for La Estrella Apartments #02031, Padre de Vida Apartments #02032, and Pueblo de Paz Apartments #02033 respectively. While these calculated per unit figures for La Estrella Apartments and Pueblo de Paz Apartments are within the range that has been evidenced in the area via the two Owner's Financial Certifications reviewed as part of this appeal, the calculated operating expenses for Padre de Vida Apartments with full taxes does not fall into that range. Moreover, the Underwriter has significant doubts that garden style apartments can operate at an operating expense amount that is as low as these figures, as evidenced in the original underwriting report.

I concur with the Director of Underwriting that their original projections are reasonable.

Appeal Determination

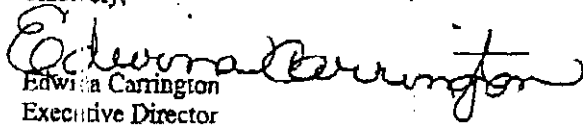
Based on the above reason, your appeals for these three developments have been denied. The points deducted for Low Income Targeting on each of these Applications will not be reinstated.

Section 49.4(k) of the 2002 QAP indicates that if you are not satisfied with this response to your appeal, you may appeal directly in writing to the Board of the Texas Department of Housing and Community Affairs (the Board). Please note that an appeal filed with the Board must be received by the Board before at least seven days preceding the date of the board meeting at which the relevant allocation decision is expected to be made. To have an appeal considered by the Board at the July 29 Board meeting, the appeal must be received by Delores Groneck, Board Secretary, no later than July 22, although it is strongly suggested that you submit it by July 20.

Mr. P. Rowan Smith
July 1, 2002
Page 1 of 4

If you have questions or comments, please call (512) 475-3340.

Sincerely,


Edwina Carrington
Executive Director

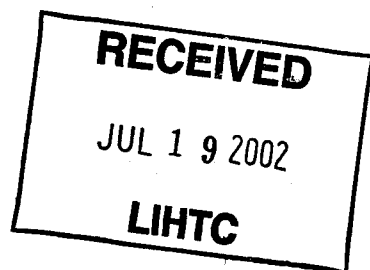
TDHCA #

02074

Appeal



SOUTHWEST
H O U S I N G
DEVELOPMENT



July 19, 2002

Ms. Edwina Carrington
Executive Director
Texas Department of Housing and
Community Affairs
P.O. Box 13931
Austin, Texas 78711

Re: Arbor Woods Housing, L.P.; TDHCA No. 02074, Appeal of the Underwriting Criteria and amount of tax credit allocation recommended to the TDHCA board

Dear Ms. Carrington:

The purpose of this letter is to appeal the determination by the Texas Department of Housing and Community Affairs ("Department") underwriting group to not recommend the full allocation of tax credits to the highest scoring application in Region 3, the Application of Applicant, on the basis that:

1. Significant remediation for the site has not been fully documented
2. Worst case costs would make the community financing not feasible due to long term deferred developer fee
3. Environmental risks due to potential surficial material requiring removal
4. Commencement of Construction would be adversely affected by the timing of completion of the soil remediation.

Applicant respectfully requests you ask the board to reevaluate the Application for the reasons set forth below and to reinstate the Application for being satisfactory in accordance with the requirements of the QAP and the winning score in Region 3 based upon the established QAP scoring criteria.

In reviewing the Application of Applicant, the Underwriting Department determined that it could not adequately determine with sufficient certainty, the cost of environmental remediation and had concern about the time-period for implementing a permitted plan. Although underwriting does not suggest the developer cannot complete the units and place them in service before 12/31/2004, they do suggest that an easy answer to that concern exists through a forward commitment of tax credits. The department is recommending forward commitments in Region 3 at this time.

The developer has never failed to implement its projects in a timely manner and is confident it can and will complete the development under the timelines required even for a current year 2002 commitment of tax credits, if so determined by the Board. The developer's 2002 forward allocation from program year 2001 is already under construction in Cedar Hill. Pads are in place and the project goes vertical in the next few weeks. The developer's record of accomplishment of successful and timely completion of its communities is not disputed.

At this time, Applicant has provided a complete Phase Three Environmental assessment including ground water testing. The Phase Three study and a subsequent follow up letter from the author, Pond Robinson and Associates, indicated that in their professional opinion, based upon the most up to date information after completion of the Phase Three testing, it would take 3-6 months for the plan to be approved and completed and the likely cost would be \$500,000 plus the cost of imported fill. Any post remediation timelines with the TNRCC do not affect the development and construction timelines in anyway, per the Pond Robinson letters. However, these post remediation sing offs from TNRCC have similar bench mark timelines, 3-6 months, that also fall within the requirements of the QAP for reaching development and construction bench marks for a 2002 allocation of tax credits.

Even at this maximum cost for the project, it meets all underwriting criteria if the developer can simply show a fixed price contract from a General Contractor for the full clean up of \$875,000 or less. I previously provided the department with a fixed price contract at this level. The only reason the developer had not previously entered into such an agreement is due to the likely, made clear by Pond Robinson and Associates, that the actual cost would be closer to \$500,000 plus the fill. Until the TNRCC indicated a higher level of remediation would be required; it seemed more cost effective to leave the contract amount open for final bid. Due to the concerns of underwriting about the cost uncertainty, we had requested and received a fixed price guaranteed maximum remediation contract for \$875,000, from Affordable Housing Construction, Inc. Financial information to support AHC's ability to honor any cost overage is also included in the attached material. The contract was revised to the \$500,000 number. A copy is provided in the support package.

We now know from the TNRCC that the standard will be the 500 level. This pegs the cost well below any deferred developer fee threshold. I have attached the information directly from the TNRCC website to this letter. The consultant is revising his letter accordingly. I have provided a second letter from another environmental company, MAS-D, confirming these facts and costs.

Applicant submits that its Application satisfies the requirements of the QAP and that a reduction in the amount of credits is not compliant with the intent of the QAP and rules of the program.

It is also important to point out that Applicant is not asking for any adjustments in points for Applicant to satisfy the requirements of the QAP. Applicant's Development works on the Property that Applicant has under control, completely in accordance with the provisions of the QAP. The fixed price guaranteed maximum remediation contract answers all the cost concerns raised by underwriting about the viability of the application by eliminating any uncertainty about the amount and percentage of the deferred developer fee. Applicant is not asking the Department to approve a site that fails to meet the requirements of the QAP. This is an extremely important distinction that I respectfully request you consider.

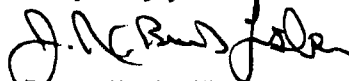
Ms. Edwina Carrington

July 19, 2002

Page 3

It is for these reasons that I strongly urge your reconsideration of Applicant's Application, and that you reinstate the Application for the recommended allocation of tax credits. If I can be of any further assistance to you, please feel free to contact me. I have enclosed a supplemental package of up to date information on the issues raise by underwriting. Please share this information with the board. Your help in this appeal is appreciated. We thank you for your hard work on behalf of our State.

Very truly yours,



James R. (Bill) Fisher, VP

For Arbor Woods Housing, LP

Attachments



POND, ROBINSON & ASSOCIATES, LP

DATE / TIME: 7/18/02 PROJ. NO: _____
DELIVER TO: Bill Fisher PROJ. NAME: _____
AFFILIATION: Southwest Housing Management FAX NO.: (214) 987-9294
FROM: Steve Brandt *There will be 7 pages following this sheet.*

COMMENTS:
Sending this document per instruction from Steve Brandt.

If transmission is incomplete or unclear, please call (972) 732-6400.

ORIGINAL TO FOLLOW VIA:

2400 Dallas Parkway, Suite 200, Plano, TX 75093
972.732.6400 – Phone, 972.732.9013 – Fax

Establishing Critical Protective Concentration Levels (PCLs) for Lead-Affected Soils

Effective Date: August 2, 2001

Introduction

The purpose of this document is to describe the processes for establishing critical PCLs for lead-affected soils which are protective of human receptors under the Texas Risk Reduction Program (TRRP) and to provide some pre-calculated values.

Tier 1

For lead-affected soils, the TRRP Tier 1 $^{Tot}Soil_{Comb}$ PCL is 500 mg/kg (residential) and 1,600 mg/kg (commercial/industrial), and the Tier 1 $^{GW}Soil_{Ing}$ PCL is 3.0 mg/kg (Class 1 and 2 groundwater) and 300 mg/kg (Class 3 groundwater). Historically, Synthetic Precipitation Leaching Procedure (SPLP) or Toxicity Characteristic Leaching Procedure (TCLP) tests have been used in determining site-specific $^{GW}Soil$ PCLs for lead in soil. However, the aggressive acidic treatment to which soils are subjected in the TCLP/SPLP extraction procedure do not always provide appropriate results to derive lead soil-water partition coefficients (K_d) and may over predict the amount of leachable lead that is impacting groundwater for many sites.

Background

For sites with Class 1 or 2 groundwater, the Texas-specific median soil lead background concentration of 15 mg/kg, as stated in '350.51(m) or a higher site-specific background concentration replaces the Tier 1 $^{GW}Soil_{Ing}$ PCL for lead. If a site-specific background assessment is planned, samples must be collected from areas unaffected by activities related to waste management activities, in accordance with '350.51(l)(2) and must be representative of the same geologic stratum as the potentially affected stratum with the lead concentrations.

Tier 2

The TRRP Tier 2 $^{GW}Soil_{Ing}$ PCL equation can be used to develop a site-specific level for lead in soil that is protective of groundwater in lieu of the Tier 1 or background approaches. This equation is located at the end of this document. The goal in developing a site-specific lead $^{GW}Soil_{Ing}$ PCL using the Tier 2 equation is to establish a $^{GW}Soil_{Ing}$ PCL which is based on soil and lead-specific properties that affect the migration potential of lead from the soil to groundwater at the site. The following site-specific data may greatly impact the calculated Tier 2 $^{GW}Soil_{Ing}$ PCL for lead at an affected property:

- S size of lead source area
- S soil type and pH
- S thickness of lead-affected soils
- S depth to groundwater
- S groundwater classification

TDHCA #

02078

Appeal



July Board App

RECEIVED

JUN 24 2002

LIHTC

Friday, May 19, 2002

Ms. Deloris Groneck
Board Secretary
TDHCA
507 Sabine, Suite 400
Austin, Texas 78711

RE: Sphinx at Murdeaux, TDHCA #02078

Dear Ms. Groneck:

I am writing to the TDHCA and its governing board to appeal the decision to deduct 8 points from the final score for **Sphinx at Murdeaux** based on the staff argument and recommendation that the letter from Jubilee Metro Church was meant for only 2 units, as opposed to the efforts of the development to provide units at 30% of the Area Median Income. From the argument below, you will agree that the spirit of the QAP was not applied in evaluating this project, which rightly should be the highest scoring project in the region barring the denial of the 8 points.

On the Low Income Targeting, the commitment from the Jubilee Metro Church was written as recognition of our efforts to target tenants making 30% or less of the Area Median Income. This project does not need more than \$158,000. Therefore, we did not see the need to encumber the project with more debt than needed.

As stated during the workshop held at the Holiday Inn Select at the Dallas Love Field, the Department's evaluation criteria was that points will be awarded for deep targeting as long as there is additional funding for as little as one percent of the units. In making this point, it was stipulated that any point claimed for providing units at 30% of the AMGI would be denied if the project were marginal - no more **than 50% of the developer fee is deferred. Our project, based on the underwriting report, indicates 0% of our developer profit being deferred.**

Again, deep targeting that is supported with adequate GAP Financing source is another reason why we feel that our application has not been equitably underwritten by the department. More specifically, the **Madison Point Apartments TDHCA #2149** with a score of **157**, received a commitment from Hou-Dal Affordable Housing Corporation for which it received **8 point**. The developer's financing of \$150,000 to subsidize the provision of 56 units for families at the 30% of **AMGI** (Area Median Gross Income). This commitment amounts to \$2,679 per unit.

Our project received a commitment from Jubilee Metro Church (**we received zero (0) points**). The commitment of \$158,000 for 30 units from the Church was written in recognition of our efforts to target tenants making 30% or less of the **AMGI**. This commitment amounts to \$5,267 per unit. In making the commitment, and as clearly indicated in the offer letter;

The Church wants to be assured of the opportunity to rent two of the units set aside at the 30% of AMI, while tempering our overall development budget for the most needy families within the deepest targeted income cohort.

However, TDHCA staff postulates that our project's commitment was for only two units, as opposed 30 units and denied the project eight (8) points. In the absence of common sense and fair play, it is inexplicable how a competing project merits 8 points for \$2,679 per unit in subsidy, and another with \$5,267 is not meritorious.

- If the underwriters needed additional information or clarification regarding this commitment, they should have sought such information from the Jubilee Metro Church or the applicant as provided for in the QAP.

We respectfully request that the 8 points for deep targeting be awarded based on the letter of the QAP and the spirit of fair play. Please note that this project has the support of key constituencies. We obtained approval from the municipal authority as well as support letters from six community leaders and four (4) elected officials who represent the project area - Laura Miller, **Mayor, City of Dallas**, Helen Giddings, **State Representative**, James Fantroy, **City Councilman District 8**, and the **State Senator**, Royce West. Our letters of support attest to the level of our commitment and the effort we put into the process

Please contact me at (214) 342-1405, if you have any questions, or would like to discuss these issues further. Thanks immensely for your kind consideration.

Respectfully,



Jay O. Oji
President/CEO

Encl. Relevant Documents

TDHCA #

02087

Appeal

FACSIMILE TRANSMITTAL SHEET

TO: BROOKE BOSTON

FROM: ROBERT BURCHFIELD

COMPANY:

DATE: JULY 19, 2002

TDHCA

FAX NUMBER: 512-475-0815

TOTAL NO. OF PAGES INCLUDING COVER: 6

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE:

YOUR REFERENCE NUMBER:

El Capitan Apartments (02087)

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Ms. Boston:

Please file our appeal for the July 29th Board Meeting. A hard copy will follow.

Robert Burchfield



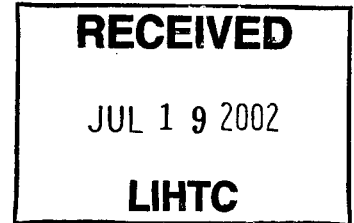
W. G. Burchfield & Bro.



Real Estate Brokerage and Related Services

July 18, 2002

Ms. Brooke L. Boston
Co-Manager, LIHTC Program
Texas Department of Housing and Community Affairs
507 Sabine, Suite 300
Austin, TX 78701



RE: El Capital Apartments (02087)

Dear Ms. Boston:

On February 15, 2002, we appealed the pre-application scoring. Our requested score was 130 and your current awarded score is 129.

We were told that the review committee was of the opinion that the Housing Economic Development Committee letter did not qualify as community support.

We respectfully request, under Section 49.4(k) of the 2002 QAP Plans and Rules, to appear before the board on July 29th. As per our discussion with the Edgewood Independent School District, they feel their Housing Economic Development Committee is sponsored by the School District, but community driven. The committee is made of community leaders, representative of the Edgewood Community.

The Housing Economic Development Committee will appear before the TDHCA Board on July 29th to state their case of being a community driven committee enjoying sponsorship from the Edgewood Independent School District. The fact that their support letter was written on District letterhead was a matter of economic necessity, not an indication that they were speaking for the Edgewood Independent School District board.

In reviewing other appeals on the net and in the public hearings, we humbly feel that our appeal for this last point has better merit than some of the appeals granted.

Copies of the meetings of the Housing Economic Development Committee are included. We thank you in advance for your consideration.

Respectfully submitted;
El Capitan Apartments LP



Robert Burchfield, Developer

**Housing & Economic Development Committee
Edgewood Academy Recital Hall
607 S.W. 34th Street
San Antonio, Texas**

July 18, 2002

Robert Burchfield
W.R. Burchfield and Bros.
2123 W. Governor Circle, Suite 400
Houston, Texas 77092

RE: El Capitan Apartments

Mr. Burchfield,

We are concerned about the progress of the El Capitan Apartments. After many months of meeting and trips to Austin, we hope that the State has given El Capitan the attention it deserves.

Edgewood Independent School District created the Housing & Economic Development Committee to promote housing in our community.

We have supported the development team of the San Antonio Development Agency and Burchfield because we felt that with the working relationship that we have created, we would be a success for the community.

We will be attending the July 29th Board Meeting in Austin to continue supporting our project.

We understand that there is a developer in our area that has received tax credits. In an article in the Austin newspaper on May 10th, it states this developer was not in compliance. The project's name is *Kingfisher, Ltd.*, developer Tom McMullen. To our knowledge, this developer has not met with our school district or development committee. It would not be in the best interest of Edgewood to have a developer that has not collaborated with the school system or is not in compliance with this program. Would you please try to find out the outcome of this article and its standings.

We will see you on July 29th.

Sincerely,



Jesse Alcala, Chairman
Housing & Economic Development Committee

EDGEWOOD

San Antonio

03-22-02 PCS:00 RCVD ^{UT}

PUBLIC NOTICE

**BOARD HOUSING & ECONOMIC DEVELOPMENT COMMITTEE MEETING
THURSDAY, MARCH 28, 2002
6:00 P.M.**

EDGEWOOD ACADEMY, Recital Hall
607 S.W. 34TH STREET
SAN ANTONIO, TEXAS 78237

NOTICE IS HEREBY GIVEN that the Board Housing & Economic Development Committee of the Edgewood Independent School District will meet on Thursday, March 28, 2002 at the Edgewood Academy Recital Hall located at 607 S.W. 34TH Street, San Antonio, Texas. The meeting will begin at 6:00 p.m.

AGENDA

- A. Call Meeting to Order
- B. Roll Call
- C. Discuss the Following:
 - 1. Westside Chamber of Commerce
 - 2. Macedonia Community Development Corporation
 - 3. Affordable Housing Consultants, Inc.
 - 4. University of Texas at San Antonio
- D. Other Business
- E. Announcements
- F. Adjournment

Edgewood Independent School District, in accordance with the Americans with Disabilities Act (ADA), shall make accessible all open meetings to those individuals with "disabilities" as defined by the ADA. Should such an individual require assistance in gaining access to an open meeting, the individual is requested to notify the principal or facility manager as soon as possible.

EDGEWOOD

San Antonio

PUBLIC NOTICE

**BOARD HOUSING & ECONOMIC DEVELOPMENT COMMITTEE MEETING
THURSDAY, FEBRUARY 14, 2002
6:00 P.M.**

EDGEWOOD ACADEMY, Recital Hall
607 S.W. 34TH STREET
SAN ANTONIO, TEXAS 78237

NOTICE IS HEREBY GIVEN that the Board Housing & Economic Development Committee of the Edgewood Independent School District will meet on Thursday, February 14, 2002 at the Edgewood Academy Recital Hall located at 607 S.W. 34th Street, San Antonio, Texas. The meeting will begin at 6:00 p.m.

AGENDA

- A. Call Meeting to Order
- B. Roll Call
- C. Discuss the Following:
 - 1. Update by San Antonio Housing Authority
 - 2. City of San Antonio
 - Economic Development Department
 - Neighborhood Housing Development
 - 3. Affordable Housing Consultants, Inc.
 - 4. Health Services Initiative
 - Mr. Nick Monreal, AACOG
- D. Other Business
- E. Adjournment

Edgewood Independent School District, in accordance with the Americans with Disabilities Act (ADA), shall make accessible all open meeting to those individuals with "disabilities" as defined by the ADA. Should such an individual require assistance in gaining access to an open meeting, the individual is requested to notify the principal or facility manager as soon as possible.

EDGEWOOD

San Antonio

11-30-01P12:28 REYS

PUBLIC NOTICE

**Board Committee on Housing and Economic Development
Edgewood Academy, Recital Hall
607 SW 34th Street, San Antonio, Texas 78237
Tuesday, December 4, 2001
(210) 444-7925
6:00 P.M.**

NOTICE IS HEREBY GIVEN that the Board Committee on Housing and Economic Development will meet on Tuesday, December 4, 2001 at the Edgewood Academy, Recital Hall, located at 607 S.W. 34th Street, San Antonio, Texas. The meeting will begin at 6:00 p.m.

AGENDA

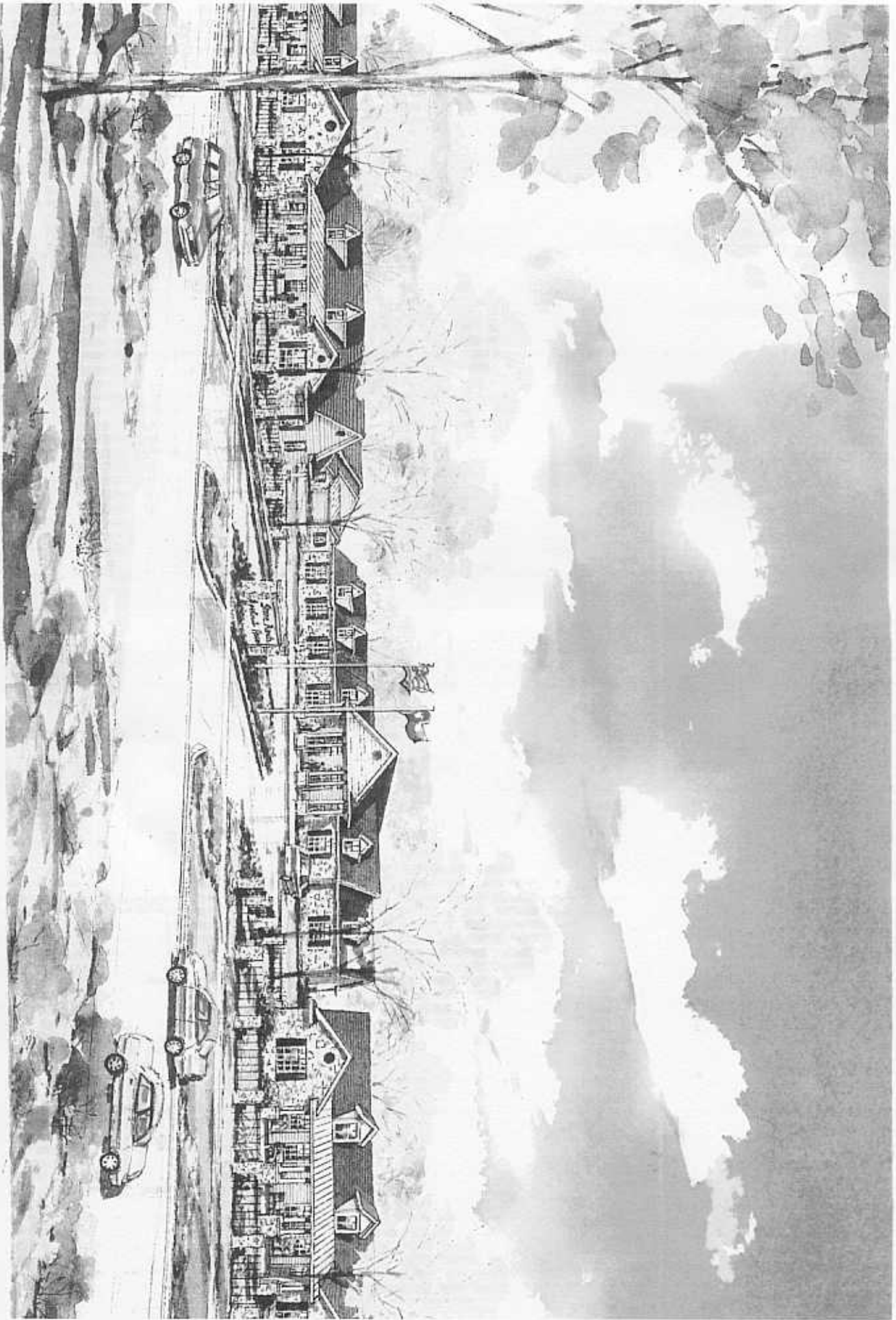
- I. Meeting to Order
- II. Roll Call
- III. Presentations:
 1. Affordable Housing Consultants, Inc.....David Marquez
 2. City of San Antonio.....David Garza
- IV. New Business
- V. Adjournment

Edgewood Independent School District, in accordance with the Americans with Disabilities Act (ADA), shall make accessible all open meeting to those individuals with "disabilities" as defined by the ADA. Should such an individual require assistance in gaining access to an open meeting, the individual is requested to notify the principal or facility manager as soon as possible.

TDHCA #

02116

Appeal



STONE RANCH APARTMENT HOMES

LANKFORD INTERESTS LLC

Michael G. Lankford

July 17, 2002

Michael E. Jones, Chairman
Texas Department of Housing and Community Affairs Board of Directors
506 Sabine
Austin, Texas 78701

**RE: 2002 LIHTC Application for Killeen Stone Ranch Apartment Homes
TDHCA #02116**

Dear Mr. Jones and TDHCA Board Members:

On June 24, 2002, as per Section 49.4 (k) (1) of the 2002 Texas Department of Housing and Community Affairs (the Department) Qualified Allocation Plan and Rules (QAP), the above referenced applicant respectfully requested the Department to reach a final "determination regarding the Applicant's satisfaction of the Underwriting Criteria". The Applicant asked the Department to re-evaluate and consider certain data and issues as they relate to the economic feasibility of the submitted Low Income Housing Tax Credit Development.

Department Position

To summarize, the Department's original Underwriting Analysis dated June 3, 2002 concluded that the original Application had underestimated the Operating Expenses and Construction Costs. Therefore, it is the Department's position that, the reduction in debt and the increase in construction costs, will create an additional funding gap (i.e. increased deferred developer fee), which is not reasonably foreseeable to be repaid. These issues were addressed by the Applicant in an appeal submitted to the Department on June 24, 2002. A July 8, 2002 response letter from the Department concluded that the development remains unfeasible and the appeal was denied.

As a result of that denial, as per Section 49.4 (k) (1) of the 2002 Texas Department of Housing and Community Affairs (the Department) Qualified Allocation Plan and Rules (QAP) the Applicant would respectfully request the TDHCA Board of Directors to review attached information and evaluate and consider certain data and issues as they relate to the economic feasibility of the submitted Low Income Housing Tax Credit Development.

**4900 Woodway, Suite 970
Houston, Texas 77056
Phone: (713) 626-9655 Fax: (713) 621-4947**

LANKFORD INTERESTS LLC


Applicant Position

It is the position of the Applicant that as a result of the Department's necessity to use databases and averages as comparables in the Underwriting Analysis to forecast operating expenses and construction costs, the increased funding gap and increased developer fee are artificially created and do not in fact exist and the development is feasible.

The Applicant further contends that more accurate comparables exist to forecast the operating expenses and construction costs. These more precise comparables are evidenced by actual expenses and costs from "The Veranda @ Twin Creek Apartments TDHCA # 99053) essentially an identical existing development of 88 elderly units successfully developed by the applicant.

I will be happy to answer any questions or comments that the Department or Board may have. Thank you in advance for your time and attention in this matter.

Sincerely,



Michael G Lankford
Killeen Stone Ranch Apartment Homes, L.P.
Manager, G.P.

Development Strengths

- **204** # of qualified people on waiting list for **The Veranda @ Twin Creek Apartments**, TDHCA #99053 in Killeen Texas developed by applicant.
- **5** # of units of annual turnover @ **Veranda @ Twin Creek Apartments**
- **0** # of other elderly affordable developments in Killeen, Texas
- **41** # of years before the last person on the waiting list could move into **Veranda @ Twin Creek Apartments**
- **143** Application Score, which is HIGHEST Non-Profit Score in Region 7 and 3rd HIGHEST Non-Profit Score in the State
- **\$622,433** State Median amount of Tax Credits Requested per Development
- **\$485,975** Total amount of Tax Credits Requested by Killeen Stone Ranch Apartment Homes
- **\$6,085** State Median of Tax Credit amounts per unit
- **\$4,225** Amount of Tax Credits per unit requested by Killeen Stone Ranch Apartment Homes (The lowest new construction per unit Tax Credit request in the State)

- \$450,600 # Of dollars of HOME and CDBG funds from city of Killeen, Texas to Killeen Stone Ranch Apartment Homes)
- \$367,000 # Of dollars of Home Trust and SECO funds requested from TDHCA for Killeen Stone Ranch Apartment Homes
- \$817,600 # Of dollars of “gap financing” funds granted &/or requested for Killeen Stone Ranch Apartment Homes.
- \$817,600 / \$.79= \$1,034,937 # Of tax credits which can then be utilized and allocated to other communities in need of affordable developments

Operating Expense

\$4.21 TDHCA Estimated Operating Expense Cost per Square Foot for Killeen Stone Ranch Apartments Homes

\$3.84 Application Budget Operating Expense Cost per Square Foot for Killeen Stone Ranch Apartments Homes

\$3.51 Actual Operating Expense Cost per Square Foot for Killeen Veranda @ Twin Creek Apartments

\$4.21-\$3.84=\$.37 Difference in TDHCA Estimate of Operating Expense Cost per Square Foot for Killeen Stone Ranch Apartment Homes and the Application Budget

96,000sf x \$.37=\$35,520 Annual Difference in TDHCA Estimate of Operating Expense for Killeen Stone Ranch Apartment Homes and the Application Budget

\$367,701 Amount of Loan Reduction created by Difference in TDHCA Estimate of Operating Expense and Application Budget for Killeen Stone Ranch Apartment Homes

Applicant Response to Expense portion of TDHCA Appeal Response Letter

- “It was said earlier that if you take two underwriters and ask them to underwrite the same project, you would get a slightly different answer from each one. You might even get a substantially different answer from each one” *Ben Sheppard (page 62 lines 17-21) June 24, 2002 TDHCA Board Meeting Transcripts*
- “There’s a lot of room in the market for different opinions”*Tom Gouris (page 181 line 24 page 182 line 1) June 24, 2002 TDHCA Board Meeting Transcripts*

Response

Based on the above two quotes from the June 24th board meeting transcripts, it appears that the Department is acknowledging that the underwriting procedure can be a very subjective process.

- “Although individual line items differences may be debated, I regard the department’s total expense estimate to be reasonable and prudent in light of historical data and current trends with the possible exception of insurance expenses being understated.” *Page 2 July 8, 2002 response letter from TDHCA to original June 24, 20002 appeal*

Response

In the July 8th appeal response letter the Department acknowledges that with regard to the Operating Expenses, the insurance expenses could “possibly” be understated. If that is the case, is it “possible” that other expenses derived from databases and averages could be overstated?

In the July 8th appeal response letter it is unclear how the Department arrived at the \$148 per unit support services expense. As per the application, the annual amount of support service expense budgeted is \$15,360 (\$15,360/128 units=\$120 per unit). However, even if the \$148 per unit amount is used, it is only an \$.11 per square foot increase in annual operating expense over the actual \$3.51 per square foot cost (still well below the application budget amount of \$3.84 per square foot).

A perfect example of how databases and averages can distort expenses is illustrated in the July 8th appeal response letter in which the Department accurately points out that the application payroll expense of \$586 is less than the

\$682 payroll expense certified by the applicant in the Veranda's Financial Certification submitted on February 1, 2002. That is in fact the case. However, after meeting with Greater Coastal Management, it was determined that because of the proximity of the two developments, the current manager of the Veranda development would be able to manage both developments, and so it would not be necessary to incur the full cost of a second manager and only an assistant manager will be required. The same scenario exists regarding the maintenance payroll expense. Therefore, Killen Stone Ranch Apartment Homes will be able to utilize economies of scale, another example of the efficient use of Tax Credits by this application.

Market Study Analysis

- *"The total expenses in the Killen MSA (IREM Region 6) according to the Institute of Real Estate Management (IREM) income/expense statistical analysis range from \$3.03 to \$4.44 per square foot... " The developer and management have projected expenses of \$3.84 or \$2,877per unit. Expenses are based upon actual apartment projects and the developer's existing senior apartment project located in the Killen Market Area. The operating expenses of the subject appear very realistic and are well within the per square foot range based upon the IREM statistical analysis " Application Exhibit 111 (Market Study) Exhibit 11 Project Operating Expenses*
- *"There's a lot of room in the market for different opinions" Tom Gowris (page 181 line 24 page 182 line 1)*

Construction Costs

\$57.93 TDHCA Estimate of Construction Cost Per Square Foot for Killeen Stone Ranch Apartment Homes

\$51.49 Application Budget Amount for Construction Costs for Killeen Stone Ranch Apartment Homes

\$6.44 Difference in TDHCA Estimate of Construction Cost per Square Foot for Killeen Stone Ranch Apartment Homes and the Application Budget)

\$51.00 Actual Final Amount of Construction Costs for Killeen Veranda @ Twin Creek Apartments)

96,000_{sr} x \$6.44 = \$618,240 Amount of Budget Increase for Construction Cost created by Difference in TDHCA Estimate and the Application for Killeen Stone Ranch Apartment Homes

\$985,941* = \$367,701 (Operating Expenses) + \$618,240 (Construction Costs)

*(Amount of Funding Gap created by Difference in TDHCA Estimate and the Application for Operating Expenses and Construction Cost for Killeen Stone Ranch Apartment Homes)

Applicant Response to Construction portion of TDHCA Appeal Response Letter

1. “Although it is acknowledged that individual developers and contractors undoubtedly possess greater familiarity with the costs associated with a specific product type and local building conditions, the Department must rely on a costing mechanism which may be applied uniformly to applications from all regions of the state” July 8th 2002 TDHCA Response Letter Page 2
Computation of Direct Construction Costs

Response

- *It seems that the Department is acknowledging the developer and/or contractor may in fact have a better idea as to the actual cost of a particular development, however for efficiency the Department MUST rely on a “one size fits a approach”. Construction is NOT an exact science. The original application construction budget was done with input from the JDP Group, (a TDHCA certified the General Contractor, this certification is given based on their experience and qualifications) however it seems the Department has chosen not to rely on that knowledge and experience.*

2. “The budget summary provided by the JDP Group as a comparison to the Marshall & Swift analysis excludes an adjustment for elderly construction which is a 5% adjustment to base costs” July 8th 2002 TDHCA Response Letter Page 2
Computation of Direct Construction Costs

Response

- *The summary submitted by the JDP Group does include an adjustment (in the \$1.95 per square foot cost for a single story building) increase over the base cost for the elderly construction. This increase more accurately reflects the only actual additional to be incurred in this elderly development and does not include the cost of elevators which are commonly included in the 5% adjustment by Marshall and Swift.*

3. “It should be noted, however, that the JDP Group costs themselves are \$379,530 (10.6%) higher than those costs in the application and only \$197,476 (4.8%) less than the Underwriters estimate” July 8th 2002 TDHCA Response Letter
Page 2 Computation of Direct Construction Costs

Response

- *The \$379,530 figure submitted by the JDP does not include the \$2.00-\$3.00 per square foot saving on construction building materials, by utilizing the Non-Profit partner’s 501(c) 3 tax status.*

Final Conclusion

Appeal Review (per July 8 Department Response Letter)

The Killen Stone Ranch Apartment Homes was not recommended due to the following three factors:

1. “The anticipated deferred developer fee cannot be reasonably foreseeable to be repaid and no viable source of funds has been indicated to fill the gap.”

Response

- *The deferred developer fee that cannot reasonably foreseeable be repaid and the funding “gap” are artificially created with the Department’s increased estimates of both Operating Expenses and Construction Cost. It is the position of the applicant that the Operating Expenses and Construction Costs reflected in the Application should be used in the financial feasibility analysis. In which case the deferred developer fee and a funding “gap” DO NOT exist.*

2. “The Development is not reasonably foreseeable to be built for the estimated cost anticipated by the applicant.”

Response

- *Using the Construction Costs originally submitted in the application, the development IS reasonably foreseeable to be built for the estimated cost anticipated by the applicant.*

3. “The proposed debt is not serviceable and the reduction in debt that is anticipated adds to the gap of funds for which no sources of funds have been identified.”

Response

- *The proposed debt IS serviceable and there will be NO reduction in debt, therefore, no “gap” of funds exists.*

The Board, I feel, will agree that it is in the best interests of the LIHTC program to evaluate the feasibility of an individual LIHTC development by utilizing the most accurate comparative data available. This method of evaluation ensures that the limited amount of tax credit dollars will be allocated in the most efficient manner possible and will be allocated to ultimately successful developments.

It is understandable that the Department must, in many cases, rely on various database averages such as Marshall & Swift, the Institute of Real Estate Management (IREM), etc. to evaluate the financial feasibility of a development where no clear, accurate existing comparables are available.

However, in the case of Killeen Stone Ranch Apartment Homes, a clear accurate comparable IS AVAILABLE, the Veranda @ Twin Creek Apartments (TDHCA #99053). The Killeen Stone Ranch Apartment Homes development:

- Is in the SAME area of the city.
- Has the SAME developer.
- Has the SAME elderly set-aside.
- Utilizes the SAME architect and architecture (i.e. similar construction costs and materials).
- Has the SAME management company (i.e. similar operating expenses).

Therefore, it stands to reason the original application, which takes into consideration all the above-mentioned similarities and relies on the actual expenses and costs incurred by the Veranda @ Twin Creek Apartments, represents the most clear and accurate estimate of the Operating Expenses and Construction Costs possible for Killeen Stone Ranch Apartment Homes.

The applicant respectfully requests the board to rely on the knowledge and experience of the Developer, the TDHCA Certified General Contractor and the Property Management Company, and accept the original application's Operating Expenses and Construction Costs, which results is NO additional funding gap, which in turn, makes Killeen Stone Ranch Apartment Homes extremely feasible.

TDHCA #

02133

Appeal

July 15, 2002

Edwina Carrington
Executive Director
TDHCA
P.O.Box 13941
Austin, TX 78711-3941

Re: Appeal to the TDHCA Board
Ryan's Crossing Villas, # 02133

Dear Ms. Carrington:

After reviewing your letter denying the appeal of Ryan Crossing Villas, L.P. ("Applicant") for reinstatement of the 34 points deducted from the final score for Ryan's Crossing Villas (the "Project"), please be advised that, with all due respect, Applicant disagrees with your decision, and by this letter hereby appeals your decision to the Board of TDHCA.

First, you assert that the TDHCA published database figure of \$3,440 was adjusted "utilizing San Antonio IREM expense per unit in order to bring these more in line with the Applicant's estimate." However, the enclosed report prepared by Darrell Jack of Apartment Market Data, shows that the 2001 IREM Income and Expense Analysis (which is the most current report available) for San Antonio is much lower than the \$3,905 per unit expenses projected by TDHCA. Based on the analysis in his report, our projected expenses are more in line with the market. Indeed, TDHCA's estimate is higher than IREM's report for Houston, Dallas, and Austin. We therefore question how TDHCA generated its data in light of the above information and recent underwriting decisions.

To illustrate, Outspan Townhomes, # 01081, and a 2001 recipient of tax credits, is located in San Antonio and has a larger average unit size of 1,264 square feet compared to 1,187 square feet per unit for the Project. In underwriting the Outspan Townhomes project, TDHCA lowered that applicant's expenses to \$3,574 per unit and \$2.83 per square foot. For TDHCA to suggest that operating expenses for the Project are "far below" the average and should be around \$4.14 per square foot is impractical in view of the size of its units. When the underwriters conclude that a project's expenses deviate from TDHCA's database by a certain percentage, they are always referring to the expenses per unit and not per square foot. There is simply no empirical evidence to

suggest that operating expenses for the San Antonio market rose to the levels suggested by TDHCA within the last few months.

The operating expenses per unit THDCA applied to the Project is higher than that for the following comparably-sized projects in Dallas and Houston: # 02149 - \$3,890 per unit and # 02147, \$3,871 per unit.

Second, you assert that the reduction in the developer fee for the Project was made due to the exclusion of marketing fees and other ineligible items, yet such items were not specified. Applicant maintains that the total developer fee in its Project Cost Schedule is within the 15% guideline established by TDHCA, and that all the costs included are eligible except for the marketing fees. Please enumerate the specific cost items TDHCA removed from the Project's eligible basis.

Third, the distinctions drawn between the Project and Bellfort Pines, a 2001 4% tax credit development, are accurate but not relevant to the analysis. The argument that residents of Bellfort Pines, which is located in a Qualified Census Tract with a high concentration of households below the area median income, will have more disposable income to rent garages than residents of the Project is based on an assumption in which reasonable people can disagree. It is Applicant's position that such assumption is not valid. The Project, which adjoins a new Kaufman & Broad single family subdivision with homes prices in excess of \$110,000, has a much better chance of attracting higher income tenants with disposable income to rent garages. THDCA's additional rationale that the lenders in the Bellfort Pines transaction "were committed to higher level of secondary income" is equally unconvincing, because Applicant's lender and syndicator, KeyBank, as indicated in the enclosed letter, also reviewed Applicant's projections and concluded that they are reasonable. Moreover, such decisions should not be based solely on what a lender is committed to since the lender will not be the one renting the garages. They should, instead, be based on the market conditions.

Applicant respectfully requests that the points be restored based on a re-evaluation of the underwriting consistent with TDHCA's published database adjusted for the San Antonio area, taking into account IREM's 2001 Income and Expense Analysis for San Antonio and the applicant's own operating costs estimate; the inclusion of secondary income for garages for the tax credit units; the restoration of the developer fee amount commensurate with only the \$144,000 reduction in eligible basis and the restoration of the permanent loan amount to the full \$7,190,000. With the correction of these errors, the Project qualifies for these points and should be recommended for an allocation of tax credits.

Again, I must point out that prior to the reduction of the 34 points, the Project ranked second in Region 8A with strong local support from Selma Mayor Jim Parma, State Senator Jeff Wentworth and State Representative Elizabeth Ames Jones.

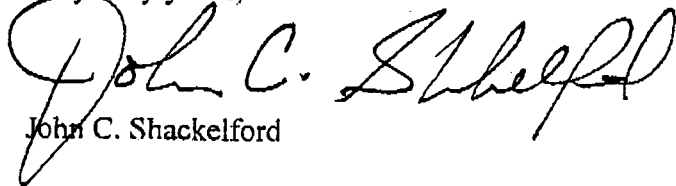
Ms. Edwina Carrington

July 15, 2002

Page 3

By a copy of this letter to Ms. Delores Groneck, I am advising the Board of Applicant's appeal. Applicant will appear and presents its case at the July 29, 2002 meeting of the Board.

Very truly yours,

A handwritten signature in black ink, appearing to read "John C. Shackelford". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

John C. Shackelford

cc: Delores Groneck (via facsimile)
Fred Odanga (via facsimile)

APARTMENT

MARKET DATA RESEARCH SERVICES, LLC
CONSULTANTS, ECONOMISTS, ANALYSTS

July 8, 2002

Ms. Brooke Boston
Texas Department of Housing and Community Affairs
507 Sabine, Suite 500
Austin, Texas 78711

and

Mr. Fred Odanga
Ceda-Tex Services, Inc.
900 Dogwood Trail
Cedar Park, Texas 78613

RE: Ryan Crossing Villas, #02133

Dear Ms. Boston:

I was requested by the Managing General Partner on this project, Mr. Fred Odanga, to evaluate several expense categories that the TDHCA has raised questions about. The source of our data comes from a recent Income & Expense Report that T.C. Doctor & Associates (MAI) recently prepared for HUD. The following data and conclusions are drawn from four newer projects in the San Antonio area. These include Blanco Crossing, Ventana, DeZavala Oaks, and Willow Creek Apartments.

Comparison of operating expenses can be evaluated on a PPSF or per unit basis. Each methodology can have its own faults given the type or average size of the units being evaluated. Because Ryan Crossing Villas has abnormally large unit sizes, we opine that the best methodology for evaluating proforma operating expenses is on a per unit basis. This is based on affect these larger units will have on the overall cost to operate the project. For example, a project with 180 large units will not require any more personnel than a 180 unit project with average size units. It does not cost any more to market a project with larger unit sizes than it costs for one with smaller units. Additionally, each typical unit will only have one refrigerator, one stove, two toilets, etc..

At the same time, we recognize that there are individual line items that may have to be adjusted upward to accommodate the differences that come with larger unit sizes. This includes the following items:

Garbage Removal

Painting and Decorating

Water/Sewer (if paid by owner – larger units indicate more residents per unit)

Electricity – Common Area (based on building density)

Insurance (based on building type and density)

With this in mind, we have compared the following expense categories:

Administrative expenses ranged from a low of \$259 per unit to a high of \$385 per unit (avg. \$305). The developer has a proforma budget of \$200 per unit, which appears low comparatively.

The payroll expense (including taxes and benefits) ranged from a low of \$456 per unit to a high of \$778 per unit (avg. \$597). As such, we opine that the proforma payroll expense of \$758 for this project is more than reasonable in the marketplace.

The comparison of utilities reflects two projects whereby the owner pays the water and sewer (avg. \$150/unit), and two projects paid by the resident (avg. \$64/unit). Deducting the cost of trash removal (\$34/unit) from the developer's proforma budget, the proforma expense for water/sewer of \$206 per unit is high by comparison. Additionally, the other utility expenses appear slightly low by comparison. Overall, we opine that the total utility expense of \$307/unit is \$29-\$64 per unit higher than actual expenses from the comparable projects.

The developer has a proforma budget of \$430 per unit for maintenance and repairs. The average of the four comparable projects is \$378 per unit. Given that the subject will be at least 4 years newer, we opine that the proforma budget is high by comparison.

Finally, our review of the anticipated property taxes and insurance showed property taxes slightly lower than the other projects; and insurance significantly higher by more than two times the actual comparables.

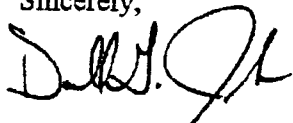
Overall, the proforma budget of \$3,219 per unit is reasonable for a project in the San Antonio area, although individual line item expenses should be adjusted. The 2001 IREM Income and Expense Analysis shows an average expense of \$2,999 per unit. This is very comparable to the \$3,084 we show for the four comparables used in our analysis.

Based on our review of the comparable data available to us, we opine that the TDHCA's cost estimate of \$3,905 is excessive for the San Antonio area. It is also higher than the operating expense reported by IREM and The Urban Land Institute for other metropolitan cities throughout Texas.

Per Unit Expense	IREM	ULI
San Antonio	\$ 2,999	\$ 3,512
Austin	\$ 3,571	\$ 3,839
Houston	\$ 3,350	\$ 3,897
Dallas	\$ 3,146	\$ 3,692

We appreciate the opportunity to present this additional information to the Texas Department of Housing and Community Affairs. Should you have any questions about this material, please feel free to contact me directly.

Sincerely,



Darrell G. Jack
President

RYAN
CROSSING
VILLAS
Per Unit

AVERAGE
Per Unit

WILLOW
CREEK
Per Unit

DeZAVALA
OAKS
Per Unit

1998

VENTANA
Per Unit

1998

BLANCO
CROSSING
Per Unit

1996

Year Constructed

Variance
compared to
the Average
Per Unit

	1996	1998	1998	1997	
ADMINISTRATIVE					
Management Fees	\$359	\$410	\$225	\$266	\$315
Advertising	\$56	\$95	\$119	\$55	\$81
Other Leasing	\$95	\$71	\$92	\$0	\$86
Other Admin.	\$141	\$93	\$174	\$230	\$160
TOTAL ADMIN.	\$292	\$259	\$385	\$285	\$305

	1996	1998	1998	1997	
OPERATING					
Payroll & Benefits	\$507	\$646	\$456	\$778	\$597
Utilities					
Water/Sewer	\$145	\$52	\$75	\$155	\$107
Water Paid By:					
Owner	\$102	\$89	\$129	\$88	\$102
Electric	\$0	\$1	\$0	\$0	\$0
Gas	\$31	\$45	\$35	\$25	\$34
Garbage					
TOTAL UTIL.	\$278	\$187	\$239	\$268	\$243

	1996	1998	1998	1997	
Bldg. Repairs/Maint.	\$112	\$230	\$25	\$155	\$131
Cleaning	\$72	\$185	\$29	\$0	\$95
Decorating	\$114	\$0	\$4	\$0	\$0
Exterminating	\$16	\$0	\$11	\$11	\$9
Groundskeeping	\$129	\$128	\$88	\$86	\$188
Other	\$0	\$55	\$61	\$0	\$58
TOTAL MAINT.	\$443	\$598	\$218	\$252	\$378

	1996	1998	1998	1997	
TAXES & INSURANCE					
Real Estate Taxes	\$1,401	\$1,472	\$923	\$992	\$1,497
Insurance	\$137	\$42	\$76	\$125	\$105
TOTAL OPER. EXPENSE	\$3,017	\$3,654	\$2,522	\$2,966	\$3,884

	1996	1998	1998	1997	
TOTAL ADMIN.	\$292	\$259	\$385	\$285	\$305
OPERATING	\$278	\$187	\$239	\$268	\$243
TOTAL MAINT.	\$443	\$598	\$218	\$252	\$378
TAXES & INSURANCE	\$1,401	\$1,472	\$923	\$992	\$1,497
TOTAL OPER. EXPENSE	\$3,017	\$3,654	\$2,522	\$2,966	\$3,884

	1996	1998	1998	1997	
TOTAL	\$3,017	\$3,654	\$2,522	\$2,966	\$3,884

EXPENSE COMPARABLE I: BLANCO CROSSING

13030 Blanco Road

Type Project / # Stories: Walk-Up/2 NLA: 281,432 SF

Year Built / Est. Eff. Age: 1996 / 1 Years # Units: 324

Avg. Unit Size: 869 SF

Utilities: Separately metered for electric; trash collection, water & sewer included in the rent

Mech. Systems: Individual electric HVAC and hot water heaters

Unit Amenities: W/W carpet; Kitchen with range hood, refrigerator, dishwasher, & disposal; fireplaces in most units; washer/dryer connections; patio/balconies.

Common Amenities: Large pool w/ spa, clubhouse w/ fitness center and laundry

Unit Mix:	# Units	Unit Type	Size (SF)
	88	1 Br/1 Ba	503
	72	1 Br/1 Ba	702
	108	2 Br/2.5 Ba	1084
	56	2 Br/2.5 Ba	1242

Comments: Expenses shown are for year end 1999. Total other income was \$44,956 for 1999. This equates to approximately \$11.56/unit/month.

EXPENSES:	AMOUNT	\$/UNIT	\$/SQ.FT.
Administrative			
Management Fees	\$116,460	\$359	\$0.41
Advertising	18,251	56	0.06
Other Leasing	30,786	93	0.11
Other Admin.	45,608	141	0.16
Total	\$211,105	\$652	\$0.75
Operating			
Payroll	\$142,927	\$441	\$0.51
Utilities			
Water/Sewer	46,985	145	0.17
Electric	32,921	102	0.12
Natural Gas	0	0	0.00
Garbage	10,045	31	0.04
Bldg. Repair/Maintenance	36,422	112	0.13
Cleaning	23,180	72	0.08
Decorating	36,795	114	0.13
Exterminating	5,091	16	0.02
Groundskeeping (Contr. services)	41,634	129	0.15
Total	\$376,000	\$1,160	\$1.34
Taxes & Insurance			
Real Estate Taxes	\$324,375	\$1,001	\$1.15
Payroll Taxes/Employee Benfts.	21,503	15.04%	\$0.08
Insurance	44,401	137	0.16
Total	\$390,279	\$1,205	\$1.39
TOTAL EXPENSES	\$977,384	\$3,017	\$3.47
Capital Improvements	18,341	57	0.07
Total w/ Cap. Improvements	\$995,725	3,073	3.54

EXPENSE COMPARABLE II: Ventana Apartments
11020 Huebner Road

Type Project / # Stories:	Walk-Up/ 2-3	NLA:	375,886 SF
Year Built / Est.Eff.Age:	1998 / 1 Years	# Units:	390
Avg. Unit Size:	964 SF		
Utilities:	Separately metered for electric; trash collection, water & sewer included in the rent		
Mech. Systems:	Individual electric HVAC and hot water heaters		
Unit Amenities:	W/W carpet; Kitchen with range hood, refrigerator, dishwasher, & disposal; fireplaces in most units; washer/dryer connections; patio/balconies.		
Common Amenities:	Large pool w/ spa, clubhouse w/ fitness center and laundry		

Unit Mix:	# Units	Unit Type	Size (SF)
	36	1 Br/1 Ba	671
	60	1 Br/1 Ba	721
	36	1 Br/1 Ba	791
	48	1 Br/1 Ba	910
	24	1 Br/1Ba/Den	874
	36	2 Br/2 Ba	1004
	20	2 Br/2 Ba	1137
	72	2 Br/2 Ba	1198
	26	2 Br/2 Ba(TH)	1135
	16	3 Br/2 Ba	1275
	16	3 Br/2 Ba	1290

Comments: Expenses shown are for the first 6 months of 2000, annualized. Total other income was \$120,869. This equates to approximately \$25.83/unit/month.

EXPENSES:	AMOUNT	\$ / UNIT	\$ / SQ.FT.
<u>Administrative</u>			
Management Fees	\$159,857	\$410	\$0.43
Advertising	36,971	95	0.10
Other Leasing	27,690	71	0.07
Other Admin.	36,351	93	0.10
Total	\$260,869	\$669	\$0.69
<u>Operating</u>			
Payroll	\$217,255	\$557	\$0.58
<u>Utilities</u>			
Water/Sewer	20,348	52	0.05
Electric	34,604	89	0.09
Natural Gas	534	1	0.00
Garbage	17,526	45	0.05
Bldg. Repair/Maintenance	89,550	230	0.24
Cleaning	71,969	185	0.19
Decorating		In Cleaning	0.00
Security	21,368	55	0.06
Exterminating	0	0	0.00
Groundskeeping (Contr. services)	49,920	128	0.13
Total	\$523,074	\$1,341	\$1.39
<u>Taxes & Insurance</u>			
Real Estate Taxes	\$573,988	\$1,472	\$1.53
Payroll Taxes/Employee Benfts.	34,368	15.91%	\$0.09
Insurance	31,980	82	0.09
Total	\$640,336	\$1,642	\$1.70
TOTAL EXPENSES	\$1,424,479	\$3,653	\$3.79
Capital Improvements	0	0	0.00
Total w/ Cap. Improvements	\$1,424,479	3,653	3.79

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TC DOCTOR & ASSOC

PAGE 05

EXPENSE COMPARABLE IV: Willow Creek Apartments
1530 NW Crossroads

Type Project / # Stories: Walk-Up/2 NLA: 226,248 SF
 Year Built / Est.Eff.Age: 1997 / 2 Years # Units: 276
 Avg. Unit Size: 820 SF
 Utilities: Separately metered for electric; trash collection, water & sewer included in the rent
 Mech. Systems: Individual electric HVAC and hot water heaters
 Unit Amenities: W/W carpet; Kitchen with range hood, refrigerator, dishwasher, & disposal; fireplaces in most units; washer/dryer connections; patio/balconies.
 Common Amenities: Large pool w/ spa, clubhouse w/ fitness center and laundry

Unit Mix:	# Units	Unit Type	Size (SF)
	32	1 Br/1 Ba	546
	48	1 Br/1 Ba	620
	24	1 Br/1 Ba	784
	48	1 Br/1 Ba	800
	24	1Br/1Ba/TH	840
	48	2 Br/1 Ba	890
	52	2 Br/2 Ba	1135

Comments: Expenses shown are for year-end 2000. Total other income was \$22,345 which equates to approximately \$6.75/unit/month.

EXPENSES:	AMOUNT	\$ / UNIT	\$ / SQ.FT.
Administrative			
Management Fees	573,378	\$266	\$0.32
Advertising	15,314	55	0.07
Other Leasing	in other Admin.	0	0.00
Other Admin.	63,394	230	0.28
Total	\$152,086	\$551	\$0.67
Operating			
Payroll	\$172,766	\$626	\$0.76
Utilities			
Water/Sewer	42,673	155	0.19
Electric	24,399	88	0.11
Natural Gas	0	0	0.00
Garbage	6,831	25	0.03
Bldg. Repair/Maintenance	42,756	155	0.19
Cleaning		In Bldg. Repair/Maint.	0.00
Decorating		In Bldg. Repair/Maint.	0.00
Exterminating	3,090	11	0.01
Groundskeeping (Contr. services)	23,845	86	0.11
Total	\$316,360	\$1,146	\$1.40
Taxes & Insurance			
Real Estate Taxes	\$273,840	\$992	\$1.21
Payroll Taxes/Employee Benfts.	42,065	\$152	\$0.19
Insurance	34,610	125	0.15
Total	\$350,515	\$1,270	\$1.55
TOTAL EXPENSES	\$818,961	\$2,967	\$3.62
Capital Improvements	0	0	0.00
Total w/ Cap. Improvements	\$818,961	2,967	3.62

July 12, 2002

Fred Odanga
Ceda-Tex Services, Inc.
900 Dogwood Trail
Cedar Park, TX 78613

Re: Ryan's Crossing Villas
TDHCA # 02133

Dear Fred:

I am writing to confirm that KeyBank examined the development budget for Ryan's Crossing, including the income and expense projections before issuing a letter for the syndication and financing of the project. Based on our review, we concluded that they are reasonable for the San Antonio market.

Please call me if you need further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Kierce', written over a horizontal line.

Daniel Kierce.
Vice President
Key Global Capital - KeyBank

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY CREDIT UNDERWRITING ANALYSIS**

DATE: July 11, 2001 PROGRAM: 9% LIHTC FILE NUMBER: #01081

DEVELOPMENT NAME

Outspan Townhomes

APPLICANT

Name: Outspan Townhomes, Ltd. Type: For Profit Non-Profit Municipal Other
 Address: 7103 Guadalupe City: Austin State: Texas
 Zip: 78752 Contact: John Paul Phone: (512) 380-0123 Fax: (512) 380-0136

PRINCIPALS of the APPLICANT

Name: JNP Properties, Inc. (%): .10 Title: 80% owner of General Partner
 Name: Up to Me, Inc. (%): Title: 20% owner of General Partner
 Name: KeyCorp Investment, L.P. (%): 99.90 Title: Initial Limited Partner

GENERAL PARTNER

Name: JNP Properties, Inc. Type: For Profit Non-Profit Municipal Other
 Address: 7103 Guadalupe City: Austin State: Texas
 Zip: 78752 Contact: John Paul Phone: (512) 380-0123 Fax: (512) 380-0136

Co-GENERAL PARTNER

Name: Up to Me, Inc. Type: For Profit Non-Profit Municipal Other
 Address: 6222 N. Lamar Blvd City: Austin State: Texas
 Zip: 78752 Contact: John Paul Phone: (512) 459-4947 Fax: (512) 371-9962

PROPERTY LOCATION

Location: 4316 E. Houston Dr. QCT DDA
 City: San Antonio County: Bexar Zip: 78220

REQUEST

Amount	Interest Rate	Amortization	Term
\$1,066,532	N/A	N/A	N/A
Other Requested Terms: <u>Annual ten-year allocation of low-income housing tax credits</u>			
Proposed Use of Funds: <u>New construction</u> Set-Aside: <input checked="" type="checkbox"/> General <input type="checkbox"/> Rural <input type="checkbox"/> Non-Profit			

SITE DESCRIPTION

Size: 18.8 acres 818,928 square feet Zoning/ Permitted Uses: R-3 Multifamily
 Flood Zone Designation: Zone X Status of Off-Sites: Raw Land

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY CREDIT UNDERWRITING ANALYSIS**

LIHTC SYNDICATION

Source: Key Corp Investment, LP Contact: Daniel J. Kierce
 Address: 127 Public Square City: Cleveland
 State: OH Zip: 44114 Phone: (216) 689-0201 Fax: (216) 689-4035
 Net Proceeds: \$8,213,781 Net Syndication Rate (per \$1.00 of 10-yr LIHTC) 77¢
 Commitment None Firm Conditional Date: 3/ 21/ 2001
 Additional Information: Commitment letter reflects proceeds of \$8,198,200 based on credits of \$10,668,310

APPLICANT EQUITY

Amount: \$1,526,227 Source: Deferred developer fee

VALUATION INFORMATION

APPRAISED VALUE

Land Only: N/A Date of Valuation: / /
 Appraiser: _____ City: _____ Phone: () _____

ASSESSED VALUE

Land: \$715,600 Assessment for the Year of: 2000
 Building: N/A Valuation by: Bexar County Appraisal District
 Total Assessed Value: \$715,600

EVIDENCE of SITE or PROPERTY CONTROL

Type of Site Control: Earnest money contract
 Contract Expiration Date: 10/ 7/ 2001 Anticipated Closing Date: 8/ 30/ 2001
 Acquisition Cost: \$ 1,228,392 Other Terms/Conditions: \$4K earnest money
 Seller: The Standage Company/ Frank Stanush Related to Development Team Member: No

REVIEW of PREVIOUS UNDERWRITING REPORTS

This project was submitted in the 1999 LIHTC funding cycle under the name Brook Arbor Townhomes. It was not underwritten or awarded tax credits.
 An application was submitted and underwritten in the 2000 LIHTC cycle and again did not receive an award. The underwriting analysis recommended the project be approved subject to the following conditions:

1. Receipt, review and acceptance of a revised commitment letter from KeyBank reflecting an annual debt service amount capped at not more than \$582,315;
2. Receipt, review and acceptance of a revised site plan clearly identifying the unit mix as described herein and specifying the location of the indicated tennis court,
3. Receipt, review and acceptance of a detailed description and cost breakdown of the claimed "Impact, connection & Amenity costs" performed and signed by a third party engineer; should it be determined that some or all of these costs, then the projects eligible basis and recommended tax credit allocation should be decreased accordingly; and,
4. A tax credit allocation not to exceed \$1,175,668 per year.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY CREDIT UNDERWRITING ANALYSIS**

RENT ANALYSIS (net tenant-paid rents)

	Proposed*	Program Max	Differential	Market	Differential
2-Bedroom (MR)	\$750	N/A	N/A	\$877	-\$127
3-Bedroom (50%)	\$491	\$511	-\$20	\$945	-\$454
3-Bedroom (60%)	\$608	\$629	-\$21	\$945	-\$337
3-Bedroom (MR)	\$800	N/A	N/A	\$945	-\$145
4-Bedroom (50%)	\$527	\$555	-\$28	\$992	-\$465
4-Bedroom (60%)	\$656	\$686	-\$30	\$992	-\$336

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent = \$500, program max = \$600, differential = -\$100)

* Part of the difference between the Applicant's proposed rent and the program maximum net rent is that the Applicant estimated a higher utility allowance for 3 and 4-bedroom units by \$14 and \$16 respectively. Otherwise, the Applicant set rents slightly below the rent limits.

The market study analyzed demand by looking at the waiting lists of both HUD/Section 8 and the Housing Authority of San Antonio and the number of income eligible households in the area. The market study did not address the various types of demand, such as household growth, pent-up, or latent demand nor did they break down the household demand into renter households. The market study indicates that there are 12,000 on the Section 8 waiting list or a two year waiting period. The Housing Authority has closed their waiting list as of June 1998. In the area, there is a total pool of 5,349 potentially income qualified households for "very low" income housing (with an income range of \$14,550 to \$25,000) and 5,488 households for "low" income housing (with an income range from \$20,000 to \$29,999). The Market Analyst indicated that these income groups overlap so that the total eligible households are 8,418. 29.9% of the housing units in the 1990 Census were renter occupied and this figure can be used as a proxy for the percentage of renter households. The analyst also indicates the 1990 1-year tenure was 20.5% and this can be used as a proxy for a turnover rate. This results in an annual income eligible demand from turnover of 516 units and suggests a capture rate for this project alone of 38.8%. There are two new developments planned in the neighboring submarket S3; one non-restricted project of 96 units and a restricted 248-unit apartment (Costa Dorada) project which is in the construction planning stages. "The closest recent development is Summerciry Townhomes, a 200-unit LIHTC apartment complex located in the E2 Submarket approximately 1 mile northwest of the subject. This information suggests a potential capture rate and concentration issue. However, had a larger portion of the San Antonio market been selected as the submarket, it is likely that this concentration concern would have been avoided.

The Underwriter found the market study provided sufficient information on which to base a funding recommendation.

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: San Antonio is located in Central region of state, approximately 100 miles south of Austin in Bexar County. The site is a rectangularly-shaped parcel located in the east of San Antonio approximately 5 miles from the central business district. The site is situated on the north side of E. Houston Street.

Population: The estimated 2000 population of San Antonio Outspan Market Area was 91,044 and is expected to increase by 6% to approximately 96,822 by 2005. Within the primary market area there were estimated to be 32,088 households in 2000.

Adjacent Land Uses: Land uses in the overall area in which the site is located are mixed with vacant land, light industrial and light residential housing. Adjacent land uses include:

- **North:** undeveloped land
- **South:** SJ Davis Middle School
- **East:** Sam Houston High School
- **West:** strip of unimproved land

Site Access: Access to the property is from the east or west along E. Houston Street. The project is to have one main entry, one from the north or south from E. Houston. Access to Interstate Highway 10 is 1 mile northwest, which provides connections to all other major roads serving the greater San Antonio area.

Public Transportation: Public transportation in the greater San Antonio area is available and access to the site is very good according to the site inspection.

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY CREDIT UNDERWRITING ANALYSIS

Shopping & Services: The site is within easy walking distance of major grocery/pharmacies, shopping centers, a multi-screen theater, library, and a variety of other retail establishments and restaurants. Schools, churches, and hospitals and health care facilities are located within a short driving distance from the site.

Site Inspection Findings: A TDHCA staff member performed a site inspection on July 19, 2001 and found the location to be acceptable for the proposed development. The inspector noted that there are elementary and middle schools in close proximity, and that nearby industrial development is considered favorable for employment potential.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated March 16, 2001 was prepared by ZJM Engineers, Inc. and a summary is attached.

OPERATING PROFORMA ANALYSIS

Income: The Applicant's rent projections are slightly lower than the maximum rents allowed under LIHTC guidelines. This is partly due to the fact that the Applicant utilized higher utility allowance estimates than verified by the Underwriter, along with the Applicant initially setting rents slightly below the limits. This results in the Applicant's potential gross rent estimate being \$36K lower than the Underwriter's. The market study indicates market rent for the subject, based on comparables, to be \$877 for the 2-BR unit, \$945 for the 3-Br units, and \$992 for the 4-BR units. This is higher than the market rent set by the Applicant. Thus, there is the potential for additional income (approximately \$134,880) if the Applicant chooses to increase rents to the market rent, and the market study information suggests that the market could support rents at the rent limit maximums. This would increase the underwriting DCR to an unacceptably high 1.38 in the first year of stabilized income. Estimates of secondary income at \$18.11 are higher than the underwriting guideline of \$10/unit per month, and the Applicant has provided no justification for this higher estimate. Therefore, the Underwriter utilized the acceptable guideline amount. Vacancy and collection losses are in line with the TDHCA underwriting guidelines. By using the current tax credit maximum rents and the market rents used by the Applicant, the Underwriter and Applicant's effective gross income estimates are within 5%.

Expenses: The Applicant's estimate of total operating expense is 3% higher than the Underwriter's TDHCA database-derived estimate, an acceptable deviation. However, the Applicant's budget shows several line item estimates that deviate significantly when compared to the database averages, particularly general and administrative expenses (\$12K lower), payroll and payroll tax expense (\$58K higher), utilities expense (\$20K lower), water/sewer/trash expense (\$28K lower), and property tax expense at a tax rate of \$3.01/\$100 valuation (\$23K lower).

Conclusion: Because of the increased secondary income estimate, the Applicant's estimated income is consistent with the Underwriter's expectations and total operating expenses are within 5% of the database-derived estimate. In addition, the Applicant's NOI is within 5% and should be used to evaluate debt service capacity. In both the Applicant's and the Underwriter's income and expense estimates there is sufficient net operating income to service the proposed first lien permanent mortgage at a debt coverage ratio that is within an acceptable range of TDHCA underwriting guidelines of 1.10 to 1.25.

CONSTRUCTION COST ESTIMATE EVALUATION

Land Value: The site cost of \$1,228,392 is substantiated through an earnest money contract and appears reasonable for this arm's-length transaction. This price, to the same seller, has increased by 13% from last year's acquisition cost of \$1,064,608.

Sitework Cost: The Applicant claimed sitework costs of \$6,000 per unit which slightly below the TDHCA maximum acceptable cost of \$6.5K per unit. However, as in the previous years' applications, the Applicant included a cost of \$300,000 for impact fees and \$205,000 for connection and amenity fees in indirect construction costs. The Applicant submitted a letter from the San Antonio Water System documenting total impact fees of only \$148,400; \$37,800 in flow impact fees, \$25,200 in current system development impact fees and \$85,400 in sewer impact fees. It is quite likely that at least some portion of these fees would be ineligible since they improve the property instead of the buildings. Last year it was identified as a condition to the recommendation that the Applicant submit "a detailed description and sitework cost breakdown of the claimed "Impact, Connection & Amenity costs" performed and signed by a third party engineer". Since the

Applicant again identified these same fees without submitting documentation sufficiently justifying the total cost, the Underwriter moved the entire \$505,000 fee to sitework. This increased the sitework costs to \$8,525 per unit which is above the acceptable underwriting guideline. For underwriting purposes, the Underwriter reduced sitework costs to \$6,500/unit. A third party detailed cost estimate certified by an architect or engineer familiar with the sitework costs (including impact fees) of this proposed project is required as a condition of his report, to be accompanied by a letter from a certified public accountant stating which costs are includable in eligible basis. Should such an estimate verify the need for such high sitework costs, a modification to the allocation of tax credits may be necessary.

Direct Construction Cost: The Applicant's direct construction cost estimate is \$98K or 1% lower than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate, and is therefore regarded as reasonable as submitted.

Ineligible Costs: The Applicant incorrectly included \$70K in marketing fees as an eligible indirect construction cost; the Underwriter moved this fee to ineligible costs, resulting in an equivalent reduction in the Applicant's eligible basis.

Fees: The Applicant's contractor's general and administrative fees and profit are all within the maximums allowed by TDHCA guidelines. The Applicant's developer fees, however, exceed 15% of the Applicant's adjusted eligible basis and therefore the eligible portion of the Applicant's developer fee must be reduced by \$148,915.

Conclusion: The Applicant's adjusted total project cost estimate is within 5% of the Underwriter's verifiable estimate and is used to calculate eligible basis and determine the LIHTC allocation. As a result an adjusted eligible basis of \$15,754,790 is used to determine a credit allocation of \$1,045,771 from this method. The resulting syndication proceeds will be used to compare to the gap of need using the Applicant's costs to determine the recommended credit amount.

FINANCING STRUCTURE ANALYSIS

The Applicant intends to finance the development with four types of financing from two sources: construction and permanent loans, syndicated LIHTC equity, and deferred developer's fees.

Combined: The Applicant intends to use Key Bank for all facets of financing, i.e., for the interim construction loan of \$8,213,781, the permanent loan of \$8,150,000, and as the syndicator for the low-income housing tax credits. There is a commitment letter for all the above financing components. The construction loan is for an amount not to exceed \$9,741,033 at an interest rate of the bank's prime rate plus 1% for a term of 18 months. The permanent loan is for the above-mentioned amount at a fixed interest rate equal to the yield on the 15-year interpolated U.S. Treasury securities rate plus 275 basis points. This loan will be amortized over a period of 30 years with a term of 17 years. The underwritten interest rate is 7.5% which is lower than the 8.5% rate indicated in the application.

LIHTC Syndication: Key Corp Investment, LP has offered terms for syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$8,198,200 based on a syndication factor of 77% and anticipated tax credits of \$10,668,310 which is more than the requested amount. The funds would be disbursed in a five-phased pay-in schedule:

1. 70% upon admission to the partnership;
2. 21.85% upon completion of construction;
3. 3.92% upon final closing of the permanent mortgage loan;
4. 3.92% upon receipt of IRS Forms 8609; and
5. .30% upon receipt of financial statement for the year in which break-even occurred and satisfaction of all conditions precedent.

Deferred Developer's Fees: The Applicant's proposed deferred developer's fees of \$1,526,227 amount to 69% of the total fees.

Financing Conclusions: Based on the Applicant's adjusted estimate of eligible basis, the LIHTC allocation should not exceed \$1,045,771 annually for ten years, resulting in syndication proceeds of approximately \$8,036,365. Based on the underwriting analysis, the Applicant's deferred developer fee will be increased to \$1,703,635. Should the Applicant's final direct construction cost exceed the cost estimate used to determine credits in this analysis, additional deferred developer's fee may be available to fund those development cost overruns. Additionally, if the Applicant is not able to justify the above mentioned impact, connection and amenity fees, their sitework costs need to be reduced to no more than the underwriting standard of

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST Comparative Analysis

Outspan Townhomes, San Antonio, LIHTC #01081

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Int Pd Util	Wtr, Swr, Trs
MR	20	2	2	1,020	\$750	\$750	\$15,000	\$0.74	\$64.90	\$28.89
5%	6	3	2.5	1,260	588	\$511	3,066	0.41	77.08	33.88
60%	59	3	2.5	1,260	706	\$629	37,106	0.50	77.08	33.88
MR	60	3	2.5	1,260	800	\$800	48,000	0.63	77.08	33.88
TC 50%	30	4	2.5	1,360	656	\$555	16,652	0.41	100.93	39.17
TC 60%	25	4	2.5	1,360	787	\$686	17,152	0.50	100.93	39.17
TOTAL:	200		AVERAGE:	1,264	\$738	\$685	\$136,976	\$0.54	\$82.42	\$34.84

INCOME & EXPENSE Total Net Rentable Sq Ft: **252,700**

POTENTIAL GROSS RENT

Secondary Income Per Unit Per Month: **\$10.00**

Other Support Income: (describe)

POTENTIAL GROSS INCOME

Vacancy & Collection Loss % of Potential Gross Income: **-7.50%**

Employee or Other Non-Rental Units or Concessions

EFFECTIVE GROSS INCOME

EXPENSES

	% OF EGI	PER UNIT	PER SQ FT
General & Administrative	4.23%	\$326	\$0.26
Management	5.00%	386	0.31
Payroll & Payroll Tax	4.24%	327	0.26
Repairs & Maintenance	6.20%	479	0.38
Utilities	3.27%	252	0.20
Water, Sewer, & Trash	5.42%	418	0.33
Property Insurance	2.62%	202	0.16
Property Tax 3.01	10.15%	783	0.62
Reserve for Replacements	2.59%	200	0.16
Other: Comp, Sec., Suppt Svc	2.62%	202	0.16

TOTAL EXPENSES

OPERATING INC

	% OF EGI	PER UNIT	PER SQ FT
Operating Inc	44.33%	\$3,419	\$2.71
Additional Financing	0.00%	\$0	\$0.00
Additional Financing	0.00%	\$0	\$0.00
NET CASH FLOW	9.33%	\$720	\$0.57

AGGREGATE DEBT COVERAGE RATIO

ALTERNATIVE DEBT COVERAGE RATIO

CONSTRUCTION COST

Description	Factor	% of TOTAL	PER UNIT	PER SQ FT
Acquisition Cost (site or bldg)		7.06%	\$6,142	\$4.86
Off-Sites		0.00%	0	0.00
Sitework		7.48%	6,500	5.14
Direct Construction		52.32%	45,488	36.00
Contingency	4.98%	2.98%	2,590	2.05
General Requirements	3.99%	2.38%	2,072	1.64
Contractor's G & A	1.99%	1.19%	1,036	0.82
Contractor's Profit	5.98%	3.57%	3,108	2.46
Indirect Construction		3.12%	2,712	2.15
Ineligible Expenses		2.35%	2,040	1.61
Developer's G & A	2.66%	2.05%	1,780	1.41
Developer's Profit	12.34%	9.51%	8,265	6.54
Interim Financing		3.98%	3,456	2.74
Reserves		2.01%	1,750	1.39
TOTAL COST	100.00%		\$86,938	\$68.81

SOURCES OF FUNDS

Key Bank	46.87%	\$40,750	\$32.25
LIHTC Syndication Proceeds	47.24%	\$41,069	\$32.50
Annual Funds	0.00%	\$0	\$0.00
Developer Fees	8.78%	\$7,631	\$6.04
Annual (excess) Funds Required	-2.89%	(\$2,513)	(\$1.99)
TOTAL SOURCES			

	TDHCA	APPLICANT			
	\$1,643,708	\$1,608,036			
	24,000	43,452	\$18.11	Per Unit Per Month	
	0	0			
	\$1,667,708	\$1,651,488			
	(125,078)	(123,864)	-7.50%	of Potential Gross Rent	
	0	0			
	\$1,542,630	\$1,527,624			
	\$65,235	\$53,145	\$0.21	PER SQ FT	
	77,131	76,363	0.30	PER UNIT	3.48%
	65,350	123,000	0.49	PER UNIT	5.00%
	95,719	94,000	0.37	PER UNIT	6.15%
	50,441	30,000	0.12	PER UNIT	1.96%
	83,606	56,000	0.22	PER UNIT	3.67%
	40,432	42,000	0.17	PER UNIT	2.75%
	156,526	180,000	0.71	PER UNIT	11.78%
	40,000	40,000	0.16	PER UNIT	2.62%
	40,400	40,400	0.16	PER UNIT	2.64%
	\$714,841	\$734,908	\$2.91	PER SQ FT	48.11%
	\$827,789	\$792,716	\$3.14	PER SQ FT	51.89%
	\$683,832	\$670,596	\$2.65	PER SQ FT	43.90%
	0	0	\$0.00	PER UNIT	0.00%
	0	0	\$0.00	PER UNIT	0.00%
	\$143,957	\$122,120	\$0.48	PER SQ FT	7.99%
	1.21	1.18			
	1.21				

	TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL
	\$1,228,392	\$1,228,392	\$4.86	\$6,142	6.87%
	0	0	0.00	0	0.00%
	1,300,000	1,705,000	6.75	8,525	9.53%
	9,097,541	9,000,000	35.62	45,000	50.31%
	518,000	518,000	2.05	2,590	2.90%
	414,400	414,400	1.64	2,072	2.32%
	207,200	207,200	0.82	1,036	1.16%
	621,600	621,600	2.46	3,108	3.47%
	542,330	542,330	2.15	2,712	3.03%
	407,901	407,901	1.61	2,040	2.28%
	355,938	550,972	2.18	2,755	3.08%
	1,652,916	1,652,916	6.54	8,265	9.24%
	691,287	691,287	2.74	3,456	3.86%
	350,002	350,002	1.39	1,750	1.96%
	\$17,387,507	\$17,890,000	\$70.80	\$89,450	100.00%

RECOMMENDED

	\$8,150,000	\$8,150,000	\$8,150,000
	8,213,781	8,213,781	8,036,365
	0	0	0
	1,526,227	1,526,227	1,703,635
	(502,501)	(8)	0
	\$17,387,507	\$17,890,000	\$17,890,000

Max. Cost Guideline
\$18,699,800

**LOW INCOME HOUSING TAX CREDIT PROGRAM****2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **Madison Point Apartments**TDHCA #: **02149****DEVELOPMENT LOCATION AND DESIGNATIONS**

Region: 3 LIHTC Primary Set Aside: **G**
 Site Address: 3600 S R L Thornton Freeway Additional Elderly Set Aside
 City: Dallas Purpose / Activity: **NC**
 County: Dallas Development Type: **Family**
 Zip Code: 75224 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
 Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 13 Units for Disabled/Other-Hearing/Visually Impaired

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: **Madison Point L.P.**

Principal Names:	Principal Contact:	Percentage Ownership:
Picerne Madison Point, LLC	Kurt P. Kehoe	100 %
Robert M. Picerne	NA	0 %
Picerne Investment Corp.	Ronald Picerne	0 %
NA	NA	0 %
NA	NA	0 %

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation: **\$1,091,818** Allocation over 10 Years: **\$10,918,180**
 Credits Requested: **\$1,053,119** Eligible Basis Amount: **\$1,152,701** Equity/Gap Amount: **\$1,091,818**

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	24	24	8	0	56
40%	0	0	24	24	8	0	56
50%	0	0	10	10	8	0	28
60%	0	0	14	14	8	0	36
MR	0	0	0	0	0	0	0
Total	0	0	72	72	32	0	

Total LI Units: 140
 Owner/Employee Units: 0
 Total Project Units: 176
 Applicable Fraction: 79.00

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

BUILDING INFORMATION

Total Development Cost: **\$15,101,533**
 Gross Building Square Feet: 208,336
 Total NRA SF: 205,432
 Gross/Net Rentable: 1.01
 Average Square Feet/Unit: 1,167
 Cost Per Net Rentable Square Foot: **\$73.51**
 Credits per Low Income Unit **\$7,799**

INCOME AND EXPENSE INFORMATION

Effective Gross Income: **\$1,277,987**
 Total Expenses: **\$684,562**
 Net Operating Income: **\$593,425**
 Estimated 1st Year Debt Coverage Ratio: 1.10

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer: Picerne Affordable Development	Market Analyst: Real Property Research Group
Housing GC: Picerne Construction Corporation	Originator/UW: NA
Infrastructure GC: NA	Appraiser: NA
Cost Estimator: NA	Attorney: Gray, Harris & Robinson
Architect: Architecttura, Inc.	Supp Services: Picerne Management Corporation
Property Manager: Picerne Management Corporation	Accountant: Reznick, Fedder & Silverman
Engineer: Kimley-Horn & Associates, Inc.	
Syndicator: Columbia Housing Partners, LP	Permanent Lender: PNC Real Estate Finance

DEPARTMENT EVALUATION

Points Awarded: 157 Site Review: Acceptable Underwriting Finding: AC

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommended

Project Name: Madison Point Apartments

Project Number: 02149

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: 0 Opposition: 0

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:	Comment from Other Public Official
Local Official: NC	Jack Ireland, City of Dallas Assistant Director, S
TX Rep.: Jesse Jones, Dist. 110 NC	
TX Sen.: Royce West, Dist. 23 O	
US Rep.:	
US Sen.:	

CONDITIONS TO COMMITMENT

Receipt, review, and acceptance of documentation indicating that an easement over the adjacent property has been granted in the Applicant's name for direct access to the proposed site.

Receipt, review, and acceptance of permanent financing commitments resulting in total annual debt service of no more than \$539,239, or an alternative financing structure acceptable to the department.

Should the rates, terms or amount of debt be different than the Underwriter's assumptions herein, the conditions and recommendations of this report should be re-evaluated and the credit amount may be reduced.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score
- Meeting Required Set Aside
- Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: This was one of the highest scoring developments in Region 3.

 Brooke Boston, Acting LIHTC Co-Manager Date David Burrell, Director of Housing Programs Date

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

 Edwina Carrington, Executive Director Date
 Chairman of Executive Award and Review Advisory Committee

BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

 Michael E. Jones, Chairman of the Board Date

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS**

DATE: June 12, 2002 PROGRAM: 9% LIHTC FILE NUMBER: 02149

DEVELOPMENT NAME

Madison Point

APPLICANT

Name: Madison Point LP Type: For Profit Non-Profit Municipal Other
 Address: 247 N Westmonte Drive City: Altamonte Springs State: FL
 Zip: 32714 Contact: Kurt P Kehoe Phone: (407) 772-0200 Fax: (407) 772-0220

PRINCIPALS of the APPLICANT

Name: <u>Picerne Madison Point LLC</u>	(%): <u>0.01</u>	Title: <u>Managing General Partner</u>
Name: <u>Columbia Housing</u>	(%): <u>99.99</u>	Title: <u>Limited Partner</u>
Name: <u>Robert M Picerne</u>	(%): <u>N/A</u>	Title: <u>51% owner GP</u>
Name: <u>Picerne Investment Corporation (PIC)</u>	(%): <u>N/A</u>	Title: <u>49% owner GP</u>
Name: <u>Ronald RS Picerne</u>	(%): <u>N/A</u>	Title: <u>100% owner PIC</u>

GENERAL PARTNER

Name: Picerne Madison Point LLC Type: For Profit Non-Profit Municipal Other
 Address: 247 N Westmonte Drive City: Altamonte Springs State: FL
 Zip: 32714 Contact: Kurt P Kehoe Phone: (407) 772-0200 Fax: (407) 772-0220

PROPERTY LOCATIONS

Location: 3600 SRL Thornton Freeway QCT DDA
 City: Dallas County: Dallas Zip: 75224

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$1,053,119	N/A	N/A	N/A
Other Requested Terms: <u>Annual ten-year allocation of low-income housing tax credits</u>			
Proposed Use of Funds: <u>New Construction</u> Set-Aside: <input checked="" type="checkbox"/> General <input type="checkbox"/> Rural <input type="checkbox"/> Non-Profit			

SITE DESCRIPTION

Size: 25 acres 1,089,000 square feet Zoning/ Permitted Uses: MF-2A/Multifamily
 Flood Zone Designation: Zone X, AE* Status of Off-Sites: Partially Improved

* Zone X has been determined to be outside the 500-year floodplain; Zone AE is special floodway hazard areas inundated by the 100-year flood where base flood elevations have been determined

**TEXAS DEPARTMENT OF HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

DESCRIPTION OF IMPROVEMENTS

Total Units: 176 # Rental Buildings: 11 # Common Area Bldgs: 1 # of Floors: 2 Age: N/A yrs Vacant: N/A at / /

Number	Bedrooms	Bathroom	Size in SF
72	2	2	1,090
72	3	2	1,189
32	4	2	1,292

Net Rentable SF: 205,432 Av Un SF: 1,167 Common Area SF: 2,904 Gross Bldg SF 208,336

Property Type: Multifamily SFR Rental Elderly Mixed Income Special Use

CONSTRUCTION SPECIFICATIONS

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab on grade, 77% masonry/brick veneer/23% Vinyl siding exterior wall covering with wood trim, drywall interior wall surfaces, composite shingle roofing

APPLIANCES AND INTERIOR FEATURES

Carpeting & tile flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, fiberglass tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters, cable

ON-SITE AMENITIES

Community room, management offices, fitness & laundry facilities, restrooms, central mailroom, swimming pool, equipped children's play area, perimeter fencing with limited access gate, picnic area

Uncovered Parking: 316 spaces Carports: N/A spaces Garages: N/A spaces

OTHER SOURCES OF FUNDS

INTERIM to PERMANENT FINANCING

Source: PNC Real Estate Finance Contact: Robert G Courtney

Principal Amount: \$6,382,100 Interest Rate: Lender determined; 7.75% as of commitment

Additional Information: Two year interim period

Amortization: 30 yrs Term: 18 yrs Commitment: None Firm Conditional

Annual Payment: \$548,666 Lien Priority: 1st Commitment Date 01/ 18/ 2002

PERMANENT FINANCING

Source: Hou-Dal Affordable Housing Corporation Contact: Hugh Harrison

Principal Amount: \$150,000 Interest Rate: 5%, fixed

Additional Information: Two year interim period

Amortization: 30 yrs Term: 30 yrs Commitment: None Firm Conditional

Annual Payment: Cashflow Lien Priority: 2nd Commitment Date 12/ 21/ 2001

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST: Comparative Analysis

Madison Point, Dallas, LIHTC 02149

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lev.	Net Rent per Unit	Rent per Month	Rent per SF	Tot. Pd Util.	Nbr. Yrs. Ten.
TC 30A	24	2	2	1,090	\$448	\$379	\$9,096	\$0.35	\$69.00	\$44.00
TC 40A	24	2	2	1,090	599	\$530	12,720	0.49	69.00	44.00
TC 50A	10	2	2	1,090	748	\$679	6,790	0.62	69.00	44.00
MR	14	2	2	1,090	871	\$871	12,194	0.80	69.00	44.00
TC 30A	24	3	2	1,189	518	\$449	10,776	0.38	80.00	51.00
TC 40A	24	3	2	1,189	691	\$611	14,664	0.51	80.00	51.00
TC 50A	10	3	2	1,189	864	\$784	7,840	0.66	80.00	51.00
MR	14	3	2	1,189	1005	\$1,005	14,070	0.85	80.00	51.00
TC 30A	8	4	2	1,292	578	\$498	3,984	0.39	96.00	63.00
TC 40A	8	4	2	1,292	771	\$675	5,400	0.52	96.00	63.00
TC 50A	8	4	2	1,292	963	\$867	6,336	0.67	96.00	63.00
MR	8	4	2	1,292	1,113	\$1,113	3,904	0.86	96.00	63.00
TOTAL:	176		AVERAGE:	1,167	\$704	\$644	\$113,374	\$0.55	\$78.41	\$50.32

INCOME Total Net Rentable Sq Ft: 205,432

POTENTIAL GROSS RENT

Secondary Income Per Unit Per Month: \$10.00

Other Support Income: (describe)

POTENTIAL GROSS INCOME

Vacancy & Collection Loss % of Potential Gross Income: -7.50%

Employee or Other Non-Rental Units or Concessions

EFFECTIVE GROSS INCOME

	TDHCA	APPLICANT		
	\$1,360,488	\$1,356,072		
	21,120	21,120	\$10.00	Per Unit Per Month
	0	0		
	\$1,381,608	\$1,377,192		
	(103,621)	(103,284)	-7.50%	% of Potential Gross Rent
	0	0		
	\$1,277,987	\$1,273,908		

EXPENSES

	L OF TOT	PER UNIT	PER SQ FT
General & Administrative	4.49%	\$326	\$0.28
Management	5.00%	363	0.31
Payroll & Payroll Tax	11.49%	934	0.71
Repairs & Maintenance	9.29%	381	0.33
Utilities	3.30%	240	0.21
Water, Sewer, & Trash	3.90%	283	0.24
Property Insurance	2.87%	187	0.16
Property Tax	2.7305%	13,164	0.82
Reserve for Replacements	3.75%	200	0.17
Supportive Services, Compliant	1.68%	122	0.10
TOTAL EXPENSES	53.57%	\$3,890	\$3.33

NET OPERATING INC 46.43% \$9,372 \$2.89

	TDHCA	APPLICANT	PER SQ FT	PER UNIT	L OF TOT
	\$57,407	\$33,100	\$0.16	\$188	3.60%
	63,399	63,695	0.31	362	5.00%
	146,784	134,200	0.65	763	10.53%
	67,064	56,900	0.28	323	4.47%
	42,228	28,000	0.14	159	2.20%
	49,808	58,800	0.29	334	4.62%
	32,869	24,300	0.12	138	1.91%
	168,202	180,400	0.88	1,025	14.16%
	35,300	44,000	0.21	250	3.45%
	21,100	12,300	0.09	70	0.97%
	\$684,562	\$635,695	\$3.09	\$3,612	49.90%
	\$593,426	\$638,213	\$3.11	\$3,626	50.10%

DEBT SERVICE

First Lien Mortgage	42.91%	\$3,117	\$2.67
Houston-Dallas Affordable	0.00%	\$0	\$0.00
Houston-Dallas Affordable	0.00%	\$0	\$0.00
NET CASH FLOW	3.50%	3254	\$0.22

AGGREGATE DEBT COVERAGE RATIO 1.08

ALTERNATIVE DEBT COVERAGE RATIO 1.16

	TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of Total
	\$548,666	\$548,666	\$2.67	\$3,117	43.07%
	0	0	\$0.00	\$0	0.00%
	0	0	\$0.00	\$0	0.00%
	\$44,760	\$89,547	\$0.44	\$509	7.03%
	1.08	1.16			
	1.10				

CONSTRUCTION COST

Description	Factor	% of Total	PER UNIT	PER SQ FT
Acquisition Cost (site or bldg)		8.38%	\$7,386	\$6.33
Off-Sites		0.25%	219	0.19
Sitework		7.03%	6,201	5.31
Direct Construction		50.03%	44,097	37.79
Contingency	5.00%	2,854	2,510	2.15
General Requireme	5.35%	3,344	2,948	2.53
Contractor's G &	1.95%	1,114	983	0.84
Contractor's Prof	5.86%	3,344	2,948	2.53
Indirect Construction		4.60%	4,057	3.48
Ineligible Costs		3.23%	2,844	2.44
Developer's G & A	3.68%	2,794	2,457	2.11
Developer's Profit	11.03%	8,364	7,372	6.32
Interim Financing		3.48%	3,069	2.63
Reserves		1.19%	1,050	0.90
TOTAL COST		100.00%	\$88,146	\$75.52

Recap-Hard Construction Costs 67.72% \$59,492 \$51.14

	TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of Total
	\$1,300,000	\$1,300,000	\$6.33	\$7,386	8.61%
	38,500	38,500	0.19	219	0.25%
	1,091,376	1,091,376	5.31	6,201	7.23%
	7,761,032	7,518,811	36.60	42,721	48.79%
	442,620	457,434	2.23	2,599	3.03%
	518,921	518,921	2.53	2,948	3.44%
	172,973	172,973	0.84	983	1.15%
	518,921	518,921	2.53	2,948	3.44%
	714,050	714,050	3.48	4,057	4.73%
	500,571	500,571	2.44	2,844	3.33%
	432,472	432,472	2.11	2,457	2.86%
	1,297,414	1,297,414	6.32	7,372	8.59%
	540,090	540,090	2.63	3,069	3.58%
	184,763	0	0.00	0	0.00%
	\$15,513,703	\$15,101,533	\$73.51	\$85,804	100.00%

SOURCES OF FUNDS

First Lien Mortgage	41.14%	\$36,262	\$31.07
Houston-Dallas Affordable	0.97%	\$853	\$0.73
LIHTC Syndication Proceeds	53.96%	\$47,565	\$40.75
Deferred Developer Fees	1.28%	\$1,125	\$0.96
Additional (excess) Funds Requir	2.66%	\$2,342	\$2.01
TOTAL SOURCES			

	TDHCA	APPLICANT	PER SQ FT	PER UNIT
	\$6,382,100	\$6,382,100	\$6,272,645	
	150,000	150,000	150,000	
	8,371,459	8,371,459	8,679,088	
	197,974	197,974	0	
	412,170	0	0	
	\$15,513,703	\$15,101,533	\$15,101,533	

**LOW INCOME HOUSING TAX CREDIT PROGRAM****2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **Heatherbrook Apartments**TDHCA #: **02147****DEVELOPMENT LOCATION AND DESIGNATIONS**

Region: 6 LIHTC Primary Set Aside: **G**
 Site Address: 9405 Alcorn St. Additional Elderly Set Aside
 City: Houston Purpose / Activity: **NC**
 County: Harris Development Type: Family
 Zip Code: 77093 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 13 Units for Disabled/Other-Hearing/Visually Impaired

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: **Houston Heatherbrook, L.P.**

Principal Names:	Principal Contact:	Percentage Ownership:
KRR Construction, Inc.	Joseph Kemp	100 %
NA	NA	0 %
NA	NA	0 %
NA	NA	0 %
NA	NA	0 %

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation: **\$1,084,340** Allocation over 10 Years: **\$10,843,400**
 Credits Requested: **\$1,048,837** Eligible Basis Amount: **\$1,084,340** Equity/Gap Amount: **\$1,145,808**

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	24	24	8	0	56
40%	0	0	24	24	8	0	56
50%	0	0	10	10	8	0	28
60%	0	0	0	0	0	0	0
MR	0	0	14	14	8	0	36
Total	0	0	72	72	32	0	

BUILDING INFORMATION

Total Development Cost: **\$13,864,193**
 Gross Building Square Feet: 204,236
 Total NRA SF: 201,472
 Gross/Net Rentable: 1.01
 Average Square Feet/Unit: 1,145
 Cost Per Net Rentable Square Foot: \$68.81
 Credits per Low Income Unit: \$7,745

Total LI Units: 140
 Owner/Employee Units: 0
 Total Project Units: 176
 Applicable Fraction: 79.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income: \$1,117,060
 Total Expenses: \$681,327
 Net Operating Income: \$435,733
 Estimated 1st Year Debt Coverage Ratio: 1.07

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer:	KRR Construction, Inc.	Market Analyst:	Real Property Research Group
Housing GC:	Picerne Construction Corporation	Originator/UW:	NA
Infrastructure GC:	NA	Appraiser:	NA
Cost Estimator:	NA	Attorney:	Coats, Rose, Yale, Ryman and Lee
Architect:	Architectura	Supp Services:	Picerne Management Corporation
Property Manager:	Picerne Management Corporation	Accountant:	Novogradac & Company, LLP
Engineer:	Kimley-Horn & Associates		
Syndicator:	Columbia Housing Partners, LP	Permanent Lender:	PNC Bank

DEPARTMENT EVALUATION

Points Awarded: 167 Site Review: Acceptable Underwriting Finding: AC

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommender

Project Name: Heatherbrook Apartments

Project Number: 02147

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: 0 Opposition: 0

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:

Comment from Other Public Official

Local Official: NC
 TX Rep.: Jessica Farrar, Dist. 148
 TX Sen.: Mario Gallegos, Jr., Dist. 6
 US Rep.:
 US Sen.:

Gabriel Vasquez, Houston City Council Member District H, S
 Margie L. Bingham, Director, City of Houston, NC

CONDITIONS TO COMMITMENT

Receipt, review, and acceptance of a revised permanent loan commitment reflecting a maximum first lien debt service amount not to exceed \$395,990, or an alternative financing structure acceptable to the Department.

Receipt, review, and acceptance of a revised site plan showing the one quarter acre section of land adjacent to Alcorn Street, that will be owned by a separate entity, as not part of the development plan or site control documentation for that parcel.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score
- Meeting Required Set Aside
- Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: This was the highest scoring development in Region 6.

 Brooke Boston, Acting LIHTC Co-Manager

 Date

 David Burrell, Director of Housing Programs

 Date

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

 Edwina Carrington, Executive Director
 Chairman of Executive Award and Review Advisory Committee

 Date

BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

 Michael E. Jones, Chairman of the Board

 Date

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST: Comparative Analysis

Heatherbrook, Houston, LIHTC #02147

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lab.	Net Rent per Unit	Rent per Month	Rent per SF	Tot. Pd Util.	Wtr. Svr. Trac.
TC104	24	2	2	1,035	\$402	3332	\$7,968	\$0.32	\$70.00	
TC404	24	2	2	1,035	536	466	11,184	0.45	70.00	
TC504	10	2	2	1,035	670	600	6,000	0.58	70.00	
MKT	14	2	2	1,035	535	742	10,388	0.72	70.00	
TC104	24	3	2	1,189	465	380	9,120	0.32	85.00	
TC404	24	3	2	1,189	620	535	12,840	0.45	85.00	
TC504	10	3	2	1,189	775	690	6,900	0.58	85.00	
MKT	14	3	2	1,189	719	890	12,460	0.75	85.00	
TC304	8	4	2	1,292	518	412	3,296	0.32	106.00	
TC404	8	4	2	1,292	691	585	4,680	0.45	106.00	
TC504	8	4	2	1,292	863	757	6,056	0.59	106.00	
MKT	8	4	2	1,292	960	998	7,984	0.77	106.00	
TOTAL:	176		AVERAGE:	1,145	\$596	\$562	\$98,676	\$0.45	\$82.68	\$0.00

INCOME Total Net Rentable Sq Ft: **201,472**

POTENTIAL GROSS RENT

Secondary Income Per Unit Per Month: **\$10.00**

Other Support Income:

POTENTIAL GROSS INCOME

Vacancy & Collection Loss % of Potential Gross Income: **-7.50%**

Employee or Other Non-Rental Units or Concessions

	TDRCA	APPLICANT		
	\$1,186,512	\$1,215,984		
	21,120	21,120	\$10.00	Per Unit Per Month
	0	0		
	\$1,207,632	\$1,237,104		
	(90,572)	(92,784)	-7.50%	% of Potential Gross Rent
	0			
	\$1,117,060	\$1,144,320		

EFFECTIVE GROSS INCOME

EXPENSES

	% OF GRI	PER UNIT	PER SQ FT
General & Administrative	5.20%	\$330	\$0.29
Management	5.00%	317	0.28
Payroll & Payroll Tax	13.74%	872	0.76
Repairs & Maintenance	4.00%	281	0.33
Utilities	3.99%	253	0.32
Water, Sewer, & Trash	5.18%	329	0.29
Property Insurance	2.89%	183	0.16
Property Tax 2,882,601	14.71%	934	0.82
Reserve for Replacements	3.15%	200	0.17
Other: apt svcs, compl. Fees	1.14%	72	0.06
TOTAL EXPENSES	60.29%	\$3,871	\$3.38
NET OPERATING INC	39.01%	\$2,476	\$2.16

	TDRCA	APPLICANT	PER SQ FT	PER UNIT	% OF GRI
	\$58,110	\$33,100	\$0.16	\$188	2.09%
	55,853	57,216	0.28	325	5.00%
	153,472	134,000	0.67	761	11.71%
	67,064	56,880	0.28	323	4.97%
	44,529	28,000	0.14	159	2.45%
	57,834	60,800	0.30	345	5.31%
	32,236	24,300	0.12	138	2.12%
	164,330	179,500	0.89	1,020	15.69%
	35,200	44,000	0.23	250	3.85%
	12,700	12,300	0.06	70	1.07%
	\$681,327	\$630,096	\$1.13	\$3,580	55.06%
	\$435,733	\$514,224	\$2.55	\$2,922	44.94%

DEBT SERVICE

First Lien Mortgage	39.58%	\$2,512	\$2.19
Hou-Dal Affordable Housing Corp	0.87%	\$55	\$0.05
Additional Financing	0.00%	\$0	\$0.00
NET CASH FLOW	-1.43%	(\$51)	(\$0.38)

	\$442,081	\$442,081	\$2.19	\$2,512	38.63%
	9,663	9,887	\$0.05	\$56	0.86%
	0	0	\$0.00	\$0	0.00%
	\$16,011	\$62,256	\$0.31	\$354	5.44%
	0.96	1.14			
	1.10				

AGGREGATE DEBT COVERAGE RATIO

ALTERNATIVE FIRST LIEN-ONLY DEBT COVERAGE RATIO

CONSTRUCTION COST

Description	Factor	% OF TOTAL	PER UNIT	PER SQ FT
Acquisition Cost (site or bldg)		6.44%	\$5,297	\$4.63
Off-Sites		0.00%	0	0.00
Sitework		7.10%	5,838	5.10
Direct Construction		83.33%	43,868	38.32
Contingency	4.56%	3.00%	2,466	2.15
General Requirem	5.61%	3.18%	2,789	2.44
Contractor's G & A	1.87%	1.12%	930	0.81
Contractor's Proft	5.61%	3.18%	2,789	2.44
Indirect Construction		3.65%	3,006	2.63
Ineligible Costs		3.22%	2,652	2.32
Developer's G & A	3.60%	2.81%	2,310	2.02
Developer's Profit	10.81%	8.42%	6,929	6.05
Interim Financing		2.05%	1,423	1.22
Reserves		1.18%	971	0.85
TOTAL COST		100.00%	\$82,265	\$71.86

	TDRCA	APPLICANT	PER SQ FT	PER UNIT	% OF TOTAL
	\$932,254	\$932,254	\$4.63	\$5,297	6.72%
	0	0	0.00	0	0.00%
	1,027,507	1,027,507	5.10	5,838	7.41%
	7,720,834	7,277,256	36.12	41,348	52.49%
	433,988	433,988	2.15	2,466	3.13%
	490,785	490,785	2.44	2,789	3.54%
	163,595	163,595	0.81	930	1.18%
	490,785	490,785	2.44	2,789	3.54%
	529,050	529,050	2.63	3,006	3.82%
	466,673	466,673	2.32	2,652	3.17%
	406,476	406,476	2.02	2,310	2.93%
	1,219,428	1,219,428	6.05	6,929	8.80%
	426,396	426,396	2.12	2,423	3.08%
	170,867		0.80	0	0.00%
	\$14,478,638	\$13,864,193	\$68.81	\$78,774	100.00%

Recap-Hard Construction Costs

SOURCES OF FUNDS

First Lien Mortgage	35.52%	\$29,218	\$25.52
Hou-Dal Affordable Housing Corp	1.04%	\$857	\$0.74
LIHTC Syndication Proceeds	57.52%	\$47,373	\$41.38
Deferred Developer Fees	1.62%	\$1,332	\$1.16
Additional (excess) Funds Required	4.24%	\$3,491	\$3.05
TOTAL SOURCES			

	TDRCA	APPLICANT	RECORDED
	\$5,142,300	\$5,142,300	\$4,606,166
	150,000	150,000	150,000
	8,337,420	8,337,420	8,619,538
	234,473	234,473	488,389
	614,445	0	0
	\$14,478,638	\$13,864,193	\$13,864,193

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST (continued)
Heatherbrook, Houston, LINTC #02147

DIRECT CONSTRUCTION COST ESTIMATE
 Residential Cost Handbook
 Average Quality Multiple Residence Basis

CATEGORY	FACTOR	QUNTS/SQ FT	PER SF	AMOUNT
Base Cost			\$39.38	\$7,933,068
Adjustments				
Exterior Wall Finish	6.39%		\$2.52	\$506,923
Elderly			0.00	0
Roofing			0.00	0
Subfloor			(0.98)	(197,443)
Floor Cover			1.82	368,679
Porches/Balconies	\$25.02	10,920	1.36	273,164
Plumbing	\$585	528	1.93	308,880
Built-In Appliances	\$1,550	176	1.35	272,800
Stairs	\$1,550	62	0.48	96,100
Floor Insulation			0.00	0
Heating/Cooling			1.41	284,076
Garages/Carports		0	0.00	0
Comm 4/or Aux Bldgs	\$58.44	2,764	0.80	161,532
Other:			0.00	0
SUBTOTAL			48.66	10,005,779
Current Cost Multiplier	1.04		1.99	400,231
Local Multiplier	0.91		(4.47)	(900,520)
TOTAL DIRECT CONSTRUCTION COSTS			\$47.18	\$9,505,490
Plans, specs, survy, bld	3.90%		(\$1.84)	(\$370,714)
Interior Construction Ince	3.38%		(1.59)	(320,816)
Contractor's OH & Profit	11.90%		(\$5.43)	(1,093,131)
NET DIRECT CONSTRUCTION COSTS			\$38.32	\$7,720,834

PAYMENT COMPUTATION

Primary	\$8,142,300	Term	360
Int Rate	7.75%	DCR	0.99
Secondary	\$150,000	Term	360
Int Rate	5.00%	Subtotal DCR	0.96
Additional	\$8,317,420	Term	
Int Rate		Aggregate DCR	0.96

RECOMMENDED FINANCING STRUCTURE

Primary Debt Service	\$395,990
Secondary Debt Service	9,663
Additional Debt Service	0
NET CASH FLOW	\$30,080

Primary	\$4,408,166	Term	360
Int Rate	7.75%	DCR	1.10
Secondary	\$150,000	Term	360
Int Rate	5.00%	Subtotal DCR	1.07
Additional	\$8,317,420	Term	0
Int Rate	0.00%	Aggregate DCR	1.07

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS REBT	\$1,186,812	\$1,222,107	\$1,258,771	\$1,296,534	\$1,335,430	\$1,548,129	\$1,794,706	\$2,080,556	\$2,796,093
Secondary Income	21,120	21,754	22,406	23,078	23,771	27,557	31,946	37,034	49,771
Other Support Income:	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	1,207,932	1,243,861	1,281,177	1,319,612	1,359,200	1,575,686	1,826,652	2,117,590	2,845,864
Vacancy & Collection Loss	(90,573)	(93,390)	(96,088)	(98,971)	(101,940)	(118,176)	(136,999)	(156,819)	(213,440)
Employee or Other Non-Rental	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,117,359	\$1,150,471	\$1,185,089	\$1,220,641	\$1,257,260	\$1,457,509	\$1,689,653	\$1,958,771	\$2,632,424
EXPENSES at 4.00%									
General & Administrative	\$58,110	\$60,434	\$62,851	\$65,365	\$67,980	\$82,708	\$100,427	\$122,438	\$161,223
Management	55,853	57,529	59,254	61,032	62,863	72,875	84,483	97,939	131,621
Payroll & Payroll Tax	183,472	189,611	195,895	202,335	209,941	248,439	297,764	358,342	478,626
Repairs & Maintenance	47,064	49,746	52,516	55,438	58,509	69,483	82,133	96,293	127,149
Utilities	44,529	46,310	48,163	50,089	52,093	62,379	74,110	87,416	114,871
Water, Sewer & Trash	57,834	60,148	62,554	65,056	67,658	82,316	98,150	116,248	153,365
Insurance	32,236	33,525	34,866	36,261	37,711	45,881	55,021	65,318	86,531
Property Tax	164,330	170,903	177,739	184,849	192,243	233,893	284,566	346,219	458,488
Reserve for Replacements	35,200	36,608	38,072	39,595	41,179	50,101	60,955	74,161	99,777
Other	12,790	13,209	13,736	14,286	14,857	18,076	21,992	26,757	35,607
TOTAL EXPENSES	\$681,327	\$708,022	\$735,767	\$764,605	\$794,579	\$943,120	\$1,167,601	\$1,415,718	\$1,882,257
NET OPERATING INCOME	\$435,733	\$442,550	\$449,321	\$455,036	\$462,681	\$494,389	\$522,051	\$543,053	\$550,167
DEBT SERVICE									
First Lien Financing	\$395,990	\$395,990	\$395,990	\$395,990	\$395,990	\$395,990	\$395,990	\$395,990	\$395,990
Second Lien	9,663	9,663	9,663	9,663	9,663	9,663	9,663	9,663	9,663
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$30,080	\$36,897	\$43,669	\$50,383	\$57,029	\$88,737	\$116,399	\$137,400	\$144,515
DEBT COVERAGE RATIO	1.07	1.09	1.11	1.12	1.14	1.22	1.29	1.34	1.36

TDHCA #

02022

Region 1

**At Risk Development
Set-Aside**

Forward Commitment



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS
 TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **Castle Garden Apartments**

TDHCA #: **02022**

DEVELOPMENT LOCATION AND DESIGNATIONS

Region: 1 LIHTC Primary Set Aside: AR
 Site Address: 1102 58th Street Additional Elderly Set Aside
 City: Lubbock Purpose / Activity: ACQ/R
 County: Lubbock Development Type: Family
 Zip Code: 79412 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
 Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 8 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: CP Castle, L.P.

Principal Names:	Principal Contact	Percentage Ownership:
Century Pacific Equity Corporation	Charles L. Schwennesen	2 %
Irwing Jay Deutch (sole stockholder/CPEC)	Irwing Jay Deutch	100 %
NA	NA	0 %
NA	NA	0 %
NA	NA	0 %

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation **\$333,572** * Allocation over 10 Years: \$3,335,720
 Credits Requested \$333,572 Eligible Basis Amount: \$0 Equity/Gap Amount \$0

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	0	0	0	0	0
40%	0	0	0	0	0	0	0
50%	0	16	104	30	0	0	150
60%	0	0	0	0	0	0	0
MR	0	0	0	0	0	0	0
Total	0	16	104	30	0	0	

BUILDING INFORMATION

Total Development Cost: **\$0**
 Gross Building Square Feet 133,300
 Total NRA SF: 125,896
 Gross/Net Rentable: 1.06
 Average Square Feet/Unit: 839
 Cost Per Net Rentable Square Foot: \$0.00
 Credits per Low Income Unit \$2,224

Total LI Units: 150
 Owner/Employee Units: 2
 Total Project Units: 150
 Applicable Fraction: 100.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income: \$0
 Total Expenses: \$0
 Net Operating Income: \$0
 Estimated 1st Year Debt Coverage Ratio: 0.00

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer: Century Pacific Equity Corporation	Market Analyst: Novogradac & Company, LLP
Housing GC: ELBA Design & Construction, Inc.	Originator/UW: NA
Infrastructure GC: NA	Appraiser: Novogradac & Company, LLP
Cost Estimator: ELBA Design & Construction, Inc.	Attorney: Coat Rose Yale Ryman & Lee
Architect: Husmann & Associates Architects & Planners, P.C.	Supp Services: Christian Women's Job Corp.
Property Manager: Century Pacific Management Corporation	Accountant: Rubin, Brown, Gornstein & Company LLP
Engineer: NA	
Syndicator: Related Capital Company	Permanent Lender: American Mortgage Acceptance Co.

DEPARTMENT EVALUATION

Points Awarded: 123 Site Review: Acceptable Underwriting Finding: Pending

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommend

Project Name: Castle Garden Apartments

Project Number: 02022

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: **3** Opposition: **0**

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:	Comment from Other Public Official
Local Official: Windy Sitton, Mayor, S	T.J. Patterson, Councilman #2, S
TX Rep.: Delwin Jones, Dist. 83 S	Gilbert Flores, Commissioner Precint 3, S
TX Sen.: Robert Duncan, Dist. 28 S	
US Rep.:	
US Sen.:	

CONDITIONS TO COMMITMENT

THE RECOMMENDATION OF THIS DEVELOPMENT FOR CREDITS IS CONTINGENT ON THE UNDERWRITING EVALUATION OF THE APPLICATION. THE FIGURE REFLECTED IN THE DEPARTMENT RECOMMENDATION FOR CREDITS IS THE AMOUNT REQUESTED BY THE APPLICANT. THE CREDIT AMOUNT AND CONDITIONS TO COMMITMENT ARE YET TO BE DETERMINED AND MAY VARY FROM THE REQUESTED AMOUNT.

THE RECOMMENDATION IS CONTINGENT ON THE FINAL STIPULATIONS OF THE PENDING COURT ORDER.

* TDHCA does not recommend that tax credits be allocated to the subject Applicant because of non-compliance issues. In the event, however, that the Court rules that the application must be evaluated and underwritten, then TDHCA will recommend the approved amount, if any.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score Meeting Required Set Aside Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: This development was added to the 2003 Forward Commitment list based on a pending Court Order.

Brooke Boston, LIHTC Co-Manager

Date

David Burrell, Director of Housing Programs

Date

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

Edwina Carrington, Executive Director

Date

Chairman of Executive Award and Review Advisory Committee

BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

Michael E. Jones, Chairman of the Board

Date

TDHCA #

02070

Region 2

**General
Set-Aside**

**LOW INCOME HOUSING TAX CREDIT PROGRAM****2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **Woodview Apartments**TDHCA #: **02070****DEVELOPMENT LOCATION AND DESIGNATIONS**

Region: 2 LIHTC Primary Set Aside: G
 Site Address: 1607 32nd St. Additional Elderly Set Aside
 City: Wichita Falls Purpose / Activity: NC
 County: Wichita Development Type: Family
 Zip Code: 76302 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural

Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 11 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: W.V. Housing, Ltd.

Principal Names:	Principal Contact	Percentage Ownership:
W.V. Housing I, LLC	John O. Boyd	89 %
Texas Inter-faith Housing Corp.	Jot Couch	11 %
		%
		%
		%

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation **\$774,967** Allocation over 10 Years: \$7,749,670
 Credits Requested \$822,833 Eligible Basis Amount: \$774,967 Equity/Gap Amount \$818,927

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	1	0	0	0	1
40%	0	0	20	10	0	0	30
50%	0	0	28	12	0	0	40
60%	0	0	19	8	0	0	27
MR	0	0	0	0	0	0	0
Total	0	0	68	30	0	0	

BUILDING INFORMATION

Total Development Cost: **\$8,156,509**
 Gross Building Square Feet 108,938
 Total NRA SF: 106,040
 Gross/Net Rentable: 1.03
 Average Square Feet/Unit: 1,020
 Cost Per Net Rentable Square Foot: \$76.92
 Credits per Low Income Unit \$7,908

Total LI Units: 98
 Owner/Employee Units: 0
 Total Project Units: 104
 Applicable Fraction: 94.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income: \$496,925
 Total Expenses: \$333,504
 Net Operating Income: \$163,421
 Estimated 1st Year Debt Coverage Ratio: 1.10

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer:	W.V. Housing Development, LLC	Market Analyst:	National Realty Consultants
Housing GC:	Hunt Building Corporation	Originator/UW:	NA
Infrastructure GC:	Hunt Building Corporation	Appraiser:	National Realty Consultants
Cost Estimator:	Hunt Building Corporation	Attorney:	Lock, Liddell, Sapp, LLP
Architect:	Griffin Architects	Supp Services:	Texas Inter-Faith Housing Corp.
Property Manager:	Capstone Real Estate Services, Inc.	Accountant:	Reznick, Fedder & Silverman
Engineer:	Lockwood, Andrew & Newnam		
Syndicator:	Midland Equity Corp.	Permanent Lender:	Midland Mortgage Investment Corporation

DEPARTMENT EVALUATION

Points Awarded: 135 Site Review: Acceptable Underwriting Finding: AC

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommend

Project Name: Woodview Apartments

Project Number: 02070

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: **8** Opposition: **0**

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:	Comment from Other Public Official
Local Official: Jerry Lueck, Mayor, S	Ronnie London, ED, Boys & Girls Clubs, S
TX Rep.: David Farabee, Dist. 69 S	Todd E McDaniel, VP Economic Development, Wichita Falls, S
TX Sen.: Craig Estes, Dist. 30 S	David L. Preston, Housing Manager, U S Air Force, S
US Rep.:	Woodrow W. Gossom, Jr., County Judge, S
US Sen.:	William K. Altman, Mayor S

CONDITIONS TO COMMITMENT

Receipt, review, and acceptance of documentation from the City of Wichita Falls confirming that the site has been rezoned and that the proposed development is a conforming use.

Receipt, review, and acceptance of documentation from the ESA inspector or another qualified ESA inspector that all of the issues addressed in the Phase I ESA have been satisfactorily mitigated.

Receipt, review, and acceptance of a fixed price contract for construction costs that are not more than the Underwriter's estimated costs of \$5,617,633 including all sitework, hard construction costs and contractor's fees and contingency.

Should the rates, terms or amounts of the loan or syndication change, a re-evaluation by the Underwriter would be warranted and a revised recommendation and conditions may be warranted.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score Meeting Required Set Aside Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: As a region that would have experienced a significant shortfall of its total regional allocation, this development was added to the recommendation list as the next highest scoring development.

_____ Brooke Boston, LIHTC Co-Manager	_____ Date	_____ David Burrell, Director of Housing Programs	_____ Date
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RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

_____ Edwina Carrington, Executive Director Chairman of Executive Award and Review Advisory Committee	_____ Date
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BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

_____ Michael E. Jones, Chairman of the Board	_____ Date
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Developer Evaluation

Compliance Status Summary

Project ID #: 02070

LIHTC 9% LIHTC 4%

Project Name: Woodview Apartments

HOME HTF

Project City: Wichita Falls

BOND SECO

Housing Compliance Review

Project(s) in material non-compliance

No previous participation

Status of Findings (individual compliance status reports and National Previous Participation and Background Certification(s) available)

Projects Monitored by the Department

reviewed 17 # not yet monitored or pending review 4

of projects grouped by score 0-9: 16 10-19: 0 20-29: 1

Members of the development team have been disbarred by HUD

National Previous Participation Certification Received N/A

Non-Compliance Reported _____

Completed by Jo En Taylor Completed on 05/07/2002

Single Audit

Status of Findings (any outstanding single audit issues are listed below)

single audit not applicable no outstanding issues outstanding issues

Comments:

Completed by Lucy Trevino Completed on 05/23/2002

Program Monitoring

Status of Findings (any unresolved issues are listed below)

monitoring review not applicable monitoring review pending

reviewed; no unresolved issues reviewed; unresolved issues found

Comments:

Completed by Ralph Hendrickson Completed on 05/17/2002

Community Affairs	Status of Findings (any unresolved issues are listed below)
monitoring review not applicable <input checked="" type="checkbox"/>	monitoring review pending <input type="checkbox"/>
reviewed; no unresolved issues <input type="checkbox"/>	reviewed; unresolved issues found <input type="checkbox"/>
Comments:	
Completed by <u>EEF</u>	Completed on _____

Housing Finance	Status of Findings (any unresolved issues are listed below)
monitoring review not applicable <input type="checkbox"/>	monitoring review pending <input type="checkbox"/>
reviewed; no unresolved issues <input type="checkbox"/>	reviewed; unresolved issues found <input type="checkbox"/>
Comments:	
Completed by _____	Completed on _____

Housing Programs	Status of Findings (any unresolved issues are listed below)
monitoring review not applicable <input type="checkbox"/>	monitoring review pending <input type="checkbox"/>
reviewed; no unresolved issues <input checked="" type="checkbox"/>	reviewed; unresolved issues found <input type="checkbox"/>
Comments:	
Completed by <u>E. Weilbaecher</u>	Completed on <u>06/06/2002</u>

Multifamily Finance	Status of Findings (any unresolved issues are listed below)
monitoring review not applicable <input type="checkbox"/>	monitoring review pending <input type="checkbox"/>
reviewed; no unresolved issues <input type="checkbox"/>	reviewed; unresolved issues found <input type="checkbox"/>
Comments:	
Completed by _____	Completed on _____

Executive Director: Edwina Carrington **Date Signed:** June 11, 2002

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS**

DATE: June 5, 2002 PROGRAM: 9% LIHTC FILE NUMBER: 02070

DEVELOPMENT NAME

Woodview Apartments

APPLICANT

Name: W.V. Housing, Ltd. **Type:** For Profit Non-Profit Municipal Other
Address: 414 Hays Street, Suite 406 **City:** Dripping Springs **State:** TX
Zip: 78620 **Contact:** John O. Boyd **Phone:** (512) 858-2674 **Fax:** (512) 858-2387

PRINCIPALS of the APPLICANT

Name: W.V. Housing I, LLC (%): .01 **Title:** Managing General Partner
Name: MuniMae Midland, LLC (%): 99.99 **Title:** Initial Limited Partner
Name: Tx Inter-Faith Housing Corporation (%): na/ **Title:** Not for Profit Co-GP

GENERAL PARTNER

Name: W.V. Housing I, LLC **Type:** For Profit Non-Profit Municipal Other
Address: 414 Hays Street, Suite 406 **City:** Dripping Springs **State:** TX
Zip: 78620 **Contact:** John O. Boyd **Phone:** (512) 858-2674 **Fax:** (512) 858-2387

PROPERTY LOCATION

Location: 1607 32nd Street **QCT** **DDA**
City: Wichita Falls **County:** Wichita **Zip:** 76302

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$822,833	N/A	N/A	N/A
Other Requested Terms: <u>Annual ten-year allocation of low-income housing tax credits</u>			
Proposed Use of Funds: <u>New construction</u> Set-Aside: <input checked="" type="checkbox"/> General <input type="checkbox"/> Rural <input type="checkbox"/> Non-Profit			

SITE DESCRIPTION

Size: 6.535 acres 284,665 square feet **Zoning/ Permitted Uses:** LI & SF-2
Flood Zone Designation: Zone X **Status of Off-Sites:** Fully Improved

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

DESCRIPTION of IMPROVEMENTS

Total Units: 104 **# Rental Buildings:** 7 **# Common Area Bldgs:** 1 **# of Floors:** 2 **Age:** n/a yrs **Vacant:** _____ at / /

Number	Bedrooms	Bathroom	Size in SF
72	2	2	963
32	3	2	1,147

Net Rentable SF: 106,040 **Av Un SF:** 1,020 **Common Area SF:** 2,898 **Gross Bldng SF** 108,938

Property Type: Multifamily SFR Rental Elderly Mixed Income Special Use

CONSTRUCTION SPECIFICATIONS

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab on grade, 80% stucco/20% Hardiplank siding exterior wall covering, drywall interior wall surfaces, composite shingle roofing

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, microwave oven, tile tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters, cable, high speed internet access

ON-SITE AMENITIES

2,898-SF community building with activity center, management offices, fitness & laundry facilities, kitchen, restrooms, computer/business center, central mailroom, swimming pool, equipped children's play area, sports courts, perimeter fencing with limited access gate

Uncovered Parking: 211 spaces **Carports:** n/a spaces **Garages:** n/a spaces

OTHER SOURCES of FUNDS

INTERIM CONSTRUCTION or GAP FINANCING

Source: Midland Mortgage Investment Corporation **Contact:** John Mullaney

Principal Amount: \$2,400,000 **Interest Rate:** 6%

Additional Information: _____

Amortization: N/A yrs **Term:** _____ yrs **Commitment:** None Firm Conditional

LONG TERM/PERMANENT FINANCING

Source: Midland Mortgage Investment Corporation **Contact:** John Mullaney

Principal Amount: \$2,017,000 **Interest Rate:** 8%

Additional Information: _____

Amortization: 30 yrs **Term:** 15 yrs **Commitment:** None Firm Conditional

Annual Payment: \$177,600 **Lien Priority:** 1st **Commitment Date** 02/ 21/ 2002

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

LONG TERM/PERMANENT FINANCING

Source: Nortex Housing Finance Corporation **Contact:** Dave Clark
Principal Amount: \$15,000 **Interest Rate:** n/a
Additional Information: Proposed grant for annual payment totaling \$15,000
Amortization: n/a yrs **Term:** n/a yrs **Commitment:** None Firm Conditional
Annual Payment: n/a **Lien Priority:** n/a **Commitment Date** / /

LIHTC SYNDICATION

Source: Midland Equity Corporation **Contact:** Chris Diaz
Address: 33 North Garden Avenue, Suite 1200 **City:** Clearwater
State: FL **Zip:** 33755 **Phone:** (727) 461-4801 **Fax:** (727) 443-6067
Net Proceeds: \$6,499,731 **Net Syndication Rate** (per \$1.00 of 10-yr LIHTC) 79¢
Commitment None Firm Conditional **Date:** 02/ 26/ 2002
Additional Information: _____

APPLICANT EQUITY

Amount: \$306,802 **Source:** Deferred developer fee

VALUATION INFORMATION

ASSESSED VALUE

Land: \$335,772 **Assessment for the Year of:** 2001
Building: n/a **Valuation by:** Wichita County Appraisal District
Total Assessed Value: \$335,772 **Tax Rate:** 2.43114

EVIDENCE of SITE or PROPERTY CONTROL

Type of Site Control: Earnest money contract
Contract Expiration Date: 11/ 01/ 2002 **Anticipated Closing Date:** 11/ 01/ 2002
Acquisition Cost: \$ 346,630 **Other Terms/Conditions:** _____
Seller: Ronnie Ford etux Sallie Ford/Robert Lee Johnson etux Janis Gayle Johnson **Related to Development Team Member:** No

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Woodview Apartments is a proposed new construction development of 98 affordable housing units and 6 market rate units located in Wichita Falls, Texas. The development is comprised of 7 residential buildings as follows:

- (4) Building Type I with eight 2-bedroom units and eight 3- bedroom units;
- (2) Building Type II with sixteen 2- bedroom units;
- (1) Building Type III with eight 2- bedroom units;

Based on the site plan the apartment buildings are distributed evenly throughout the site, with the community

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

building, mailboxes, and swimming pool located near the entrance to the site. The 2,898-square foot community building plan includes the management office, activity center, classroom, business center, fitness center, kitchen, restrooms, and laundry facilities.

Supportive Services: The Applicant has contracted with Texas Inter-Faith Management Corporation to provide the following supportive services to tenants: personal growth opportunities program, family skills development program, education program, fun and freedom activities program, neighborhood advancement program, and information and referral services for other local service providers. These services will be provided at no cost to tenants. The contract requires the Applicant to provide, furnish, and maintain facilities in the community building for provision of the services, to pay a one-time startup fee of \$1,000 plus \$8.98/unit per month for these support services. The Applicant has reflected this expense amount in their operating budget.

Schedule: The Applicant anticipates construction to begin in January of 2003, to be completed in January of 2004, and to be substantially leased-up in March of 2004.

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. 98 of the units will be reserved for low income tenants and the remaining 6 units will be set at market rents. 1 of the units (1%) will be reserved for households earning 30% or less of AMGI, 30 units (29%) will be reserved for households earning 40% or less of AMGI, 40 units (38%) will be reserved for households earning 50% or less of AMGI, 27 units (26%) will be reserved for households earning 60% or less of AMGI and the remaining 6 units (6%) will be offered at market rents.

Special Needs Set-Asides: Eleven units (10.6%) will be handicapped-accessible.

Compliance Period Extension: The Applicant has elected to extend the compliance period an additional 25 years.

MARKET HIGHLIGHTS

A market feasibility study dated March 27, 2002 was prepared by National Realty Consultants and highlighted the following findings:

Definition of Market/Submarket: “The apartment projects within the city of Wichita Falls are scattered throughout the city and it is our opinion that the market area from which the subject property draws is probably within a five mile radius.” (p. 38)

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Household Growth	N/A	N/A	-3	0%
Turnover Demand	N/A	N/A	1,835	100%
Qualified Renter Households	2,895	100%	N/A	N/A
TOTAL ANNUAL DEMAND	2,895	100%	1,832	100%

Ref: p. 39-41

Capture Rate: The Market Analyst calculated a capture rate of 8.22% based on the entire potential income eligible renter household figure. This calculation is more akin to a penetration rate as demand should have been adjusted by an estimated turnover percentage to be consistent with the Department’s methodology. The Underwriter calculated a concentration capture rate of 12% based upon the information supplied by the market analyst and a recalculated demand estimate. The Underwriter also included 112 unites approved last year for Parkstone Crossroads as comparable family units that have not yet stabilized.

Market Rent Comparables: The market analyst surveyed 6 comparable apartment projects totaling 1,253 units in the market area. (p. 42-49)

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
2-Bedroom (30%)	\$212	\$212	\$0	\$695	-\$483
2-Bedroom (40%)	\$304	\$304	\$0	\$695	-\$391
2-Bedroom (50%)	\$396	\$396	\$0	\$695	-\$299
2-Bedroom (60%)	\$488	\$488	\$0	\$695	-\$207
2-Bedroom (MR)	\$625	N/A	N/A	\$695	-\$70
3-Bedroom (40%)	\$340	\$340	\$0	\$770	-\$430
3-Bedroom (50%)	\$446	\$446	\$0	\$770	-\$324
3-Bedroom (60%)	\$553	\$553	\$0	\$770	-\$217
3-Bedroom (MR)	\$700	N/A	N/A	\$770	-\$70

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

Submarket Vacancy Rates: “Existing high occupancy rates in the subject’s submarket area are at levels that indicate a need for additional housing. A projection of occupancy rates for the time the proposed subject units go into service in approximately 12 to 18 months is expected to be in the low to mid 90% range in all projects.” (p. 55)

Absorption Projections: “In evaluating the absorption rates in the proposed project’s market area, several factors affecting rental housing demand must be considered.

- The continued increase in Wichita Falls MSA employment, as evidenced by recent and planned expansion, will continue to maintain a positive demand level for rental housing.
- A LIHTC project in south Wichita Falls (approximately 2 miles south of the subject) absorbed 180 units within 360 days of completion of the improvements.
- Existing high occupancy rates in the subject’s submarket area are at levels that indicate a need for additional housing. A projection of occupancy rates at the time the proposed subject units go into service in approximately 12 to 18 months is expected to be in the low to mid 90% range in all projects.
- The subject project will be located in an area of commercial and residential development.
- There is a general reduction in available affordable units for low income families. Increasing rents throughout the area are pricing many low-income families out of the market for safe, decent housing. In order to find affordable housing, these families are being forced to move into substandard and unsafe housing. According to the leasing agents of several of the respective comparable rental projects, a small percentage of the units surveyed participate in affordable housing programs.
- It should be noted that few apartment projects have been constructed in the immediate subject area in recent years. Current projections indicate that in the near future there will be a further shortage of units, especially for quality low income housing, resulting in a continued upward movement of rents.
- Occupancy projections for properties in the area will likely be at the low to mid 90% level. As noted, our survey indicated that current occupancies for Class C and lower properties are in the low to high 90’s. The subject property will be a Class B property and should be able to achieve occupancy rates at least matching the occupancy rates of the comparable properties.
- The maximum allowable rent under the LIHTC program is lower than the current market rental rates for Class C properties. The subject units should benefit by offering superior units for these rental rates.
- The current supply of quality housing is inadequate as evidenced by the high number of people on the waiting list for Section 8 housing.” (p. 55-56)

Known Planned Development: “Other than the subject property, there is expected to be no new conventional construction in the immediate future.” (p. 29) The Analyst did not take into account Parkstone Crossing, a 112 unit family development approved last year nor Parkstone Seniors, an elderly development approved in 2000.

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS

The Underwriter found the market study provided sufficient information on which to base a funding recommendation.

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: Wichita Falls is located in north Texas, approximately 136 miles northwest of Dallas in Wichita County. The site is an irregularly-shaped parcel located in the central area of Wichita Falls, approximately 2 miles from the central business district. The site is situated on the south side of 32nd Street.

Population: The estimated 2000 population of the primary market area was 78,447 and is expected to decrease by -0.9% to approximately 77,772 by 2005. Within the primary market area there were estimated to be 31,217 households in 2000.

Adjacent Land Uses: Land uses in the overall area in which the site is located are mixed with single family residential developments, general retail and office/warehouse establishments. Adjacent land uses include:

- **North:** single family homes
- **South:** office warehouse
- **East:** office warehouses, general retail
- **West:** golf course, park

Site Access: Access to the property is from the east or west along 32nd Street. The development is to have one main entry, from the east or west from 32nd Street. Access to Interstate Highway 82 is within a short distance from the subject property, which provides connections to all other major roads serving the Wichita Falls area.

Public Transportation: The availability of public transportation is unknown.

Shopping & Services: "Retail and Wholesale trade is also very important to the local economy. There are 17 shopping centers in Wichita Falls, which service a 17-county area in North Texas and Southern Oklahoma...United Regional Health Care System is the largest regional hospital with 400 beds. Kell West Regional Hospital is the region's newest medical facility. Other area medical service providers include North Texas State Hospital, HealthSouth Rehabilitation Hospital of Wichita Falls, Red River Hospital, and HIS Specialty Hospital." (p. 21-22 of market study)

Special Adverse Site Characteristics: The subject site is currently zoned SF-2. The Applicant submitted a letter dated December 31, 2001 from the City of Wichita Falls confirming receipt of a rezoning application and indicating that the requested zoning is from SF-2 to multifamily compatible zoning. Receipt of documentation from the City of Wichita Falls confirming that the site has been rezoned and that the proposed development is a conforming use is a condition of this report.

Site Inspection Findings: The site has not been inspected by a TDHCA staff member, and receipt, review, and acceptance of an acceptable site inspection report is a condition of this report.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated February 21, 2002 was prepared by LAW Engineering and Environmental Services, Inc., and contained the following findings and recommendations:

Findings: "We observed various types and amounts of debris on the subject property. Debris on the northern portion of the site included paper, a dog carrier, tires, lawn furniture, two empty 55-gallon drums, clothing, and several dirt piles. We did not note evidence of landfill activities, although it appears that the soils on the property have been disturbed based on the irregular terrain on both the north and south portions of the site. We noted mainly construction wastes on the southern portion of the site including pipe, metal wire, corrugated metal, lumber, sand, and concrete. Two drums containing an unknown material were noted on the site adjacent to an unmarked business that is to the east of the site and extends onto the subject property. A portion of the subject property is shown to be a potential wetland area on the National Wetland Inventory map reviewed. Standing water was in the area at the time of our site reconnaissance. Two adjacent businesses were listed as leaking petroleum storage tank (LPST) sites. These sites, Car Beautiful and Norriss Brothers Lumber, are located adjacent to and cross gradient from the subject property. Ground water was impacted at the Car Beautiful site and the assessment is not complete at the Norriss Brothers site. A third LPST site, Gilmore's Body, Frame and Alignment, is located nearby and in an upgradient position of the subject property. Regulatory information indicated that a major or minor aquifer had been impacted by releases at the site and that monitoring is in progress." (p. 21-22)

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Recommendations: “This assessment has not revealed evidence of recognized environmental conditions in connection with the subject property other than those mentioned above. Because the listed LPST facilities are adjacent to or in the near proximity of the subject property and assessment conducted on at least one has indicated an impact to the ground water, we recommend a review of the agency files to determine if past releases may have impacted the subject property. Additional review of the potential for wetlands on the subject site should also be addressed.” (p. 22)

The Applicant submitted a cover letter with the Phase I ESA indicating the following: “The enclosed LAW Engineering ESA dated February 21, 2002 has identified an on-site concern related to trash and debris which will be thoroughly investigated and properly disposed of during the normal course of the construction/site work phase.

The National Wetland Inventory Map was utilized by the consultant to identify potential wetland areas within the site along with evidence of standing water. Our discussions with real estate brokers and owner’s representatives, subsequent to these findings, indicate that the local City of Wichita Falls officials have not identified wetlands in this portion of the city. However, the Developer is in the process of continuing additional research with these and other local sources, including the current landowners, the City engineers and the US Army Corps of Engineers, in order to supply the LAW consultant with contacts for additional interviews and the availability of wetland maps which are specific to the local area. Dependant upon this investigation, the Developer may elect to retain the consultant for further wetlands determination. The area indicated by the consultant includes a very small portion of the site, and even the potential for mitigation of this small area is not felt to be a major hindrance on development to the site’s highest and best use.

The local area real estate professionals, when questioned by the developer subsequent to the LAW findings, indicate that several of the LPST’s in the area, possibly including that mentioned in the ESA, have been completely remediated and are being monitored. The developer is in the process of attempting to determine more specific information and identify individuals that may be able to provide factual data to the consultant as part of the ongoing investigation into this issue. The Developer plans to assimilate this data for review by the consultant so that the concern can be alleviated, or alternatively to determine corrective actions and procedures to allow for development of the site.” Receipt, review and acceptance of confirmation from the ESA inspector or another qualified ESA inspector that all of the issues addressed in the Phase I ESA have been satisfactorily mitigated is a condition of this report.

OPERATING PROFORMA ANALYSIS

Income: The Applicant’s rent projections are the maximum rents allowed under LIHTC guidelines for 98 of the units, while the remaining 6 units are set at market rents. Estimates of secondary income and vacancy and collection losses are in line with TDHCA underwriting guidelines. As a result, the Applicant’s estimated effective gross income is within 5% of the Underwriter’s estimate.

Expenses: The Applicant indicated that the tenant would be responsible for all electric utilities at this complex, but not for water, sewer and trash. The Applicant provided a letter from TXU Energy which provides estimated consumption data from a similar project in the area. Since the Underwriter was not able to obtain utility allowance information from the Wichita Falls Housing Authority, the amounts estimated by the Applicant and TXU were used by the Underwriter. In addition, the Underwriter estimated the monthly average for water, sewer and trash to be between \$20-\$25, as this information was also not available from the Housing Authority. The Underwriter compared the Applicant’s expense estimates with a similar property located in Wichita Falls. Based upon this comparable property’s operating costs, it appears to be running at a higher cost per unit than the Underwriter has estimated for Woodview Apartments. The Applicant’s budget shows several line item estimates that deviate significantly when compared to the Underwriter’s estimate, particularly management (\$3K lower), payroll (\$34K lower), repairs and maintenance (\$4K lower), utilities (\$5K lower), water, sewer, and trash (\$11K lower), insurance (\$6K lower) and property tax (\$19K higher).

Conclusion: The Applicant’s total estimated operating expense is inconsistent with the Underwriter’s expectations and the Applicant’s net operating income is not within 5% of the Underwriter’s estimate. Therefore, the Underwriter’s NOI will be used to evaluate debt service capacity. Due primarily to the difference in operating costs the Underwriter’s estimated debt coverage ratio (DCR) of 0.92 is less than the program minimum standard of 1.10. Therefore, the maximum debt service for this project should be limited

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CREDIT UNDERWRITING ANALYSIS

to \$148,542 by a reduction of the loan amount and a reduction in the interest rate.

CONSTRUCTION COST ESTIMATE EVALUATION

Land Value: The Applicant submitted an Unimproved Property Contract wherein Cal Asset Management, Inc. is purchasing the land, which is being sold in two different tracts. The first contract is between Cal Asset Mgmt. Inc. and Ronnie Ford et ux Sallie Ford for property located at 1605, 1607 & 1609 32nd Street, Wichita Falls. This contract reflects a purchase price of \$12,000. The second Unimproved Property Contract is between Cal Asset Mgmt, Inc. and Robert Lee Johnson et ux Janis Gayle Johnson for property located at 3400 Old Jacksboro Hwy, Wichita Falls. This second contract originally indicated a purchase price of \$300,000; however, an amendment to the second contract reflects a change in the purchase price to \$334,630. Altogether, the site acquisition cost for the subject property is \$346,630. An Assignment of Contract was also submitted wherein the purchaser of the property, CAL Asset Management, Inc. transferred and assigned the contract to the Applicant, W.V. Housing, Ltd. The property sale appears to be an arm's length transaction.

Sitework Cost: The Applicant's claimed sitework costs of \$5,902 per unit are considered reasonable compared to historical sitework costs for multifamily projects.

Direct Construction Cost: The Applicant's costs are more than 6% higher than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate after all of the Applicant's additional justifications were considered. This would suggest that the Applicant's direct construction costs are overstated.

Interim Financing Fees: The Underwriter reduced the Applicant's eligible interim financing fees by \$24K to reflect an apparent overestimation of eligible construction loan interest, to bring the eligible interest expense down to one year of fully drawn interest expense. This results in an equivalent adjustment to the Applicant's eligible basis estimate.

Fees: The Applicant's general requirements, contractor's general and administrative fees, and contractor's profit exceed the 6%, 2%, and 6% maximums allowed by LIHTC guidelines based on their own construction costs. Consequently the Applicant's eligible fees in these areas have been reduced by \$149K with the overage effectively moved to ineligible costs. The Applicant's developer fees also exceed 15% of the Applicant's adjusted eligible basis and therefore the eligible portion of the Applicant's developer fee must be reduced by \$210K.

Conclusion: Due to the Applicant's higher direct construction and the subsequently overstated developer's and contractor's fees compared to the Underwriter's estimate, the Applicant's total development cost is more than 5% higher than the Underwriter's costs and is considered to be overstated. Therefore, the Underwriter's cost estimate is used to calculate eligible basis and determine an annual LIHTC allocation of \$774,967. This is \$47,866 less than initially requested.

FINANCING STRUCTURE ANALYSIS

The Applicant intends to finance the development with five types of financing from four sources: a permanent loan, construction financing, a private grant, syndicated LIHTC equity and deferred developer's fees.

Permanent Loan: There is a commitment for permanent financing through MuniMae Midland, LLC in the amount of \$2,017,000. The commitment letter indicated a repayment term of 15 years and an amortization term of 30 years. The interest rate will be 8.00%.

Construction Financing: The Applicant intends to use MuniMae Midland, LLC for an interim construction loan of \$2,400,000. The commitment letter indicated a term of 2 years with a construction loan interest rate of 6.00%.

Private Grant: The Applicant submitted a letter from NORTEX Housing Finance Corporation dated May 28, 2002 indicating that the Corporation's Board has voted in favor of a \$15,000 grant for the Woodview Apartment project. The letter also indicates that this award will be conditional upon the project receiving tax credit this year from the TDHCA. The terms of this contract between NORTEX Housing Finance Corporation and Woodview, Ltd. is in the final stages and can be completed by no later than June 14, 2002.

LIHTC Syndication: Midland Equity Corporation has offered terms for syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$6,499,731 based on a syndication factor of 79%. The funds would be disbursed in a three-phased pay-in schedule:

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1. 42.5% or \$2,762,552 at the later of: (i) admission of the Investment Partnership to the Operating Partnership; or (ii) closing of the construction loan and Project land acquisition;
2. 42.5% or \$2,762,552 within thirty (30) days of the later of: (i) completion of the Project; or (ii) receipt by the Investment Partnership of the cost and credit certification from the independent accountants;
3. 15% or \$974,627 within thirty (30) days of the later of: (i) closing of the permanent loan; or (ii) receipt of the Form 8609; or (iii) 90% physical occupancy for three (3) consecutive calendar months; or (iv) 1.15 Debt Service Coverage for ninety (90) days.

Deferred Developer's Fees: The Applicant initially estimated deferred development fees of \$306,802 or 25% of proposed developer fees. Based on the Underwriter's proforma and calculation of eligible basis, the Applicant's deferred developer fees of \$332,896 would equal to 34% of total fees. This is \$26,094 more than the Applicant originally anticipated and now represents 34% of eligible developer fees based on the Underwriter's lower costs. The Underwriter estimates the Applicant would be able to marginally repay the deferred developer fee within 15 years, and therefore, this development can be recommended but only if the Underwriter's lower projected development costs can be achieved.

Financing Conclusions: Based on the Underwriter's proforma and adjusted estimate of eligible basis, this development can not be recommended due to the deferred developer fee not being repayable in 15 years unless a fixed price contract is obtained reflecting the Underwriter's lower total cost. Alternatively, additional grant funds would be required for any costs over this level. If this condition is met an LIHTC allocation of no more than \$774,967 annually for ten years can be recommended. This would result in total syndication proceeds of approximately \$6,121,626 and result in a deferred developer fee of \$332,896 or just \$31K less than what can reasonably be anticipated to be repaid in 15 years at zero percent interest out of residual cash flow. Should an alternative development cost or financial structure come to pass for this transaction the conclusions and recommendations herein should be re-evaluated.

REVIEW of ARCHITECTURAL DESIGN

The exterior elevations are simple. All units are of average size for market rate and LIHTC units, and have covered patios or balconies. Each unit has a semi-private exterior entry that is off an interior breezeway that is shared with other units. The units are in two-story fourplex structures with mixed stucco/Hardiplank siding exterior finish and hipped roofs.

IDENTITIES of INTEREST

Realtex Development Corporation, which has an ownership interest in the project as a member of the Managing GP, will also be the Developer of the Property. The principal of Realtex Development Corporation, Rick J. Deyoe, is also the managing member of the Managing GP. The Not for Profit GP is also the supportive service producer. These are typical relationships.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- The owner of the managing member of the GP, Realtex Development Corporation, submitted an unaudited financial statement as of February 25, 2002, reporting total assets of \$4.5M and consisting of \$113K in cash, \$3K in receivables, \$45K in real property and \$953K in other long term assets. Liabilities totaled \$332K, resulting in a net worth of \$4.1M.
- The Not for Profit GP, to be formed by the Texas Inter-Faith Housing Corporation and the Texas Inter-Faith Management Corporation, submitted a combined, unaudited financial statement as of February 21, 2002, reporting total assets of \$5.7M and consisting of \$372K in cash, \$101K in accounts receivables, \$2M in Fidelity account and \$5.1M in fixed assets. Liabilities totaled \$1.9M, resulting in a net worth of \$3.9M.
- The principal of the Managing GP, Rick Deyoe, submitted an unaudited financial statement as of February 25, 2002.

Background & Experience:

- The Applicant and General Partner are new entities formed for the purpose of developing the project.

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- The managing member of the Managing GP, Rick Deyoe, has completed 11 LIHTC housing developments totaling 2,330 units since 1998.
- The non-managing member of the Managing GP, Realtex Development Corporation, has completed 3 LIHTC housing developments totaling 430 units since 2001.
- The Co-GP, Texas Inter-Faith Housing Corporation, has completed 5 LIHTC housing developments totaling 804 units since 1995.

SUMMARY OF SALIENT RISKS AND ISSUES

- The Applicant's operating expenses are more than 5% outside of the Underwriter's verifiable range.
- The Applicant's development costs differ from the Underwriter's verifiable estimate by more than 5%.
- Significant inconsistencies in the application could affect the financial feasibility of the project.
- The recommended amount of deferred developer fee cannot be repaid within ten years, and any amount unpaid past ten years would be removed from eligible basis.
- The significant financing structure changes being proposed have not been reviewed/accepted by the Applicant, lenders, and syndicators, and acceptable alternative structures may exist.

RECOMMENDATION

RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$774,967
ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS:

CONDITIONS

1. Receipt, review and acceptance of documentation from the City of Wichita Falls confirming that the site has been rezoned and that the proposed development is a conforming use;
2. Receipt, review, and acceptance of a satisfactory TDHCA site inspection report;
3. Receipt, review and acceptance of documentation from the ESA inspector or another qualified ESA inspector that all of the issues addressed in the Phase I ESA have been satisfactorily mitigated.
4. Receipt, review and acceptance of a fixed price contract for construction costs that are not more than the Underwriter's estimated costs of \$5,617,633 including all sitework, hard construction costs and contractors' fees and contingency.
5. Should the rates, terms or amounts of the loan or syndication change, a re-evaluation by the Underwriter would be warranted and a revised recommendation and conditions may be warranted.

Associate Underwriter:

Raquel Morales

Date: June 5, 2002

Director of Credit Underwriting:

Tom Gouris

Date: June 5, 2002

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST: Comparative Analysis

Woodview Apartments, Wichita Falls, LIHTC #02070

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Tnt Pd Util	Wtr, Swr, Trsl
TC 30%	1	2	2	963	\$276	\$212	\$212	\$0.22	\$64.00	\$20.00
TC 40%	20	2	2	963	368	304	\$6,080	\$0.32	64.00	20.00
TC 50%	28	2	2	963	460	396	\$11,088	\$0.41	64.00	20.00
TC 60%	19	2	2	963	552	488	9,272	0.51	64.00	20.00
MR	4	2	2	963	689	625	2,500	0.65	64.00	20.00
TC 40%	10	3	2	1,147	425	340	3,400	0.30	85.00	25.00
TC 50%	12	3	2	1,147	531	446	5,352	0.39	85.00	25.00
TC 60%	8	3	2	1,147	638	553	4,424	0.48	85.00	25.00
MR	2	3	2	1,147	785	700	1,400	0.61	85.00	25.00
TOTAL:	104			1,020	\$491	\$420	\$43,728	\$0.41	\$70.46	\$21.54

INCOME Total Net Rentable Sq Ft: 106,040

POTENTIAL GROSS RENT

Secondary Income Per Unit Per Month: \$10.00

Other Support Income: (describe)

POTENTIAL GROSS INCOME

Vacancy & Collection Loss % of Potential Gross Income: -7.50%

Employee or Other Non-Rental Units or Concessions

EFFECTIVE GROSS INCOME

	TDHCA	APPLICANT		
	\$524,736	\$524,736		
	12,480	12,480	\$10.00	Per Unit Per Month
	0	0		
	\$537,216	\$537,216		
	(40,291)	(40,104)	-7.47%	of Potential Gross Rent
	0	0		
	\$496,925	\$497,112		

EXPENSES

	% OF EGI	PER UNIT	PER SQ FT
General & Administrative	6.62%	\$316	\$0.31
Management	5.00%	239	0.23
Payroll & Payroll Tax	17.43%	833	0.82
Repairs & Maintenance	7.66%	366	0.36
Utilities	2.52%	120	0.12
Water, Sewer, & Trash	5.41%	258	0.25
Property Insurance	3.37%	161	0.16
Property Tax 2.43114	12.49%	597	0.59
Reserve for Replacements	4.19%	200	0.20
Other Expenses: Supp Svcs & Comp	2.43%	116	0.11
TOTAL EXPENSES	67.11%	\$3,207	\$3.15

	TDHCA	APPLICANT	PER SQ FT	PER UNIT	% OF EGI
	\$32,913	\$35,122	\$0.33	\$338	7.07%
	24,846	21,387	0.20	206	4.30%
	86,632	53,000	0.50	510	10.66%
	38,077	34,122	0.32	328	6.86%
	12,504	7,670	0.07	74	1.54%
	26,880	15,399	0.15	148	3.10%
	16,733	11,000	0.10	106	2.21%
	62,043	80,600	0.76	775	16.21%
	20,800	20,000	0.19	192	4.02%
	12,076	12,076	0.11	116	2.43%
TOTAL EXPENSES	\$333,504	\$290,376	\$2.74	\$2,792	58.41%

NET OPERATING INC 32.89% \$1,571 \$1.54

DEBT SERVICE

MuniMae Midland 35.74% \$1,708 \$1.67

Additional Financing 0.00% \$0 \$0.00

Additional Financing 0.00% \$0 \$0.00

NET CASH FLOW -2.85% (\$136) (\$0.13)

	TDHCA	APPLICANT	PER SQ FT	PER UNIT	% OF EGI
	\$177,600	\$177,600	\$1.67	\$1,708	35.73%
	0	0	\$0.00	\$0	0.00%
	0	0	\$0.00	\$0	0.00%
	(\$14,180)	\$29,136	\$0.27	\$280	5.86%

AGGREGATE DEBT COVERAGE RATIO 0.92 1.16

ALTERNATIVE DEBT COVERAGE RATIO 1.10

CONSTRUCTION COST

Description	Factor	% of TOTAL	PER UNIT	PER SQ FT
Acquisition Cost (site or bldg)		4.36%	\$3,420	\$3.35
Off-Sites		0.00%	0	0.00
Sitework		7.53%	5,902	5.79
Direct Construction		51.24%	40,189	39.42
Contingency	3.19%	1.88%	1,472	1.44
General Requireme	6.00%	3.53%	2,765	2.71
Contractor's G &	2.00%	1.18%	922	0.90
Contractor's Prof	6.00%	3.53%	2,765	2.71
Indirect Construction		6.30%	4,940	4.85
Ineligible Costs		2.69%	2,111	2.07
Developer's G & A	2.00%	1.60%	1,254	1.23
Developer's Profit	13.00%	10.39%	8,150	7.99
Interim Financing		4.76%	3,734	3.66
Reserves		1.03%	804	0.79
TOTAL COST		100.00%	\$78,428	\$76.92

	TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL
	\$355,630	\$355,630	\$3.35	\$3,420	4.02%
	0	0	0.00	0	0.00%
	613,849	613,849	5.79	5,902	6.94%
	4,179,630	4,426,403	41.74	42,562	50.08%
	153,067	153,067	1.44	1,472	1.73%
	287,609	306,134	2.89	2,944	3.46%
	95,870	242,049	2.28	2,327	2.74%
	287,609	306,134	2.89	2,944	3.46%
	513,800	513,800	4.85	4,940	5.81%
	219,535	219,535	2.07	2,111	2.48%
	130,395	307,653	2.90	2,958	3.48%
	847,565	922,960	8.70	8,875	10.44%
	388,300	388,300	3.66	3,734	4.39%
	83,650	83,650	0.79	804	0.95%
	\$8,156,509	\$8,839,164	\$83.36	\$84,992	100.00%
Recap-Hard Construction Costs	\$5,617,633	\$6,047,636	\$57.03	\$58,150	68.42%

SOURCES OF FUNDS

MuniMae Midland	24.73%	\$19,394	\$19.02
Midland Equity Corp.	79.69%	\$62,497	\$61.30
Nortex HFC Grant	0.18%	\$144	\$0.14
Deferred Developer Fees	3.76%	\$2,950	\$2.89
Additional (excess) Funds Require	-8.36%	(\$6,558)	(\$6.43)
TOTAL SOURCES			

	TDHCA	APPLICANT	RECOMMENDED	Maximum Def. Dev Fee
	\$2,017,000	\$2,017,000	\$1,686,986	
	6,499,731	6,499,731	6,121,626	
	15,000	15,000	15,000	
	306,802	306,802	332,896	
	(682,024)	631	0	\$364,125
	\$8,156,509	\$8,839,164	\$8,156,509	

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST (continued)
Woodview Apartments, Wichita Falls, LIHTC #02070

DIRECT CONSTRUCTION COST ESTIMATE
 Residential Cost Handbook
 Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$40.10	\$4,252,637
Adjustments				
Exterior Wall Finish	6.60%		\$2.65	\$280,674
Elderly			0.00	0
Roofing			0.00	0
Subfloor			(0.98)	(103,919)
Floor Cover			1.82	192,993
Porches/Balconies	\$28.10	7742	2.05	217,550
Plumbing	\$585	312	1.72	182,520
Built-In Appliances	\$1,550	104	1.52	161,200
Stairs/Fireplaces	\$1,350	26	0.33	35,100
Floor Insulation			0.00	0
Heating/Cooling			1.41	149,516
Garages/Carports		0	0.00	0
Comm &/or Aux Bldgs	\$56.86	2,898	1.55	164,786
Other:			0.00	0
SUBTOTAL			52.18	5,533,058
Current Cost Multiplier	1.04		2.09	221,322
Local Multiplier	0.89		(5.74)	(608,636)
TOTAL DIRECT CONSTRUCTION COSTS			\$48.53	\$5,145,744
Plans, specs, survy, bld	3.90%		(\$1.89)	(\$200,684)
Interim Construction Inte	3.38%		(1.64)	(173,669)
Contractor's OH & Profit	11.50%		(5.58)	(591,761)
NET DIRECT CONSTRUCTION COSTS			\$39.42	\$4,179,630

PAYMENT COMPUTATION

Primary	\$2,017,000	Term	360
Int Rate	8.00%	DCR	0.92

Secondary		Term	
Int Rate	0.00%	Subtotal DCR	0.92

Additional		Term	
Int Rate		Aggregate DCR	0.92

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$148,542
Secondary Debt Service	0
Additional Debt Service	0
NET CASH FLOW	\$14,879

Primary	\$1,686,986	Term	360
Int Rate	8.00%	DCR	1.10

Secondary	\$0	Term	0
Int Rate	0.00%	Subtotal DCR	1.10

Additional	\$0	Term	0
Int Rate	0.00%	Aggregate DCR	1.10

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

	at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT		\$524,736	\$540,478	\$556,692	\$573,393	\$590,595	\$684,661	\$793,710	\$920,128	\$1,236,575
Secondary Income		12,480	12,854	13,240	13,637	14,046	16,284	18,877	21,884	29,410
Other Support Income: (desc)		0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME		537,216	553,332	569,932	587,030	604,641	700,945	812,587	942,012	1,265,985
Vacancy & Collection Loss		(40,291)	(41,500)	(42,745)	(44,027)	(45,348)	(52,571)	(60,944)	(70,651)	(94,949)
Employee or Other Non-Renta		0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME		\$496,925	\$511,833	\$527,188	\$543,003	\$559,293	\$648,374	\$751,643	\$871,361	\$1,171,036
EXPENSES at 4.00%										
General & Administrative		\$32,913	\$34,229	\$35,599	\$37,023	\$38,503	\$46,845	\$56,994	\$69,342	\$102,644
Management		24,846	25,592	26,359	27,150	27,965	32,419	37,582	43,568	58,552
Payroll & Payroll Tax		86,632	90,097	93,701	97,449	101,347	123,304	150,019	182,521	270,175
Repairs & Maintenance		38,077	39,600	41,184	42,831	44,545	54,195	65,937	80,223	118,749
Utilities		12,504	13,004	13,524	14,065	14,628	17,797	21,652	26,343	38,995
Water, Sewer & Trash		26,880	27,955	29,073	30,236	31,446	38,259	46,547	56,632	83,829
Insurance		16,733	17,403	18,099	18,823	19,576	23,817	28,977	35,255	52,186
Property Tax		62,043	64,524	67,105	69,790	72,581	88,306	107,438	130,715	193,490
Reserve for Replacements		20,800	21,632	22,497	23,397	24,333	29,605	36,019	43,822	64,868
Other		12,076	12,559	13,061	13,584	14,127	17,188	20,912	25,442	37,661
TOTAL EXPENSES		\$333,504	\$346,596	\$360,204	\$374,348	\$389,051	\$471,735	\$572,078	\$693,863	\$1,021,148
NET OPERATING INCOME		\$163,421	\$165,237	\$166,984	\$168,655	\$170,243	\$176,639	\$179,566	\$177,497	\$149,888
DEBT SERVICE										
First Lien Financing		\$148,542	\$148,542	\$148,542	\$148,542	\$148,542	\$148,542	\$148,542	\$148,542	\$148,542
Second Lien		0	0	0	0	0	0	0	0	0
Other Financing		0	0	0	0	0	0	0	0	0
NET CASH FLOW		\$14,879	\$16,695	\$18,442	\$20,113	\$21,701	\$28,097	\$31,024	\$28,955	\$1,346
DEBT COVERAGE RATIO		1.10	1.11	1.12	1.14	1.15	1.19	1.21	1.19	1.01

LIHTC Allocation Calculation - Woodview Apartments, Wichita Falls, LIHTC

CATEGORY	APPLICANT'S	TDHCA	APPLICANT'S	TDHCA
	TOTAL AMOUNTS	TOTAL AMOUNTS	REHAB/NEW ELIGIBLE BASIS	REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$355,630	\$355,630		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$613,849	\$613,849	\$613,849	\$613,849
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation ha	\$4,426,403	\$4,179,630	\$4,426,403	\$4,179,630
(4) Contractor Fees & General Requirements				
Contractor overhead	\$242,049	\$95,870	\$100,805	\$95,870
Contractor profit	\$306,134	\$287,609	\$302,415	\$287,609
General requirements	\$306,134	\$287,609	\$302,415	\$287,609
(5) Contingencies				
	\$153,067	\$153,067	\$153,067	\$153,067
(6) Eligible Indirect Fees				
	\$513,800	\$513,800	\$513,800	\$513,800
(7) Eligible Financing Fees				
	\$388,300	\$388,300	\$388,300	\$388,300
(8) All Ineligible Costs				
	\$219,535	\$219,535		
(9) Developer Fees				
			\$1,020,158	
Developer overhead	\$307,653	\$130,395		\$130,395
Developer fee	\$922,960	\$847,565		\$847,565
(10) Development Reserves				
	\$83,650	\$83,650		
TOTAL DEVELOPMENT COSTS	\$8,839,164	\$8,156,509	\$7,821,212	\$7,497,694

Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$7,821,212	\$7,497,694
High Cost Area Adjustment			130%	130%
TOTAL ADJUSTED BASIS			\$10,167,576	\$9,747,002
Applicable Fraction			94.20%	94.20%
TOTAL QUALIFIED BASIS			\$9,578,271	\$9,182,073
Applicable Percentage			8.44%	8.44%
TOTAL AMOUNT OF TAX CREDITS			\$808,406	\$774,967

Syndication Proceeds 0.7899 \$6,385,769 \$6,121,626

TDHCA #

02021

Region 3

**At Risk Development
Set-Aside**

Forward Commitment



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS
 TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **Continental Terrace Apartments**

TDHCA #: **02021**

DEVELOPMENT LOCATION AND DESIGNATIONS

Region: 3 LIHTC Primary Set Aside: AR
 Site Address: 2100 Jacocks Lane Additional Elderly Set Aside
 City: Fort Worth Purpose / Activity: ACQ/R
 County: Tarrant Development Type: Family
 Zip Code: 76115 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
 Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 10 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: CP Continental L.P.

Principal Names:	Principal Contact:	Percentage Ownership:
Century Pacific Equity Corporation	Charles L. Schwennesen	2 %
Irwing Jay Deutch (sole stockholder/CPEC)	Irwing Jay Deutch	100 %
NA	NA	0 %
NA	NA	0 %
NA	NA	0 %

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation: **\$425,930** * Allocation over 10 Years: \$4,259,300
 Credits Requested: \$425,930 Eligible Basis Amount: \$0 Equity/Gap Amount: \$0

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	0	0	0	0	0
40%	0	0	0	0	0	0	0
50%	0	48	86	55	7	0	196
60%	0	0	0	0	0	0	0
MR	0	0	0	0	0	0	0
Total	0	48	86	55	7	0	

BUILDING INFORMATION

Total Development Cost: **\$0**
 Gross Building Square Feet: 179,747
 Total NRA SF: 169,261
 Gross/Net Rentable: 1.06
 Average Square Feet/Unit: 846
 Cost Per Net Rentable Square Foot: \$0.00
 Credits per Low Income Unit: \$2,130

Total LI Units: 200
 Owner/Employee Units: 4
 Total Project Units: 200
 Applicable Fraction: 100.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income: \$0
 Total Expenses: \$0
 Net Operating Income: \$0
 Estimated 1st Year Debt Coverage Ratio: 0.00

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer: Century Pacific Equity Corporation	Market Analyst: Novogradac & Company, LLP
Housing GC: ELBA Design & Construction, Inc.	Originator/UW: NA
Infrastructure GC: NA	Appraiser: Novogradac & Company, LLP
Cost Estimator: ELBA Design & Construction, Inc.	Attorney: Coat Rose Yale Ryman & Lee
Architect: Husmann & Associates Architects & Planners, P.C.	Supp Services: Southcrest Baptist Church
Property Manager: Century Pacific Management Corporation	Accountant: Rubin, Brown, Gornstein & Company LLP
Engineer: NA	
Syndicator: Related Capital Company	Permanent Lender: American Mortgage Acceptance Co.

DEPARTMENT EVALUATION

Points Awarded: 112 Site Review: Acceptable Underwriting Finding: Pending

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommended

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: 0 Opposition: 0

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:	Comment from Other Public Official
Local Official: NC	
TX Rep.: Lon Burnam, Dist. 90	
TX Sen.: Mike Moncrief, Dist. 12 S	
US Rep.:	
US Sen.:	

CONDITIONS TO COMMITMENT

THE RECOMMENDATION OF THIS DEVELOPMENT FOR CREDITS IS CONTINGENT ON THE UNDERWRITING EVALUATION OF THE APPLICATION. THE FIGURE REFLECTED IN THE DEPARTMENT RECOMMENDATION FOR CREDITS IS THE AMOUNT REQUESTED BY THE APPLICANT. THE CREDIT AMOUNT AND CONDITIONS TO COMMITMENT ARE YET TO BE DETERMINED AND MAY VARY FROM THE REQUESTED AMOUNT.

THE RECOMMENDATION IS CONTINGENT ON THE FINAL STIPULATIONS OF THE PENDING COURT ORDER.

* TDHCA does not recommend that tax credits be allocated to the subject Applicant because of non-compliance issues. In the event, however, that the Court rules that the application must be evaluated and underwritten, then TDHCA will recommend the approved amount, if any.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score Meeting Required Set Aside Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: This development was added to the 2003 Forward Commitment list based on a pending Court Order.

Brooke Boston, LIHTC Co-Manager

Date

David Burrell, Director of Housing Programs

Date

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

Edwina Carrington, Executive Director

Date

Chairman of Executive Award and Review Advisory Committee

BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

Michael E. Jones, Chairman of the Board

Date

TDHCA #

02020

Region 6

**At Risk Development
Set-Aside**

Forward Commitment

**LOW INCOME HOUSING TAX CREDIT PROGRAM****2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **Kings Row Apartments**TDHCA #: **02020****DEVELOPMENT LOCATION AND DESIGNATIONS**

Region: 6 LIHTC Primary Set Aside: AR
 Site Address: 4141 Barberrry Drive Additional Elderly Set Aside
 City: Houston Purpose / Activity: ACQ/R
 County: Harris Development Type: Family
 Zip Code: 77051 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
 Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 9 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: CP Kings L.P

Principal Names:	Principal Contact:	Percentage Ownership:
Century Pacific Equity Corporation	Charles L. Schwennesen	2 %
Irwing Jay Deutch (sole stockholder/CPEC)	Irwing Jay Deutch	100 %
NA	NA	0 %
NA	NA	0 %
NA	NA	0 %

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation: **\$466,987** * Allocation over 10 Years: \$4,669,870
 Credits Requested: \$466,987 Eligible Basis Amount: \$0 Equity/Gap Amount: \$0

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	0	0	0	0	0
40%	0	0	0	0	0	0	0
50%	0	20	53	81	24	0	178
60%	0	0	0	0	0	0	0
MR	0	0	0	0	0	0	0
Total	0	20	53	81	24	0	

BUILDING INFORMATION

Total Development Cost:	\$0
Gross Building Square Feet:	147,013
Total NRA SF:	140,663
Gross/Net Rentable:	1.05
Average Square Feet/Unit:	781
Cost Per Net Rentable Square Foot:	\$0.00
Credits per Low Income Unit	\$2,594

Total LI Units: 180
 Owner/Employee Units: 2
 Total Project Units: 180
 Applicable Fraction: 100.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income:	\$0
Total Expenses:	\$0
Net Operating Income:	\$0
Estimated 1st Year Debt Coverage Ratio:	0.00

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer:	Century Pacific Equity Corporation	Market Analyst:	Novogradac & Company, LLP
Housing GC:	ELBA Design & Construction, Inc.	Originator/UW:	NA
Infrastructure GC:	NA	Appraiser:	Novogradac & Company, LLP
Cost Estimator:	ELBA Design & Construction, Inc.	Attorney:	Coat Rose Yale Ryman & Lee
Architect:	Husmann & Associates Architects & Planners, P.C.	Supp Services:	Matter of Fact
Property Manager:	Century Pacific Management Corporation	Accountant:	Rubin, Brown, Gornstein & Company LLP
Engineer:	NA	Permanent Lender:	American Mortgage Acceptance Co.
Syndicator:	Related Capital Company		

DEPARTMENT EVALUATION

Points Awarded: 122 Site Review: Acceptable Underwriting Finding: Pending

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommended

Project Name: Kings Row Apartments

Project Number: 02020

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: 1 Opposition: 0

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:	Comment from Other Public Official
Local Official: NC	
TX Rep.: Al Edwards, Dist. 146	
TX Sen.: Rodney Ellis, Dist. 13 S	
US Rep.: Lon Burnam, Representative, S	
US Sen.:	

CONDITIONS TO COMMITMENT

THE RECOMMENDATION OF THIS DEVELOPMENT FOR CREDITS IS CONTINGENT ON THE UNDERWRITING EVALUATION OF THE APPLICATION. THE FIGURE REFLECTED IN THE DEPARTMENT RECOMMENDATION FOR CREDITS IS THE AMOUNT REQUESTED BY THE APPLICANT. THE CREDIT AMOUNT AND CONDITIONS TO COMMITMENT ARE YET TO BE DETERMINED AND MAY VARY FROM THE REQUESTED AMOUNT.

THE RECOMMENDATION IS CONTINGENT ON THE FINAL STIPULATIONS OF THE PENDING COURT ORDER.

* TDHCA does not recommend that tax credits be allocated to the subject Applicant because of non-compliance issues. In the event, however, that the Court rules that the application must be evaluated and underwritten, then TDHCA will recommend the approved amount, if any.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score Meeting Required Set Aside Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: This development was added to the 2003 Forward Commitment list based on a pending Court Order.

Brooke Boston, LIHTC Co-Manager

Date

David Burrell, Director of Housing Programs

Date

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

Edwina Carrington, Executive Director
Chairman of Executive Award and Review Advisory Committee

Date

BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

Michael E. Jones, Chairman of the Board

Date

TDHCA #

02151

Region 6

**General
Set-Aside**



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS
 TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **Windsor Gardens Apartments**

TDHCA #: **02151**

DEVELOPMENT LOCATION AND DESIGNATIONS

Region:	6	LIHTC Primary Set Aside:	NP
Site Address:	1630 Spencer Highway	Additional Elderly Set Aside	<input type="checkbox"/>
City:	South Houston	Purpose / Activity:	NC
County:	Harris	Development Type:	Family
Zip Code:	77587	<input type="checkbox"/> TTC	<input type="checkbox"/> DDA <input type="checkbox"/> QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
 Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 14 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: Windsor Gardens Housing, Ltd.

Principal Names:	Principal Contact	Percentage Ownership:
Education Based Housing, Inc.	Chelsea Muhammad	51 %
Blazer Land, LLC	Chris Richardson	49 %
NA	NA	0 %
NA	NA	0 %
NA	NA	0 %

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation	\$968,058	Allocation over 10 Years:	\$9,680,580
Credits Requested	\$968,058	Eligible Basis Amount:	\$0
		Equity/Gap Amount	\$0

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	0	0	0	0	0
40%	0	16	24	22	0	0	62
50%	0	0	37	25	0	0	62
60%	0	10	14	5	0	0	29
MR	0	6	21	12	0	0	39
Total	0	32	96	64	0	0	

BUILDING INFORMATION

Total Development Cost:	\$0
Gross Building Square Feet	200,728
Total NRA SF:	194,728
Gross/Net Rentable:	1.03
Average Square Feet/Unit:	1,014
Cost Per Net Rentable Square Foot:	\$0.00
Credits per Low Income Unit	\$6,327

Total LI Units: 153
 Owner/Employee Units: 0
 Total Project Units: 192
 Applicable Fraction: 80.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income:	\$0
Total Expenses:	\$0
Net Operating Income:	\$0
Estimated 1st Year Debt Coverage Ratio:	0.00

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer:	Beinhorn Partners LP	Market Analyst:	Revac, Inc.
Housing GC:	Blazer Building, Inc.	Originator/UW:	NA
Infrastructure GC:	NA	Appraiser:	NA
Cost Estimator:	Blazer Building, Inc.	Attorney:	Gardere Wynne Sewell
Architect:	Mark Mucasey, AIA	Supp Services:	Education Based Housing, Inc.
Property Manager:	Orion Real Estate Services, Inc.	Accountant:	Reznick, Fedder & Silverman
Engineer:	United Engineers		
Syndicator:	Lend Lease Real Estate Investments	Permanent Lender:	Lend Lease / Bank of America

DEPARTMENT EVALUATION

Points Awarded: 136 Site Review: Acceptable Underwriting Finding: Pending

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommend

TDHCA #

02073

Region 7

**General
Set-Aside**

**LOW INCOME HOUSING TAX CREDIT PROGRAM****2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **Pleasant Valley Courtyards**TDHCA #: **02073****DEVELOPMENT LOCATION AND DESIGNATIONS**

Region: 7 LIHTC Primary Set Aside: G
 Site Address: 4503 St. Elmo Additional Elderly Set Aside
 City: Austin Purpose / Activity: NC
 County: Travis Development Type: Family
 Zip Code: 78744 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
 Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 12 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: Pleasant Valley Courtyards Housing, L.P.

Principal Names:	Principal Contact	Percentage Ownership:
Pleasant Valley Courtyards Develop., LLC	Carlos Herrera	100 %
El Dorado Housing Development	Carlos Herrera	0 %
NA	NA	0 %
NA	NA	0 %
NA	NA	0 %

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation **\$1,027,062** Allocation over 10 Years: \$10,270,620
 Credits Requested \$1,160,451 Eligible Basis Amount: \$1,098,947 Equity/Gap Amount \$1,027,062

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	16	8	2	0	26
40%	0	0	32	16	4	0	52
50%	0	0	32	16	4	0	52
60%	0	0	0	0	0	0	0
MR	0	0	21	9	3	0	33
Total	0	0	101	49	13	0	

BUILDING INFORMATION

Total Development Cost: **\$14,121,194**
 Gross Building Square Feet 172,750
 Total NRA SF: 166,750
 Gross/Net Rentable: 1.04
 Average Square Feet/Unit: 1,023
 Cost Per Net Rentable Square Foot: \$84.68
 Credits per Low Income Unit \$7,900

Total LI Units: 130
 Owner/Employee Units: 0
 Total Project Units: 163
 Applicable Fraction: 80.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income: \$1,263,458
 Total Expenses: \$651,591
 Net Operating Income: \$611,867
 Estimated 1st Year Debt Coverage Ratio: 1.15

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer: NA	Market Analyst: Danter Company
Housing GC: NA	Originator/UW: NA
Infrastructure GC: NA	Appraiser: Danter Company
Cost Estimator: NA	Attorney: John H. Caryney & Associates
Architect: BGA Architects	Supp Services: Housing Services of Texas
Property Manager: Principal Management Group	Accountant: Novogradac & Company
Engineer: Pond Robinson	
Syndicator: JER Hudson Housing Capital	Permanent Lender: American Mortgage Acceptance Company

DEPARTMENT EVALUATION

Points Awarded: 158 Site Review: Acceptable Underwriting Finding: AC

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommend

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: 0 Opposition: 0

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:	Comment from Other Public Official
Local Official: Gus Garcia, Mayor, S	Paul Hilgers, Community Development Officer, S
TX Rep.: Glen Maxey, Dist. 51	Sam Biscoe, Travis County Judge, S
TX Sen.: Gonzalo Barrientos, Dist. 14 S	James Hargrove, Housing Authority of the City of Austin, S
US Rep.:	Ryan Folmar Robinson, City Demographer, NC
US Sen.:	

CONDITIONS TO COMMITMENT

Receipt, review, and acceptance of zoning changes reflecting type MR-3, which will allow development of the proposed improvements as described herein.

Receipt, review, and acceptance of the revised contract of sale on the 5.42 acres from Bobby Pospisil reflecting the new sales price or receipt, review, and acceptance of a revised title commitment reflecting the new acreage amount for the 5.42 acre site.

Receipt, review, and acceptance of a revised prospect development team member schedule.

Should the terms of the proposed debt be altered, the recommendations and conditions herein should be re-evaluated.

If the additional 1.58 acres from the Pospisil Tract are not delivered as represented in the June 13, 2002 letter, and a reduction in the purchase price of the remaining tract is documented as required above, a review of the gap of funds needed and reduction in the credit amount allocated is likely.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score
- Meeting Required Set Aside
- Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: This development was the highest scoring development in Region 7.

_____ Brooke Boston, LIHTC Co-Manager	_____ Date	_____ David Burrell, Director of Housing Programs	_____ Date
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RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

_____ Edwina Carrington, Executive Director Chairman of Executive Award and Review Advisory Committee	_____ Date
---	---------------

BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

_____ Michael E. Jones, Chairman of the Board	_____ Date
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Developer Evaluation

Compliance Status Summary

Project ID #: 02073

LIHTC 9% LIHTC 4%

Project Name: Pleasant Valley Courtyards

HOME HTF

Project City:

BOND SECO

Housing Compliance Review

Project(s) in material non-compliance

No previous participation

Status of Findings (individual compliance status reports and National Previous Participation and Background Certification(s) available)

Projects Monitored by the Department

reviewed 0 # not yet monitored or pending review 2

of projects grouped by score 0-9: 0 10-19: 0 20-29: 0

Members of the development team have been disbarred by HUD

National Previous Participation Certification Received No

Non-Compliance Reported _____

Completed by Jo En Taylor Completed on 05/07/2002

Single Audit

Status of Findings (any outstanding single audit issues are listed below)

single audit not applicable no outstanding issues outstanding issues

Comments:

Completed by Lucy Trevino Completed on 05/13/2002

Program Monitoring

Status of Findings (any unresolved issues are listed below)

monitoring review not applicable monitoring review pending

reviewed; no unresolved issues reviewed; unresolved issues found

Comments:

Completed by Ralph Hendrickson Completed on 05/13/2002

Community Affairs	Status of Findings (any unresolved issues are listed below)
monitoring review not applicable <input checked="" type="checkbox"/>	monitoring review pending <input type="checkbox"/>
reviewed; no unresolved issues <input type="checkbox"/>	reviewed; unresolved issues found <input type="checkbox"/>
Comments:	
Completed by <u>EEF</u>	Completed on _____

Housing Finance	Status of Findings (any unresolved issues are listed below)
monitoring review not applicable <input type="checkbox"/>	monitoring review pending <input type="checkbox"/>
reviewed; no unresolved issues <input type="checkbox"/>	reviewed; unresolved issues found <input type="checkbox"/>
Comments:	
Completed by _____	Completed on _____

Housing Programs	Status of Findings (any unresolved issues are listed below)
monitoring review not applicable <input type="checkbox"/>	monitoring review pending <input type="checkbox"/>
reviewed; no unresolved issues <input checked="" type="checkbox"/>	reviewed; unresolved issues found <input type="checkbox"/>
Comments:	
Completed by <u>E. Weilbaecher</u>	Completed on <u>06/06/2002</u>

Multifamily Finance	Status of Findings (any unresolved issues are listed below)
monitoring review not applicable <input type="checkbox"/>	monitoring review pending <input type="checkbox"/>
reviewed; no unresolved issues <input type="checkbox"/>	reviewed; unresolved issues found <input type="checkbox"/>
Comments:	
Completed by _____	Completed on _____

Executive Director: Edwina Carrington **Date Signed:** June 11, 2002

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS**

DATE: July 19, 2002 PROGRAM: 9% LIHTC FILE NUMBER: 02073

DEVELOPMENT NAME

Pleasant Valley Courtyards

APPLICANT

Name: Pleasant Valley Courtyard Housing, L.P. Type: For Profit Non-Profit Municipal Other
 Address: 9046 Dunmore Drive City: Dallas State: TX
 Zip: 75231 Contact: Carlos Herrera Phone: (214) 850-3202 Fax: (214) 987-9294

PRINCIPALS of the APPLICANT

Name: Pleasant Valley Courtyards Development, LLC (%): 0.01 Title: Managing General Partner
 Name: JER Hudson Housing Capital (%): 99.99 Title: Initial Limited Partner
 Name: El Dorado Housing Development Title: 100% Owner of MGP
 Name: Carlos Herrera Title: 100% Owner of El Dorado

GENERAL PARTNER

Name: Pleasant Valley Courtyards Development, LLC Type: For Profit Non-Profit Municipal Other
 Address: 9046 Dunmore Drive City: Dallas State: TX
 Zip: 75231 Contact: Carlos Herrera Phone: (214) 850-3202 Fax: (214) 987-9294

PROPERTY LOCATION

Location: 4503 St. Elmo QCT DDA
 City: Austin County: Travis Zip: 78744

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$1,160,451	N/A	N/A	N/A
Other Requested Terms: <u>Annual ten-year allocation of low-income housing tax credits</u>			
Proposed Use of Funds: <u>New Construction</u> Set-Aside: <input checked="" type="checkbox"/> General <input type="checkbox"/> Rural <input type="checkbox"/> Non-Profit			

SITE DESCRIPTION

Size: 10.82 acres 471,319 square feet Zoning/ Permitted Uses: MF2, MR3, LO
 Flood Zone Designation: Zone X Status of Off-Sites: Partially Improved

* 12.4 acres in original application. 1.58 additional acres will eventually be added to the site.

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DESCRIPTION of IMPROVEMENTS

Total Units: 163 **# Rental Buildings:** 10 **# Common Area Bldgs:** 1 **# of Floors:** 3 **Age:** N/A

Number	Bedrooms	Bathroom	Size in SF
101	2	2	950
49	3	2	1,100
13	4	2	1,300

Net Rentable SF: 166,750 **Av Un SF:** 1,023 **Common Area SF:** 6,000 **Gross Bldng SF:** 172,750

Property Type: Multifamily SFR Rental Elderly Mixed Income Special Use

CONSTRUCTION SPECIFICATIONS

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab on grade, 25% stone/65% stucco with wood trim, drywall interior wall surfaces, composite shingle roofing

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, tile tub/shower, ceiling fans, laminated counter tops

ON-SITE AMENITIES

6,000 SF community building with activity room, management offices, laundry facilities, refreshment center, restrooms, business center, swimming pool, equipped children's play area, perimeter fencing with limited access gate, monitored security

Uncovered Parking: 163 spaces **Carports:** 163 spaces **Garages:** N/A spaces

OTHER SOURCES of FUNDS

INTERIM CONSTRUCTION or GAP FINANCING

Source: American Mortgage Acceptance Company **Contact:** Steve Wendle

Principal Amount: Up to \$9,300,000 **Interest Rate:** 30 bp's over the permanent loan rate

Additional Information: Interest only

Amortization: 30 yrs **Term:** 18 yrs **Commitment:** None Firm Conditional

LONG TERM/PERMANENT FINANCING

Source: American Mortgage Acceptance Company **Contact:** Steve Wendle

Principal Amount: \$6,219,000 **Interest Rate:** 285 bp's over the ten-year U.S. Treasury

Additional Information: current rate is 7.72%

Amortization: 30 yrs **Term:** 18 yrs **Commitment:** None Firm Conditional

Annual Payment: \$513,145 **Lien Priority:** 1st **Commitment Date:** 2/ 26/ 2002

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LONG TERM/PERMANENT FINANCING

Source: Housing Services of Texas, Inc. **Contact:** Marty Mascari
Principal Amount: \$200,000 **Interest Rate:** AFR
Additional Information: All interest and principal will accrue and be payable at the final maturity of the loan
Amortization: N/A yrs **Term:** 18 yrs **Commitment:** None Firm Conditional
Annual Payment: \$0 **Lien Priority:** 2nd **Commitment Date** 12/ 27/ 2001

LIHTC SYNDICATION

Source: JER Hudson Housing Capital **Contact:** Sam Ghenesham
Address: 630 Fifth Avenue **City:** New York
State: NY **Zip:** 10111 **Phone:** (212) 218-4460 **Fax:** (212) 218-4467
Net Proceeds: \$8,702,515 **Net Syndication Rate** (per \$1.00 of 10-yr LIHTC) 75¢
Commitment None Firm Conditional **Date:** 2/ 26/ 2002
Additional Information: Commitment letter reflects proceeds of \$8,702,515 based on credits of \$11,604,510

APPLICANT EQUITY

Amount: \$64,669 **Source:** Deferred developer fee

VALUATION INFORMATION

ASSESSED VALUE

Land: 19.95 ac. \$434,576 **Assessment for the Year of:** 2001
Prorated 1 ac. \$21,780 **Valuation by:** Travis County Appraisal District
Prorated 10.82 ac. \$235,660 2.5043

EVIDENCE of SITE or PROPERTY CONTROL

Type of Site Control: Earnest Money Contract on 5.4 acres
Contract Expiration Date: 7/ 31/ 2002 **Anticipated Closing Date:** 7/ 31/ 2002
Acquisition Cost: \$ 375,000 **Other Terms/Conditions:** \$5,000 earnest money
Seller: Nilda de la Llata **Related to Development Team Member:** No

Type of Site Control: Earnest Money Contract on 5.42 acres, actual acres may be reduced due to title difficulties
Contract Expiration Date: 7/ 31/ 2002 **Anticipated Closing Date:** 7/ 31/ 2002
Acquisition Cost: \$ 385,000 **Other Terms/Conditions:** \$5,000 earnest money
Seller: Bobby Popisil **Related to Development Team Member:** No

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Pleasant Valley Courtyards is a proposed new construction development of 163 units of mixed income housing located in southeast Austin. The development of ten residential buildings as follows:

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- (6) Building Type A with twelve two-bedroom units and eight three-bedroom units;
- (1) Building Type B with sixteen two- bedroom units;
- (1) Building Type C with thirteen two-bedroom units;
- (1) Building Type/ D with eight four- bedroom units; and
- (1) Building Type E with one three-bedroom units, and five four-bedroom units;

Based on the site plan the apartment buildings are distributed evenly throughout the site, with the office located near the entrance. The 6,000 community building includes an activity center, refreshment center, business center, library, manager and sales reception area, mailboxes, restrooms and swimming pool.

Supportive Services: The Applicant has contracted with Housing Services of Texas to provide the following supportive services to tenants: social, recreational, computer lab, language lab, agency referrals, state workforce development and welfare programs. These services will be provided at no cost to tenants. The contract requires the Applicant to provide, furnish, and maintain facilities in the community building for provision of the services, to pay \$1,500 per month for these support services.

Schedule: The Applicant anticipates construction to begin in March of 2003, to be completed in March of 2004, to be placed in service in June of 2004, and to be substantially leased-up in May of 2004.

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. One hundred and thirty of the units (80% of the total) will be reserved for low-income tenants. Twenty-six units (16%) will be reserved for households earning 30% or less of AMGI, fifty-two of the units (32%) will be reserved for households earning 40% or less of AMGI, fifty-two units (32%) will be reserved for households earning 50% or less of AMGI, and the remaining 33 units will be offered at market rents.

Special Needs Set-Asides: Twelve units (7%) will be handicapped-accessible.

Compliance Period Extension: The Applicant has elected to extend the compliance period an additional 25 years.

MARKET HIGHLIGHTS

A market feasibility study dated February 27, 2002 was prepared by Butler♦Burgher, LLC and highlighted the following findings:

Definition of Market/Submarket : “The immediate subject neighborhood is defined as being bound by Town Lake and Colorado River on the north, IH 35 on the west, Montopolis Drive on the east and the Austin City limits on the west and south.” (p. 34)

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY		
Type of Demand	Units of Demand	% of Total Demand
Household Growth	384	9%
Resident Turnover	3,687	91%
TOTAL ANNUAL DEMAND	4,071	100%

Ref: p. 58

Capture Rate: The Underwriter calculated a concentration capture rate of 6% based upon the Market Analysts demand of 23.3%. The Underwriter also calculated a much higher potential annual demand based upon a much higher turnover assumption. The Market Analysts identified 758 proposed/unstabilized LIHTC units in addition to the subject within the defined market area

Market Rent Comparables: The market analyst surveyed seven comparable apartment projects totaling 1,698 units in the market area. (p. 64)

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RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
2-Bedroom (30%)	\$403	\$403	\$0	\$841	-\$438
2-Bedroom (40%)	\$563	\$563	\$0	\$841	-\$278
2-Bedroom (50%)	\$723	\$723	\$0	\$841	-\$118
2-Bedroom (MR)	\$927			\$841	+\$86
3-Bedroom (30%)	\$463	\$463	\$0	\$966	-\$503
3-Bedroom (40%)	\$647	\$647	\$0	\$966	-\$319
3-Bedroom (50%)	\$832	\$832	\$0	\$966	-\$134
3-Bedroom (MR)	\$1,068			\$966	+\$102
4-Bedroom (30%)	\$496	\$496	\$0	NA	NA
4-Bedroom (40%)	\$703	\$703	\$0	NA	NA
4-Bedroom (50%)	\$909	\$909	\$0	NA	NA
4-Bedroom (MR)	\$1,171			NA	NA

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

The Market Analyst indicated that there were no truly comparable four bedroom units on this submarket.

Submarket Occupancy Rates: “The rental market is currently at an average occupancy of 95.7% in the southeast Austin submarket” (p. 47)

Absorption Projections: “The proposed 1632 units should be absorbed to a stabilized 93% occupancy within 7 months of the commencement of leasing activities; assuming approximately 50 units are preleased and based on an absorption rate of 20 units/month thereafter.” (p. 4) These units include conventional market rates as well as income restricted units.

Known Planned Development: “An additional community with 184 units is under construction. New affordable units are quickly absorbed when completed” (p. 4)

The Underwriter found the market study to provide sufficient data to make a funding recommendation.

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: The site is irregularly-shaped parcel located in the southeast area of Austin, approximately five miles from the central business district. The site is situated on the south side of East Saint Elmo Street.

Population: The estimated 2001 population of the southeast market area was 210,533 and is expected to increase by 7% to approximately 226,049 by 2006. Within the primary market area there were estimated to be 89,258 households in 2001.

Adjacent Land Uses: Land uses in the overall area in which the site is located are predominantly mixed, with vacant land and residential. Adjacent land uses include:

- **North:** undeveloped land
- **South:** vacant undeveloped land
- **East:** vacant land zoned residential
- **West:** VFW building and related improvements

Site Access: Access to the property is from the east or west along Saint Elmo. The development is to have two main entries, both from the north off of Saint Elmo. Access to Interstate Highway 35 is two miles west, which provides connections to all other major roads serving the Austin area.

Public Transportation: Public transportation to the area is provided by Capital Metro.

Shopping & Services: Shopping within the neighborhood ranges from strip centers with gas pumps and convenience stores to neighborhood centers anchored by grocery stores. Large retail box users are building facilities along Ben White Boulevard, southwest of the neighborhood.

Special Adverse Site Characteristics:

- **Access/Visibility:** According to the Market Analyst: “In its present configuration, the entire site has access that would not be considered adequate for the proposed subject improvements due to its location on a poorly mainlined undivided secondary thoroughfare. However, the completion and extension of

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through the Saint Elmo to Todd Lane will significantly improve access to the site. For purposes of our analysis we have assumed the will be completed prior to the completion of the proposed subject improvements and will not adversely affect the marketability of the property one improved.” (p. 41) Receipt, review, and acceptance of evidence that Saint Elmo to Todd Lane have been expanded and completed will be added as a condition of this report.

- **Zoning:** The subject is included in several zoning designations including LI-Light Office and SF-6 – Single Family Residential by the City of Austin. The proposed development would result in a nonconforming for the proposed use. The developer has begun the process to rezone the property to MR-3 which will allow development of the proposed improvements as described herein. (p.42) Receipt, review, and acceptance of the zoning change to MR-3 and will be added as a condition of this report. In addition, an adjacent parcel of land that previously has been approved for tax credits has not been able to obtain the correct zoning to allow commencement of construction. The sale as originally proposed, contains 1.58 acres that may not be under the control of the Applicant by virtue of unseasoned foreclosure proceeding. The Department originally terminated this application on those grounds. However, the Applicant appealed this termination and was reinstated when they proved that a reconfiguration of the site plan without the disputed 1.58 acres could be accomplished with affecting the density score. The appeal also indicates however that the disputed 1.58 acres will continue to be pursued as the land acquisition price is based on its inclusion. Therefore, this report is conditioned upon clear title to all 12.4 be documented or any reduction in sales price cause a re-evaluation of the gap of credits method.

Site Inspection Findings: TDHCA staff performed a site inspection on May 20, 2002 and found the location to be acceptable for the proposed development.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated February 27, 2002 was prepared by Butler Burgher, Inc. and contained the following findings and recommendations:

- Based on existing conditions observed at the Subject property on the day of inspection, there was no evidence of recognized environmental conditions, as defined in ASTM 1527-00 Standard Practice for Environmental Site Assessments;
- The results of the historical research and regulatory environmental records review indicate that the off-site facilities or sites within the radii suggested in ASTM 1527-00 Standard Practice for Environmental Site Assessments listed by TNRCC or the EPA pose a low risk of impact to the subject property; and
- Butler Burgher’s site reconnaissance did not identify adjacent or off-site recognized environmental conditions in the immediate vicinity of the subject property.

Based on the above findings and conclusions, Butler Burgher does not recommend further environmental investigation of the Subject Property be undertaken at this time. According to the flood plan map provided the site appears to be in Zone X, however the site is bisected by Williamson Creek tributary I for which the detailed study of encumbered flood zone appears to have been limited just down stream of the site. It is unknown what affect the tributary might have on the proposed development of this property.

OPERATING PROFORMA ANALYSIS

Income: The 2002 rent limits were used by the Applicant in setting the LIHTC rents, but the market rents proposed by the Applicant were higher than the Market Study presented; therefore, the thirty-three market rate unit’s rent were reduced accordingly. In addition the Market Analyst did not offer an adjusted market rent for the four bedroom units and therefore the adjusted per foot figure for the three bedroom units was used as a proxy market rent cap for the four bedroom units. This combined to result in the appearance of an overstatement of potential gross rent of \$34K by the Applicant.

Expenses: The Applicant’s total expense estimate of \$3,716 per unit is within 7% of a TDHCA database-derived estimate of \$3,997 per unit for comparably-sized developments. The Applicant’s budget shows several line item estimates, however, that deviate significantly when compared to the database averages, particularly general and administrative (\$13.9K lower), management fee (\$11.4K lower), payroll and payroll tax (\$77.7K lower), repairs and maintenance (\$7.0K lower), utilities (\$69.9K higher), water, sewer, and trash

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(\$9.8K lower), insurance (\$12.4K higher), and property tax (\$8K lower).

Conclusion: The Applicant's estimated operating expense is inconsistent with the Underwriter's expectations and the Applicant's net operating income is not within 5% of the Underwriter's estimate. Therefore, the Underwriter's NOI will be used to evaluate debt service capacity. In the Underwriter's income and expense estimates there is sufficient net operating income to service the proposed first lien permanent mortgage at a debt coverage ratio that is within an acceptable range of TDHCA underwriting guidelines of 1.10 to 1.25.

CONSTRUCTION COST ESTIMATE EVALUATION

Land Value: The site cost of \$1,000,000 has been reduced to \$760,000 due to the fact that the two contracts submitted represent contract prices of \$375,000 on the 5.4 acre parcel and \$385,000 on the 7.0 acre parcel. Since the date of the original submission the original 7.0 acre parcel has been proposed to be reduced to 5.42 acres; therefore, should this reduced acquisition be confirmed a copy of the new sales contract representing the new contracted price is required as a condition of this report.

Sitework Cost: The Applicant's claimed sitework costs of \$6,500 per unit are the maximum considered reasonable, without further documentation, compared to historical sitework costs for multifamily projects.

Direct Construction Cost: The Applicant's costs are more than 9% higher than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate after all of the Applicant's additional justifications were considered. This would suggest that the Applicant's direct construction costs are overstated.

Fees: The Applicant's contractor's and developer's fees for general requirements, general and administrative expenses, and profit are all within the maximums allowed by TDHCA guidelines based on the Applicants hard costs but appear overstated when compared to the Underwriter's lower costs.

Conclusion: Due to the Applicant's higher direct construction and sitework costs and the subsequently higher developer's and contractor's fees compared to the Underwriter's estimate, the Applicant's total development cost is more than 5% higher than the Underwriter's costs and is considered to be overstated. Therefore, the Underwriter's cost estimate is used to calculate eligible basis and determine the LIHTC allocation. As a result an eligible basis of \$12,559,142 is used to determine a credit allocation of \$1,098,947 from this method. The resulting syndication proceeds will be used to compare to the gap of need using the Underwriter's costs to determine the recommended credit amount.

FINANCING STRUCTURE ANALYSIS

The Applicant intends to finance the development with four types of financing from four sources: a conventional interim to permanent loan, the Housing Services of Texas loan, syndicated LIHTC equity, and deferred developer's fees.

Conventional Interim to Permanent Loan: There is a commitment for interim to permanent financing through American Mortgage Acceptance Company in the amount of up to \$9,300,000 during the interim period and \$6,219,000 at conversion to permanent. The commitment letter indicated a term of 24 months for the construction portion and 18 years for the permanent at a fixed interest rate. The interest rate will be 285 bp's over the ten-year U.S. Treasury.

LIHTC Syndication: JER Hudson Housing Capital has offered terms for syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$8,702,515 based on a syndication factor of 75%. The funds would be disbursed in a four-phased pay-in schedule:

1. 75% upon admission + construction;
2. 12.5% upon completion of construction;
3. 6.25% upon final closing of the permanent mortgage loan;
4. 6.25% upon issuance of 8609's.

Financing Conclusions: Since the Applicant's total development costs were approximately 8% more than the Underwriter's estimate, the Underwriter's development costs were used to determine eligible basis. The applicable percentage rate was adjusted downward from 8.45% in order to reflect the current underwriting rate of 8.44%. These adjustments decreased the recommended tax credit allocation to \$1,098,947 per year, resulting in syndication proceeds of approximately \$8,241,276. However, this is \$539,082 more than the gap requirement based on the Underwriter's analysis. Therefore, the maximum potential tax credit allocation for this project should be reduced to not more than \$1,027,062 or \$133,389 (11%) less than requested. The

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Applicant initially anticipated the need to defer \$64,669 in developer fee, but based on the Underwriter's analysis, it is anticipated there will not be a need to defer a portion of the developer fee. In the event of a cost overrun even up to the Applicants original cost, there will be a sufficient amount of developer fee to defer to fill such a gap.

REVIEW of ARCHITECTURAL DESIGN

The exterior elevations are simple, with varied rooflines and architectural elements such as stone accents. All units are of average size for market rate and LIHTC units, and have covered patios or balconies/small outdoor storage closets. Each unit has a semi-private exterior entry that is shared with another unit/off an interior breezeway that is shared with two to four other units. The units are in two and three-story walk-up structures with mixed stone and stucco exterior finish and gabled roofs.

IDENTITIES of INTEREST

The Applicant and developer are related entities. These are common identities of interest for LIHTC-funded developments. A partial list of development team members was provided at the time of the pre-application but a more complete and update list was not initially included in the final application. Based on previous applications and follow-up information provided in this file it appears that the nonprofit support service provider and deep rent subsidy provider are the same entity, and the wife of the general contractor is known to be or has been a board member of that non-profit organization. This relationship is not known to violate the QAP, but does give the Underwriter cause to be concerned about the arms length nature of the proposed loan.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- The Owner of the General Partner, El Dorado Housing Development, submitted an unaudited financial statement as of February 28, 2002 reporting total assets of \$610.3K and consisting of \$10.3K in cash, \$600K in stocks and securities. No liabilities were reported, resulting in a net worth of \$610.3K.

Background & Experience:

- The Applicant and General Partner are new entities formed for the purpose of developing the project.
- The General Partner, Pleasant Valley Courtyard Housing, L.P., has completed two LIHTC/affordable housing developments totaling 246 units since 2000.
- The General Contractor, Affordable Housing Construction, has completed 21 LIHTC/affordable and conventional housing developments totaling 3,804 units since 1996.

SUMMARY OF SALIENT RISKS AND ISSUES

- The Applicant's estimated operating expenses and operating proforma are more than 5% outside of the Underwriter's verifiable ranges.
- Significant environmental/locational risks exist regarding access, zoning, site control and the b section pf the site be a Williamsom Creek tributary.
- The Applicant's development costs differ from the Underwriter's verifiable estimate by more than 5%.
- This significant financing structure changes being proposed have not been reviewed/ accepted by the Applicant, lender, and syndicators and acceptable alternative structures may exist.

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RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$1,027,062 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review, and acceptance of zoning changes reflecting type MR-3, which will allow development of the proposed improvements as described herein.
2. Receipt, review, and acceptance of the revised contract of sale on the 5.42 acres from Bobby Pospisil reflecting the new sales price or receipt, review, and acceptance of a revised title commitment reflecting the new acreage amount for the 5.42 acre site.
3. Receipt, review and acceptance of a revised prospect development team member schedule.
4. Should the terms of the proposed debt be altered, the recommendations and conditions herein should be re-evaluated.
5. If the additional 1.58 acres from the Pospisil Tract are not delivered as represented in the June 13, 2002 letter, and a reduction in the purchase price of the remaining tract is documented as required above, a review of the gap of funds needed and reduction in the credit amount allocated is likely.

Underwriter:

Carl Hoover

Date: July 19, 2002

Director of Credit Underwriting:

Tom Gouris

Date: July 19, 2002

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST: Comparative Analysis

Pleasant Valley Courtyards, Austin, LIHTC #02073

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Tnt Pd Util	WCR, Swr, Trsh
LIHTC (30%)	16	2	2	950	\$480	\$403	\$6,448	\$0.42	\$77.00	\$45.00
LIHTC (40%)	32	2	2	950	640	\$563	18,016	0.59	77.00	45.00
LIHTC (50%)	32	2	2	950	800	\$723	23,136	0.76	77.00	45.00
MR	21	2	2	950		\$841	17,661	0.89	77.00	45.00
LIHTC (30%)	8	3	2	1,100	555	\$463	3,704	0.42	92.00	67.00
LIHTC (40%)	16	3	2	1,100	739	\$647	10,352	0.59	92.00	67.00
LIHTC (50%)	16	3	2	1,100	924	\$832	13,312	0.76	92.00	67.00
MR	9	3	2	1,100		\$966	8,694	0.88	92.00	67.00
LIHTC (30%)	2	4	2	1,300	618	\$496	992	0.38	122.00	81.00
LIHTC (40%)	4	4	2	1,300	825	\$703	2,812	0.54	122.00	81.00
LIHTC (50%)	4	4	2	1,300	1031	\$909	3,636	0.70	122.00	81.00
MR	3	4	2	1,300		\$1,144	3,432	0.88	122.00	81.00
TOTAL:	163		AVERAGE:	1,023	\$573	\$688	\$112,195	\$0.67	\$85.10	\$54.48

INCOME

Total Net Rentable Sq Ft: 166,750

POTENTIAL GROSS RENT

Secondary Income Per Unit Per Month: \$10.00
 Other Support Income: (describe)

POTENTIAL GROSS INCOME

Vacancy & Collection Loss % of Potential Gross Income: -7.50%
 Employee or Other Non-Rental Units or Concessions

EFFECTIVE GROSS INCOME

EXPENSES

	% OF EGI	PER UNIT	PER SQ FT
General & Administrative	3.25%	\$252	\$0.25
Management	5.00%	388	0.38
Payroll & Payroll Tax	11.12%	862	0.84
Repairs & Maintenance	5.47%	424	0.41
Utilities	4.60%	356	0.35
Water, Sewer, & Trash	6.71%	520	0.51
Property Insurance	2.38%	184	0.18
Property Tax 2.5043	8.40%	651	0.64
Reserve for Replacements	2.58%	200	0.20
Other Expenses: Comp.Fees/Supp	2.07%	160	0.16

TOTAL EXPENSES

NET OPERATING INC

DEBT SERVICE

American Mortgage Acceptance Comp 42.19% \$3,271 \$3.20
 Housing Services of Texas 0.00% \$0 \$0.00

NET CASH FLOW

AGGREGATE DEBT COVERAGE RATIO

ALTERNATIVE DEBT COVERAGE RATIO

CONSTRUCTION COST

Description	Factor	% of TOTAL	PER UNIT	PER SQ FT
Acquisition Cost (site or bldg)		5.38%	\$4,663	\$4.56
Off-Sites		0.00%	0	0.00
Sitework		7.50%	6,500	6.35
Direct Construction		48.33%	41,870	40.93
Contingency	3.25%	1.81%	1,570	1.53
General Reqt's	6.00%	3.35%	2,902	2.84
Contractor's G &	2.00%	1.12%	967	0.95
Contractor's Prof	6.00%	3.35%	2,902	2.84
Indirect Construction		4.47%	3,877	3.79
Ineligible Costs		2.89%	2,508	2.45
Developer's G & A	15.00%	11.60%	10,050	9.82
Developer's Profit	0.00%	0.00%	0	0.00
Interim Financing		7.40%	6,411	6.27
Reserves		2.78%	2,413	2.36
TOTAL COST		100.00%	\$86,633	\$84.68

Recap-Hard Construction Costs

SOURCES OF FUNDS

American Mortgage Acceptance Comp	44.04%	\$38,153	\$37.30
Housing Services of Texas	1.42%	\$1,227	\$1.20
LIHTC Syndication Proceeds	61.63%	\$53,391	\$52.19
Deferred Developer Fees	0.46%	\$397	\$0.39
Additional (excess) Funds Required	-7.54%	(\$6,535)	(\$6.39)
TOTAL SOURCES			

	TDHCA	APPLICANT			
POTENTIAL GROSS RENT	\$1,346,340	\$1,380,000			
Secondary Income	19,560	19,560	\$10.00	Per Unit Per Month	
Other Support Income	0				
POTENTIAL GROSS INCOME	\$1,365,900	\$1,399,560			
Vacancy & Collection Loss	(102,443)	(104,964)	-7.50%	of Potential Gross Rent	
Employee or Other Non-Rental Units or Concessions	0				
EFFECTIVE GROSS INCOME	\$1,263,458	\$1,294,596			
EXPENSES			PER SQ FT	PER UNIT	% OF EGI
General & Administrative	\$41,048	\$27,100	\$0.16	\$166	2.09%
Management	63,173	51,784	0.31	318	4.00%
Payroll & Payroll Tax	140,506	62,800	0.38	385	4.85%
Repairs & Maintenance	69,073	62,000	0.37	380	4.79%
Utilities	58,093	128,000	0.77	785	9.89%
Water, Sewer, & Trash	84,813	75,000	0.45	460	5.79%
Property Insurance	30,015	42,450	0.25	260	3.28%
Property Tax	106,120	97,800	0.59	600	7.55%
Reserve for Replacements	32,600	32,600	0.20	200	2.52%
Other Expenses: Comp.Fees/Supp	26,150	26,150	0.16	160	2.02%
TOTAL EXPENSES	\$651,591	\$605,684	\$3.63	\$3,716	46.79%
NET OPERATING INC	\$611,867	\$688,912	\$4.13	\$4,226	53.21%
DEBT SERVICE					
American Mortgage Acceptance Comp	\$533,098	\$513,145	\$3.08	\$3,148	39.64%
Housing Services of Texas	0	0	\$0.00	\$0	0.00%
NET CASH FLOW	\$78,769	\$175,767	\$1.05	\$1,078	13.58%
AGGREGATE DEBT COVERAGE RATIO	1.15	1.34			
ALTERNATIVE DEBT COVERAGE RATIO	1.15				

	TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL
Acquisition Cost (site or bldg)	\$760,000	\$1,000,000	\$6.00	\$6,135	6.58%
Off-Sites	0	0	0.00	0	0.00%
Sitework	1,059,500	1,059,500	6.35	6,500	6.98%
Direct Construction	6,824,873	7,470,250	44.80	45,830	49.19%
Contingency	255,893	255,893	1.53	1,570	1.69%
General Reqt's	473,062	511,785	3.07	3,140	3.37%
Contractor's G &	157,687	170,595	1.02	1,047	1.12%
Contractor's Prof	473,062	511,785	3.07	3,140	3.37%
Indirect Construction	631,900	631,900	3.79	3,877	4.16%
Ineligible Costs	408,778	408,778	2.45	2,508	2.69%
Developer's G & A	1,638,150	1,727,685	10.36	10,599	11.38%
Developer's Profit	0	0	0.00	0	0.00%
Interim Financing	1,045,019	1,045,019	6.27	6,411	6.88%
Reserves	393,269	393,269	2.36	2,413	2.59%
TOTAL COST	\$14,121,194	\$15,186,459	\$91.07	\$93,168	100.00%
Recap-Hard Construction Costs	\$9,244,078	\$9,979,808	\$59.85	\$61,226	65.72%
SOURCES OF FUNDS			RECOMMENDED		
American Mortgage Acceptance Comp	\$6,219,000	\$6,219,000	\$6,219,000		
Housing Services of Texas	200,000	200,000	200,000		
LIHTC Syndication Proceeds	8,702,790	8,702,790	7,702,194		
Deferred Developer Fees	64,669	64,669	0		
Additional (excess) Funds Required	(1,065,265)	0	0		
TOTAL SOURCES	\$14,121,194	\$15,186,459	\$14,121,194		

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST (continued)
Pleasant Valley Courtyards, Austin, LIHTC #02073

DIRECT CONSTRUCTION COST ESTIMATE
 Residential Cost Handbook
 Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$39.99	\$6,668,333
Adjustments				
Exterior Wall Finish	2.00%		\$0.80	\$133,367
9" ceilings	3.00%		1.20	200,050
Roofing			0.00	0
Subfloor			(0.65)	(108,943)
Floor Cover			1.82	303,485
Porches/Balconies	\$28.10	18490	3.12	519,569
Plumbing	\$585	502	1.76	293,670
Built-In Appliances	\$1,550	163	1.52	252,650
Stairs/Fireplaces	\$1,550	48	0.45	74,400
Floor Insulation			0.00	0
Heating/Cooling			1.41	235,118
Garages/Carports	\$7.53	32,600	1.47	245,478
Comm &/or Aux Bldgs	\$52.65	6,000	1.89	315,900
Other:			0.00	0
SUBTOTAL			54.77	9,133,075
Current Cost Multiplier	1.04		2.19	365,323
Local Multiplier	0.88		(6.57)	(1,095,969)
TOTAL DIRECT CONSTRUCTION COSTS			\$50.39	\$8,402,429
Plans, specs, survy, bldg	3.90%		(\$1.97)	(\$327,695)
Interim Construction Int	3.38%		(1.70)	(283,582)
Contractor's OH & Profit	11.50%		(5.79)	(966,279)
NET DIRECT CONSTRUCTION COSTS			\$40.93	\$6,824,873

PAYMENT COMPUTATION

Primary	\$6,219,000	Term	360
Int Rate	7.72%	DCR	1.15

Secondary	\$200,000	Term	
Int Rate	0.00%	Subtotal DCR	1.15

Additional	\$8,702,790	Term	
Int Rate		Aggregate DCR	1.15

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$533,098
Secondary Debt Service	0
Additional Debt Service	0
NET CASH FLOW	\$78,769

Primary	\$6,219,000	Term	360
Int Rate	7.72%	DCR	1.15

Secondary	\$200,000	Term	0
Int Rate	0.00%	Subtotal DCR	1.15

Additional	\$8,702,790	Term	0
Int Rate	0.00%	Aggregate DCR	1.15

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$1,346,340	\$1,386,730	\$1,428,332	\$1,471,182	\$1,515,318	\$1,756,668	\$2,036,460	\$2,360,815	\$3,172,738
Secondary Income	19,560	20,147	20,751	21,374	22,015	25,521	29,586	34,299	46,094
Other Support Income: (des)	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	1,365,900	1,406,877	1,449,083	1,492,556	1,537,332	1,782,190	2,066,046	2,395,114	3,218,833
Vacancy & Collection Loss	(102,443)	(105,516)	(108,681)	(111,942)	(115,300)	(133,664)	(154,953)	(179,634)	(241,412)
Employee or Other Non-Rent	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,263,458	\$1,301,361	\$1,340,402	\$1,380,614	\$1,422,033	\$1,648,525	\$1,911,093	\$2,215,480	\$2,977,420
EXPENSES at 4.00%									
General & Administrative	\$41,048	\$42,690	\$44,397	\$46,173	\$48,020	\$58,424	\$71,082	\$86,482	\$128,014
Management	63,173	65,068	67,020	69,031	71,102	82,426	95,555	110,774	148,871
Payroll & Payroll Tax	140,506	146,126	151,971	158,050	164,372	199,984	243,311	296,025	438,189
Repairs & Maintenance	69,073	71,836	74,710	77,698	80,806	98,313	119,612	145,527	215,415
Utilities	58,093	60,417	62,834	65,347	67,961	82,685	100,599	122,394	181,173
Water, Sewer & Trash	84,813	88,206	91,734	95,403	99,219	120,715	146,869	178,688	264,502
Insurance	30,015	31,216	32,464	33,763	35,113	42,721	51,976	63,237	93,606
Property Tax	106,120	110,364	114,779	119,370	124,145	151,041	183,765	223,578	330,950
Reserve for Replacements	32,600	33,904	35,260	36,671	38,137	46,400	56,453	68,683	101,668
Other	26,150	27,196	28,284	29,415	30,592	37,220	45,283	55,094	81,553
TOTAL EXPENSES	\$651,591	\$677,023	\$703,453	\$730,921	\$759,467	\$919,929	\$1,114,504	\$1,350,482	\$1,983,942
NET OPERATING INCOME	\$611,867	\$624,338	\$636,949	\$649,693	\$662,565	\$728,597	\$796,589	\$864,998	\$993,479
DEBT SERVICE									
First Lien Financing	\$533,098	\$533,098	\$533,098	\$533,098	\$533,098	\$533,098	\$533,098	\$533,098	\$533,098
Second Lien	0	0	0	0	0	0	0	0	0
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$78,769	\$91,241	\$103,851	\$116,595	\$129,467	\$195,499	\$263,491	\$331,901	\$460,381
DEBT COVERAGE RATIO	1.15	1.17	1.19	1.22	1.24	1.37	1.49	1.62	1.86

TDHCA #

02086

Region 8A

**General
Set-Aside**

**LOW INCOME HOUSING TAX CREDIT PROGRAM****2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **Refugio Street Apartments**TDHCA #: **02086****DEVELOPMENT LOCATION AND DESIGNATIONS**

Region: 8A LIHTC Primary Set Aside: G
 Site Address: 300 Labor St. Additional Elderly Set Aside
 City: San Antonio Purpose / Activity: NC
 County: Bexar Development Type: Family
 Zip Code: 78210 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
 Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 6 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: Refugio Street Limited Partnership

Principal Names:	Principal Contact	Percentage Ownership:
Refugio Street Public Facility Corporation	Diana Kinlaw	99 %
CGB Southwest, Inc.	Printice L. Gary	1 %
Printice L. Gary		0 %
		0 %
		0 %

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation **\$747,562** Allocation over 10 Years: \$7,475,620
 Credits Requested \$825,945 Eligible Basis Amount: \$747,562 Equity/Gap Amount \$807,764

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	0	2	0	0	2
40%	0	0	0	0	0	0	0
50%	0	6	7	8	0	0	21
60%	0	40	36	6	0	0	82
MR	0	47	43	15	0	0	105
Total	0	93	86	31	0	0	

BUILDING INFORMATION

Total Development Cost: **\$14,502,025**
 Gross Building Square Feet 187,052
 Total NRA SF: 185,052
 Gross/Net Rentable: 1.01
 Average Square Feet/Unit: 881
 Cost Per Net Rentable Square Foot: \$78.37
 Credits per Low Income Unit \$7,120

Total LI Units: 105
 Owner/Employee Units: 0
 Total Project Units: 210
 Applicable Fraction: 50.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income: \$1,400,808
 Total Expenses: \$557,865
 Net Operating Income: \$842,943
 Estimated 1st Year Debt Coverage Ratio: 1.15

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer: Carleton Development	Market Analyst: Integra
Housing GC: Carleton Construction, Ltd.	Originator/UW: NA
Infrastructure GC: NA	Appraiser: Integra
Cost Estimator: Carleton Construction, Ltd.	Attorney: Fulbright & Jaworski, LLP
Architect: Alamo Architects	Supp Services: San Antonio Housing Authority
Property Manager: NA	Accountant: Novogradac & Company, LLP
Engineer: NA	
Syndicator: Red Capital Markets, Inc.	Permanent Lender: Red Mortgage Capital, Inc.

DEPARTMENT EVALUATION

Points Awarded: 132 Site Review: Acceptable Underwriting Finding: AC

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommend

Project Name: Refugio Street Apartments

Project Number: 02086

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: **3** Opposition: **0**

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:	Comment from Other Public Official
Local Official: Ed Garza, Mayor, S	Bobby Perez, Councilman District 1, S
TX Rep.: Robert Puente, Dist. 119	
TX Sen.: Leticia Van De Putte, Dist. 26 S	
US Rep.:	
US Sen.:	

CONDITIONS TO COMMITMENT

Receipt, review, and acceptance of a commitment from Hope VI funds to support the proposed 30% units or a deduction in the points awarded for this section criteria.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score Meeting Required Set Aside Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: This was one of two developments with identical scores (#02146 is the other one). However, in applying the evaluation factor of serving more low income families for fewer credits, this development is using only \$7,866 in credits per low income unit to serve 105 low income families, while the other development is serving only 61 low income families for \$10,196 credits per low income unit.

Brooke Boston, LIHTC Co-Manager

Date

David Burrell, Director of Housing Programs

Date

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

Edwina Carrington, Executive Director

Date

Chairman of Executive Award and Review Advisory Committee

BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

Michael E. Jones, Chairman of the Board

Date

Developer Evaluation

Compliance Status Summary

Project ID #: 02086 LIHTC 9% LIHTC 4%
Project Name: Refugio Street Apartments HOME HTF
Project City: San Antonio BOND SECO

Housing Compliance Review

Project(s) in material non-compliance
No previous participation

Status of Findings (individual compliance status reports and National Previous Participation and Background Certification(s) available)

Projects Monitored by the Department

reviewed 12 # not yet monitored or pending review 7

of projects grouped by score 0-9: 12 10-19: 0 20-29: 0

Members of the development team have been disbarred by HUD

National Previous Participation Certification Received N/A

Non-Compliance Reported _____

Completed by Jo En Taylor **Completed on** 05/30/2002

Single Audit

Status of Findings (any outstanding single audit issues are listed below)

single audit not applicable no outstanding issues outstanding issues

Comments:

Completed by Lucy Trevino **Completed on** 05/30/2002

Program Monitoring

Status of Findings (any unresolved issues are listed below)

monitoring review not applicable monitoring review pending

reviewed; no unresolved issues reviewed; unresolved issues found

Comments: Reviewed, no unresolved issues with 532321, 532320, 532322.

Completed by Ralph Hendrickson **Completed on** 05/30/2002

Community Affairs Status of Findings (any unresolved issues are listed below)

monitoring review not applicable monitoring review pending

reviewed; no unresolved issues reviewed; unresolved issues found

Comments:

Completed by EEF **Completed on** _____

Housing Finance Status of Findings (any unresolved issues are listed below)

monitoring review not applicable monitoring review pending

reviewed; no unresolved issues reviewed; unresolved issues found

Comments:

Completed by _____ **Completed on** _____

Housing Programs Status of Findings (any unresolved issues are listed below)

monitoring review not applicable monitoring review pending

reviewed; no unresolved issues reviewed; unresolved issues found

Comments:

Completed by E. Weilbaecher **Completed on** 06/06/2002

Multifamily Finance Status of Findings (any unresolved issues are listed below)

monitoring review not applicable monitoring review pending

reviewed; no unresolved issues reviewed; unresolved issues found

Comments:

Completed by _____ **Completed on** _____

Executive Director: Edwina Carrington **Date Signed:** June 14, 2002

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS**

DATE: June 14, 2002 PROGRAM: 9% LIHTC FILE NUMBER: 02086

DEVELOPMENT NAME

Refugio Street Apartments

APPLICANT

Name: Refugio Street Limited Partnership **Type:** For Profit Non-Profit Municipal Other
Address: 818 South Flores **City:** San Antonio **State:** TX
Zip: 78204 **Contact:** Diana Kinlaw **Phone:** (210) 220-3278 **Fax:** (210) 225-8872

PRINCIPALS of the APPLICANT

Name: Refugio Street Public Facility Corporation **(%):** .0099 **Title:** Managing General Partner
Name: Red Capital Markets, Inc. **(%):** 99.99 **Title:** Limited Partner
Name: CGB Southwest, Inc. **(%):** .0001 **Title:** Co-General Partner
Name: Printice L. Gary **(%):** n/a **Title:** Pres. of Co-GP and Developer

GENERAL PARTNER

Name: Refugio Street Public Facility Corporation **Type:** For Profit Non-Profit Municipal Other
Address: 818 South Flores **City:** San Antonio **State:** TX
Zip: 78204 **Contact:** Diana Kinlaw **Phone:** (210) 220-3278 **Fax:** (210) 225-8872

PROPERTY LOCATION

Location: 300 Labor Street QCT DDA
City: San Antonio **County:** Bexar **Zip:** 78210

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$825,945	n/a	n/a	n/a
Other Requested Terms: <u>Annual ten-year allocation of low-income housing tax credits</u>			
Proposed Use of Funds: <u>New Construction</u> Set-Aside: <input checked="" type="checkbox"/> General <input type="checkbox"/> Rural <input type="checkbox"/> Non-Profit			

SITE DESCRIPTION

Size: 6.549 acres 285,274 square feet **Zoning/ Permitted Uses:** R-3
Flood Zone Designation: Zone X **Status of Off-Sites:** Fully Improved

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

DESCRIPTION of IMPROVEMENTS

Total Units: 210 **# Rental Buildings:** 6 **# Common Area Bldgs:** 0 **# of Floors:** 3 **Age:** n/a yrs **Vacant:** n/a at / /

Number	Bedrooms	Bathroom	Size in SF
93	1	1	750
86	2	2	937
31	3	2	1,120

Net Rentable SF: 185,052 **Av Un SF:** 881 **Common Area SF:** 2,000 **Gross Bldng SF:** 187,052

Property Type: Multifamily SFR Rental Elderly Mixed Income Special Use

CONSTRUCTION SPECIFICATIONS

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab on grade and grade beams, 100% stucco exterior wall covering, drywall interior wall surfaces, composite shingle roofing

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, microwave oven, tile tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters, cable

ON-SITE AMENITIES

2,000-SF community building with community room, management offices, fitness & laundry facilities, kitchen, restrooms, game room, computer room, swimming pool, equipped children's play area, perimeter fencing, limited access gate

Uncovered Parking: 176 spaces **Carports:** 38 spaces **Garages:** n/a spaces

OTHER SOURCES of FUNDS

INTERIM CONSTRUCTION or GAP FINANCING

Source: Red Mortgage Capital, Inc. **Contact:** R. Barth Kallmerten

Principal Amount: \$9,383,000 **Interest Rate:** 30-day LIBOR plus 250 basis points (4.34% as of 6/12/02)

Additional Information: _____

Amortization: 0 yrs **Term:** 2 yrs **Commitment:** None Firm Conditional

LONG TERM/PERMANENT FINANCING

Source: Red Mortgage Capital, Inc. **Contact:** R. Barth Kallmerten

Principal Amount: \$8,444,602 **Interest Rate:** 7.85%

Additional Information: _____

Amortization: 30 yrs **Term:** 15 yrs **Commitment:** None Firm Conditional

Annual Payment: \$732,993 **Lien Priority:** 1st **Commitment Date:** 12/ 21/ 2001

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Refugio Street Apartments is a proposed new construction development of 105 affordable housing units and 105 market rate units located in downtown San Antonio. The development is comprised of 6 residential buildings as follows:

- (1) Building Type I with nine 1-bedroom units, fifteen 2-bedroom units and six 3-bedroom units;
- (1) Building Type II with fifteen 1- bedroom units, twenty-one 2-bedroom units and seven 3-bedroom units;
- (1) Building Type III with six 1- bedroom units, twenty-eight 2-bedroom units and four 3- bedroom units;
- (1) Building Type IV with seventeen 1- bedroom units, two 2- bedroom units and two 3- bedroom units;
- (1) Building Type V with thirty-five 1- bedroom units, twelve 2- bedroom units and eight 3- bedroom units; and
- (1) Building Type VI with eleven 1- bedroom units, eight 2- bedroom units and four 3- bedroom units.

Based on the site plan the apartment buildings are distributed evenly throughout the site, separated by parking lots, with the community building located near the entrance to the site. The 2,000-square foot community building is attached to one of the residential buildings and includes the management office, a community room, game room, computer room, exercise room, kitchen, restrooms, and laundry facilities.

Supportive Services: The Applicant has contracted with the Development and Asset Management Division (DAMD) of the San Antonio Housing Authority (SAHA) to provide the following supportive services to tenants through the Community & Support Services (CSS) program:

- SAHA's Walgreen's Training Program- participants are trained by the CSS staff in a 20-hour retail-training curriculum.
- St. Phillip's College-Southwest Campus' UNICA (Urban Neighborhood Improvement Community Academy) provides training in the construction field, to include areas such as home electrical repair, plumbing repair, and home improvement carpentry work.
- San Antonio Housing Authority's CSS program provides referrals and case management assistance as well as transportation and other supportive services as needed.
- Alamo Area Council of Governments and Bexar County Alamo Council on Aging, which are local services that provide referrals and assistance to qualified elderly in obtaining support services, as needed.
- United Way, a national agency which provides various services on an as-needed basis.
- Bexar County Department of Housing and Human Services, a county service which provides assistance in financial emergencies; food vouchers; utilities, and rental assistance.
- Salvation Army, a national organization which provides nutritional assistance and limited financial assistance, on an as-needed basis.
- City of San Antonio Community Initiatives, a municipal entity which provides nutrition assistance, referrals for health services, transportation, and childcare assistance to eligible families.

These services will be provided at no cost to tenants. The contract states that the annual costs associated with the Transportation and Walgreen's employment training services provided by DAMD are: (a.) transportation: \$72.00 per participant; and (b.) Walgreen's Training Costs: \$65.00 per participant. The contract also states that services funded by the Project Owner will not exceed \$10,000 per calendar year. **Schedule:** The Applicant anticipates construction to begin in March of 2003, to be completed in March of 2004, to be placed in service in March of 2004, and to be substantially leased-up in August of 2004.

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. 105 of the units (50% of the total) will be reserved for low-income tenants and the other 105 (50% of the total) will be set at market rents. 2 units (0.95%) will be reserved for households earning 30% or less of AMGI, 21 units (10%) will be reserved for households earning 50% or less of AMGI, 82 units (39%) will be reserved for households earning 60% or less of AMGI, and the remaining 105 units will be offered at market rents.

Special Needs Set-Asides: The LIHTC Application Supplement does not indicate any units that are being

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS

reserved exclusively for special needs tenants. However, based on the floor plans for the units, this development will have several accessible units. Additionally, the market study indicates that there will be 5% handicapped units. (p. 56 of market study)

Compliance Period Extension: The Applicant has elected to extend the compliance period an additional 20 years.

MARKET HIGHLIGHTS

A market feasibility study dated March 25, 2002 was prepared by James W. Ponton, MAI and highlighted the following findings:

Definition of Market/Submarket: “The subject’s neighborhood is described as being a three mile concentric circle with the center being downtown San Antonio.” (p. 30)

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Pent-Up Demand (1192-2001)	1,150	48%	1150	82%
Future Growth (2002-2006)	1,240	52%	248	18%
TOTAL ANNUAL DEMAND	2,390	100%	1,398	100%

Ref: p. 175

The analyst’s total annual demand figure is based on pent-up demand and future growth (5- year period). The Underwriter’s annual demand figure is based on the analyst’s projection for pent-up demand and only one year of future growth.

Capture Rate: “Based upon the analyst’s research, only one affordable housing project is currently proposed, which is the subject. As indicated earlier, there is an indicated demand for 2,390 units. The subject is a proposed 210 units. This reflects a capture rate of 8.8%.” (p. 177) As mentioned above, the Underwriter used only one year of future growth projections for total annual demand. Thus, the Underwriter’s capture rate based on this information is estimated to be 15%.

Local Housing Authority Waiting List Information: “There are over 2,500 on the waiting list for Section 8 assisted housing. With regard to public housing, there were over 9,800 on the waiting list.” (p. 160)

Market Rent Comparables: The market analyst surveyed 14 comparable apartment projects totaling 1,752 units in the market area. (p. 101)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
1-Bedroom (50%)	\$347	\$356	-\$9	\$600	-\$253
1-Bedroom (60%)	\$431	\$442	-\$11	\$600	-\$169
1-Bedroom (MR)	\$600	N/A	N/A	\$600	\$0
2-Bedroom (50%)	\$417	\$427	-\$10	\$780	-\$363
2-Bedroom (60%)	\$519	\$531	-\$12	\$780	-\$261
2-Bedroom (MR)	\$780	N/A	N/A	\$780	\$0
3-Bedroom (30%)	\$246	\$254	-\$8	\$900	-\$654
3-Bedroom (50%)	\$481	\$494	-\$13	\$900	-\$419
3-Bedroom (60%)	\$599	\$614	-\$15	\$900	-\$301
3-Bedroom (MR)	\$900	N/A	N/A	\$900	\$0

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

The Applicant used the 2001 LIHTC maximum rents for the rent schedule, which are slightly lower than the current maximum rents allowed.

Submarket Vacancy Rates: “The current level of occupancy estimated for the market area is predominately 95% to 100% for the newer product than is similar to the subject as proposed.” (p. 191)

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Absorption Projections: “Based upon absorption experience where new construction has occurred, the rate of absorption is estimated to be 15 units per month. This is the estimated absorption rate for the subject.” (p. 191)

Known Planned Development: “A new development in the market area is the building of lofts and condominiums which are sold to individual buyers.” (p. 146)

The Underwriter found the market study provided sufficient information on which to base a funding recommendation.

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: San Antonio is located in south central Texas, approximately 77.5 miles south from Austin in Bexar County. The site is a rectangularly-shaped parcel located downtown San Antonio. The site is situated on the east side of Labor Street.

Population: The estimated 2001 population of the market area (3-mile ring) was 138,887. Within the primary market area there were estimated to be 47,721 households in 2001. The market analyst stated that “the information provided by Claritas on the market area reflects a negative growth of -0.36% over the next five years or a loss of 599 people. As previously detailed, 243 units were absorbed in the last two years, with 21 condominiums units absorbed in the past year and 79 additional condominium units either nearing completion or under construction. This is a total of 343 units of which 264 units have absorbed. Using the market area ratio of 2.58 persons per unit, reflects an increase in population in the market area of 681 persons (2.58*264 units) and not a loss of population as reflected in the five year forecast by Claritas. The population forecast by Claritas is deemed by the analyst to be in error.” (p. 168)

Adjacent Land Uses: Land uses in the overall area in which the site is located are predominantly mixed, with older single family and apartment complexes, retail and other establishments. Adjacent land uses include:

- **North:** Institute of Texan Cultures complex
- **South:** single family residences
- **East:** IH-37 freeway
- **West:** single family residences, neighborhood stores, church building, apartment complex, park

Site Access: Access to the property is from the east or west along Santos and Refugio Streets, from the north or south from Labor Street. The development is to have four main entries, two from the north or south from Labor Street and one each from the east or west from Santos Street and Refugio Street. Access to Interstate Highway 35 is immediately north, which provides connections to all other major roads serving the San Antonio area.

Public Transportation: Public transportation is available in the area but the distance to the nearest bus stop is not known.

Shopping & Services: “Retail is showing a resurgence in downtown San Antonio, with the recent development along Houston Street. Additional redevelopment is reflected by the renovation of the former Aztec Theatre. The vast majority of retail development is oriented towards the traffic generated from visitors to the San Antonio River. Major shopping is accomplished at the Rivercenter Mall.” (p. 34 of market study)

Site Inspection Findings: The site was inspected by a TDHCA staff member on May 16, 2002 and the inspector found the site to be acceptable for the proposed development.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated March 14, 2002 was prepared by Arkwood Engineering, Inc. and contained the following findings and recommendations:

Findings: “The Property had served as a residential area since before the turn of the century...The property did not fall within the FEMA 100 year flood plane...No potentially hazardous materials or conditions were observed on the property during the site inspection.” (p. 2)

Recommendations: “In the professional opinion of Arkwood Engineering, Inc., all appropriate inquiry has been made into the previous ownership and uses of the property consistent with good commercial or customary practice in an effort to minimize liability, and no evidence or indication has come to light which would suggest that there has been a release of substances on or to the property that could necessitate an

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environmental response action or otherwise result in a material financial liability for the owners or operators of the property. No further action is recommended at this time.” (p. 3)

OPERATING PROFORMA ANALYSIS

Income: The Applicant’s rent projections are based on the 2001 rent limits, which are slightly lower than the current LIHTC maximum rents. Based on the Applicant’s intention to charge maximum program rents, the Underwriter used the 2002 maximum rents in this analysis, which results in an increase of \$15K in potential gross rent. Estimates of secondary income and vacancy and collection losses are in line with TDHCA underwriting guidelines.

Expenses: The Applicant’s total expense estimate of \$2,657 per unit compares favorably with a TDHCA database-derived estimate of \$2,781 per unit for comparably-sized developments. The Applicant’s budget shows several line item estimates, however, that deviate significantly when compared to the database averages, particularly general and administrative (\$39K lower), payroll (\$3K higher), repairs and maintenance (\$10K higher), utilities (\$17K lower), water, sewer, and trash (\$12K higher) and insurance (\$6K higher). In addition the Applicant has indicated they anticipate receiving a property tax exemption based on the general partner being an influence to the city and past ability to obtain an exemption under identical partnership structures.

Conclusion: The Applicant’s estimated income is consistent with the Underwriter’s expectations and total operating expenses are within 5% of the database-derived estimate. Therefore, the Applicant’s NOI should be used to evaluate debt service capacity. In both the Applicant’s and the Underwriter’s income and expense estimates there is sufficient net operating income to service the proposed first lien permanent mortgage at a debt coverage ratio that is within an acceptable range of TDHCA underwriting guidelines of 1.10 to 1.25.

CONSTRUCTION COST ESTIMATE EVALUATION

Land Value: The Applicant submitted a Sale and Purchase Contract wherein the Housing Authority of the City of San Antonio is selling the property to Refugio Street Public Facility Corporation for the purchase price of \$1,000,000. The purchaser is a non-profit agency of the San Antonio Housing Authority, thus, there is an identity of interest with this sale. The Underwriter notified the Applicant that original acquisition and holding costs for the property would be required to substantiate the purchase price since this is not an arm’s length transaction. In a phone conversation with the Underwriter, the Applicant indicated that the subject property was part of a larger parcel of land (36 acres total) that was purchased some time ago in separate parcels. She indicated it would be difficult and timely to go back and find the information in order to estimate the original acquisition price, but she would try to get this information to the Underwriter as soon as possible. In an email to the Underwriter on June 12, 2002, Rick Thompson provided a summary of the contracts of sale for the 36 acre vacant lot that was originally purchased and of which the Refugio Street Apartments is a portion of. According to the information provided, the original acquisition cost for the 36 acres was \$541,009. The Underwriter used this amount to prorate the cost of the property, which resulted in \$99,846.05 for the 6.549 acres of the subject property. The Underwriter utilized this amount plus the \$70,000 in closing costs and acquisition legal fees indicated in the Applicant’s project cost schedule. Thus, a total site acquisition cost of \$169,846 will be used by the Underwriter.

Sitework Cost: The Applicant’s claimed sitework costs of \$5,907 per unit are considered reasonable compared to historical sitework costs for multifamily projects.

Direct Construction Cost: The Applicant’s costs are more than 5% higher than the Underwriter’s Marshall & Swift *Residential Cost Handbook*-derived estimate after all of the Applicant’s additional justifications were considered. This would suggest that the Applicant’s direct construction costs are overstated.

Interim Financing Fees: The Underwriter reduced the Applicant’s eligible interim financing fees by \$383K to reflect an apparent overestimation of eligible construction loan interest, to bring the eligible interest expense down to one year of fully drawn interest expense. This results in an equivalent adjustment to the Applicant’s eligible basis estimate.

Fees: The Applicant’s developer fees exceed 15% of the Applicant’s adjusted eligible basis and therefore the eligible portion of the Applicant’s developer fee must be reduced by \$57,168.

Conclusion: Due to the Applicant’s higher acquisition direct construction costs and the subsequently overstated developer’s and contractor’s fees compared to the Underwriter’s estimate, the Applicant’s total

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development cost is more than 5% higher than the Underwriter's costs and is considered to be overstated. Therefore, the Underwriter's cost estimate is used to calculate eligible basis and determine the LIHTC allocation. As a result a credit allocation of \$747,562 is derived from this method. This is \$78,383 less than requested. The resulting syndication proceeds will be used to compare to the gap of need using the Underwriter's costs to determine the recommended credit amount.

FINANCING STRUCTURE ANALYSIS

The Applicant intends to finance the development with four types of financing from four sources: a construction loan, a conventional permanent loan, HOPE VI grant, syndicated LIHTC equity, and deferred developer's fees.

Conventional Permanent Loan: There is a commitment for interim to permanent financing through Red Mortgage Capital, Inc. in the amount of \$8,444,602. The commitment letter indicated a term of 15 years with amortization over 30 years. The interest rate will be 7.85%.

Construction Financing: The Applicant intends to use Red Mortgage Capital, Inc. for an interim construction loan of \$9,383,000. The term for this loan is 24 months and the interest rate is stated as thirty-day LIBOR plus 250 basis points, adjusted monthly. As of June 12, 2002 the thirty-day LIBOR is 1.84 plus 2.50% (250 basis points) gives an interest rate of 4.34% for the construction loan.

HOPE VI Grant: The Applicant indicated that there would be HOPE VI funding in the amount of \$19,856. The Applicant indicated to the Underwriter that they will make an application for this HOPE VI grant, but that the announcement had yet to be released regarding the grant. Receipt, review and acceptance of a commitment for this Hope VI grant is a condition of this report.

LIHTC Syndication: Red Capital Markets, Inc. has offered terms for syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$6,194,588 based on a syndication factor of 75%. The funds would be disbursed in a three-phased pay-in schedule:

1. Approximately 50% (\$3,097,294) payable upon execution of the Partnership Agreement;
2. Approximately 30% (\$1,858,376) payable upon final certificate of occupancy;
3. Approximately 20% (\$1,238,918) payable upon project stabilization.

Deferred Developer's Fees: The Applicant's proposed deferred developer's fees of \$1,588,496 amount to 81% of the total fees. However, based on the Underwriter's total development cost estimate and a lower site acquisition cost, the developer would only have to defer \$451,272 in fees or 25%, which is \$1,137,224 less than originally anticipated primarily as a result of the lower land acquisition amount.

Financing Conclusions: Based on the Applicant's adjusted estimate of eligible basis, the LIHTC allocation should not exceed \$747,562 annually for ten years, resulting in syndication proceeds of approximately \$5,606,151. The Underwriter's analysis, anticipates that the developer will only need to defer \$451,272 in fees. This appears to be repayable within 3-4 years.

REVIEW of ARCHITECTURAL DESIGN

The exterior elevations are simple. All units are of average size for market rate and LIHTC units, and some have covered patios or balconies. Each unit has a semi-private exterior entry that is off an interior breezeway that is shared with other units. The units are in three-story structures with mixed stucco/Hardiplank siding exterior finish and flat roofs.

IDENTITIES of INTEREST

The President of the Co-GP is also the owner of the Developer and the General Contractor. The purchaser of the property, Refugio Street Public Facility Corporation, is a non-profit entity of the San Antonio Housing Authority, the seller of the property. This issue is addressed in the land acquisition section above.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- The Co-General Partner, CGB Southwest, Inc., submitted an unaudited financial statement as of February 26, 2002 reporting total assets of \$4.7K and consisting of \$49K in cash, \$60K in other current assets and

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a negative \$104K in investments in partnerships. Liabilities totaled \$7.5K, resulting in a net worth of \$2.8K.

- The principals of the Co-General Partner, Printice L. Gary, R. David Kelly and Neal Hildebrandt, submitted unaudited financial statements as of February 26, 2002.

Background & Experience:

- The Applicant and General Partner are new entities formed for the purpose of developing the project.
- The Co-General Partner, CGB Southwest Inc. has completed seven LIHTC housing developments totaling 1,076 units since 1995.
- The principals of the Managing General Partner, Refugio Street Public Facility Corporation, have completed between 10-12 LIHTC and affordable housing developments totaling between 794 and 1,290 units since 1983.

SUMMARY OF SALIENT RISKS AND ISSUES

- The Applicant's development costs differ from the Underwriter's verifiable estimate by more than 5%.
- The seller of the property has an identity of interest with the Applicant.
- The significant financing structure changes being proposed have not been reviewed/accepted by the Applicant, lenders, and syndicators, and acceptable alternative structures may exist.

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$747,562 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review, and acceptance of a commitment from Hope VI funds to support the proposed 30% units or a reduction in the points awarded for this section criteria.

Associate Underwriter:

Raquel Morales

Date: June 14, 2002

Director of Credit Underwriting:

Tom Gouris

Date: June 14, 2002

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST: Comparative Analysis

Refugio Street Apartments, LIHTC #02086

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Mnt Pd UE11	WCF, Swr, Trsh
TC 50%	6	1	1	750	\$433	\$356	\$2,134	\$0.47	\$77	\$25
TC 60%	40	1	1	750	519	\$442	17,668	0.59	\$77	\$25
MR	47	1	1	750	678	\$601	28,232	0.80	\$77	\$25
TC 50%	7	2	2	937	520	\$427	2,990	0.46	\$93	\$30
TC 60%	36	2	2	937	624	\$531	19,121	0.57	\$93	\$30
MR	43	2	2	937	873	\$780	33,546	0.83	\$93	\$30
TC 30%	2	3	2	1,120	360	\$254	508	0.23	\$106	\$35
TC 50%	8	3	2	1,120	600	\$494	3,951	0.44	\$106	\$35
TC 60%	6	3	2	1,120	720	\$614	3,683	0.55	\$106	\$35
MR	15	3	2	1,120	1,007	\$901	13,512	0.80	\$106	\$35
TOTAL:	210			881	\$685	\$597	\$125,345	\$0.68	\$88	\$28

INCOME Total Net Rentable Sq Ft: 185,052

POTENTIAL GROSS RENT

Secondary Income	Per Unit Per Month:	\$10.00
Other Support Income:		
POTENTIAL GROSS INCOME		
Vacancy & Collection Loss	% of Potential Gross Income:	-7.50%
Employee or Other Non-Rental Units or Concessions		

TDHCA	APPLICANT
\$1,504,139	\$1,489,188
25,200	25,200
0	0
\$1,529,339	\$1,514,388
(114,700)	(113,580)
0	0
\$1,414,639	\$1,400,808

EFFECTIVE GROSS INCOME

EXPENSES	% OF EGI	PER UNIT	PER SQ FT
General & Administrative	4.55%	\$307	\$0.35
Management	5.00%	337	0.38
Payroll & Payroll Tax	12.92%	870	0.99
Repairs & Maintenance	5.81%	391	0.44
Utilities	3.99%	269	0.31
Water, Sewer, & Trash	2.80%	188	0.21
Property Insurance	2.35%	159	0.18
Property Tax	0.00%	0	0.00
Reserve for Replacements	2.97%	200	0.23
Other Expenses:	0.89%	60	0.07
TOTAL EXPENSES	41.29%	\$2,781	\$3.16
NET OPERATING INC	58.71%	\$3,955	\$4.49

PER SQ FT	PER UNIT	% OF EGI
\$64,420	\$25,600	\$0.14
70,732	70,040	0.38
182,767	186,000	1.01
82,200	91,900	0.50
56,509	39,200	0.21
39,551	51,500	0.28
33,309	39,000	0.21
0	0	0.00
42,000	42,000	0.23
12,625	12,625	0.07
\$584,113	\$557,865	\$3.01
\$830,525	\$842,943	\$4.56

DEBT SERVICE

Red Mortgage Capital, Inc.	51.81%	\$3,490	\$3.96
	0.00%	\$0	\$0.00
	0.00%	\$0	\$0.00
NET CASH FLOW	6.89%	\$464	\$0.53

\$732,993	\$732,993	\$3.96	\$3,490	52.33%
0	0	\$0.00	\$0	0.00%
0	0	\$0.00	\$0	0.00%
\$97,532	\$109,950	\$0.59	\$524	7.85%

AGGREGATE DEBT COVERAGE RATIO

ALTERNATIVE DEBT COVERAGE RATIO

CONSTRUCTION COST

Description	Factor	% of TOTAL	PER UNIT	PER SQ FT
Acquisition Cost (site or bldg)		1.17%	809	0.92
Off-Sites		0.00%	0	0.00
Sitework		8.55%	5,907	6.70
Direct Construction		51.89%	35,834	40.67
Contingency	2.28%	1.38%	952	1.08
General Requirem	6.00%	3.63%	2,504	2.84
Contractor's G &	2.00%	1.21%	833	0.95
Contractor's Pro	5.99%	3.62%	2,500	2.84
Indirect Construction		6.86%	4,736	5.37
Ineligible Costs		3.50%	2,417	2.74
Developer's G & A	5.07%	4.15%	2,863	3.25
Developer's Profit	9.93%	8.11%	5,601	6.36
Interim Financing		4.57%	3,158	3.58
Reserves		1.36%	942	1.07
TOTAL COST		100.00%	\$69,057	\$78.37
Recap-Hard Construction Costs		70.28%	\$48,531	\$55.07

TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL
\$169,846	\$1,000,000	\$0.92	\$809	1.05%
0	0	0.00	0	0.00%
1,240,500	1,240,500	6.70	5,907	7.67%
7,525,156	8,324,865	44.99	39,642	51.46%
200,000	200,000	1.08	952	1.24%
525,939	570,600	3.08	2,717	3.53%
175,000	175,000	0.95	833	1.08%
525,000	525,000	2.84	2,500	3.25%
994,500	994,500	5.37	4,736	6.15%
507,634	507,634	2.74	2,417	3.14%
601,177	785,000	4.24	3,738	4.85%
1,176,221	1,176,221	6.36	5,601	7.27%
663,222	663,222	3.58	3,158	4.10%
197,830	15,000	0.08	71	0.09%
\$14,502,025	\$16,177,542	\$87.42	\$77,036	100.00%
\$10,191,595	\$11,035,965	\$59.64	\$52,552	68.22%

SOURCES OF FUNDS

Red Mortgage Capital, Inc.	58.23%	\$40,212	\$45.63
LIHTC Syndication Proceeds	42.72%	\$29,498	\$33.47
Deferred Developer Fees	10.95%	\$7,564	\$8.58
Additional (excess) Funds Requi	-11.90%	(\$8,217)	(\$9.33)
TOTAL SOURCES			

RECOMMENDED
\$8,444,602
6,194,588
1,588,496
(1,725,661)
\$14,502,025

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST (continued)
Refugio Street Apartments, LIHTC #02086

DIRECT CONSTRUCTION COST ESTIMATE
 Residential Cost Handbook
 Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$40.53	\$7,499,976
Adjustments				
Exterior Wall Finl	4.58%		\$1.86	\$343,499
Elderly			0.00	0
Roofing			0.00	0
Subfloor			(0.65)	(120,901)
Floor Cover			1.82	336,795
Porches/Balconies	\$28.10	44432	6.75	1,248,539
Plumbing	\$585	351	1.11	205,335
Built-In Appliance	\$1,550	210	1.76	325,500
Stairs/Fireplaces	\$1,350	35	0.26	47,250
Floor Insulation			0.00	0
Heating/Cooling			1.41	260,923
Garages/Carports	\$6.12	4,415	0.15	27,020
Comm &/or Aux Bldg	\$60.02	2,000	0.65	120,042
Other:			0.00	0
SUBTOTAL			55.63	10,293,978
Current Cost Multiplier	1.04		2.23	411,759
Local Multiplier	0.86		(7.79)	(1,441,157)
TOTAL DIRECT CONSTRUCTION COSTS			\$50.06	\$9,264,580
Plans, specs, survy, b	3.90%		(\$1.95)	(\$361,319)
Interim Construction i	3.38%		(1.69)	(312,680)
Contractor's OH & Prof	11.50%		(5.76)	(1,065,427)
NET DIRECT CONSTRUCTION COSTS			\$40.67	\$7,525,156

PAYMENT COMPUTATION

Primary	\$8,444,602	Term	360
Int Rate	7.85%	DCR	1.13

Secondary		Term	
Int Rate	0.00%	Subtotal DCR	1.13

Additional		Term	
Int Rate		Aggregate DCR	1.13

RECOMMENDED FINANCING STRUCTURE APPLICANT'S NOI:

Primary Debt Service	\$732,993
Secondary Debt Service	0
Additional Debt Service	0
NET CASH FLOW	\$97,532

Primary	\$8,444,602	Term	360
Int Rate	7.85%	DCR	1.15

Secondary	\$0	Term	0
Int Rate	0.00%	Subtotal DCR	1.15

Additional	\$0	Term	0
Int Rate	0.00%	Aggregate DCR	1.15

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE APPLICANT'S NOI

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$1,489,188	\$1,533,864	\$1,579,880	\$1,627,276	\$1,676,094	\$1,943,053	\$2,252,530	\$2,611,300	\$3,509,369
Secondary Income	25,200	25,956	26,735	27,537	28,363	32,880	38,117	44,188	59,385
Other Support Income:	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	1,514,388	1,559,820	1,606,614	1,654,813	1,704,457	1,975,933	2,290,648	2,655,489	3,568,755
Vacancy & Collection Los	(113,580)	(116,986)	(120,496)	(124,111)	(127,834)	(148,195)	(171,799)	(199,162)	(267,657)
Employee or Other Non-Re	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,400,808	\$1,442,833	\$1,486,118	\$1,530,702	\$1,576,623	\$1,827,738	\$2,118,849	\$2,456,327	\$3,301,098
EXPENSES at 4.00%									
General & Administrative	25,600	\$26,624	\$27,689	\$28,797	\$29,948	\$36,437	\$44,331	\$53,935	\$79,837
Management	70,040	72,142	74,306	76,535	78,831	91,387	105,942	122,816	165,055
Payroll & Payroll Tax	186,000	193,440	201,178	209,225	217,594	264,736	322,092	391,874	580,069
Repairs & Maintenance	91,900	95,576	99,399	103,375	107,510	130,802	159,141	193,619	286,604
Utilities	39,200	40,768	42,399	44,095	45,858	55,794	67,882	82,588	122,251
Water, Sewer & Trash	51,500	53,560	55,702	57,930	60,248	73,301	89,181	108,503	160,611
Insurance	39,000	40,560	42,182	43,870	45,624	55,509	67,535	82,167	121,627
Property Tax	0	0	0	0	0	0	0	0	0
Reserve for Replacements	42,000	43,680	45,427	47,244	49,134	59,779	72,730	88,488	130,983
Other	12,625	13,130	13,655	14,201	14,769	17,969	21,862	26,599	39,373
TOTAL EXPENSES	\$557,865	\$579,480	\$601,937	\$625,272	\$649,517	\$785,714	\$950,698	\$1,150,590	\$1,686,411
NET OPERATING INCOME	\$842,943	\$863,354	\$884,181	\$905,430	\$927,105	\$1,042,024	\$1,168,152	\$1,305,737	\$1,614,687
DEBT SERVICE									
First Lien Financing	\$732,993	\$732,993	\$732,993	\$732,993	\$732,993	\$732,993	\$732,993	\$732,993	\$732,993
Second Lien	0	0	0	0	0	0	0	0	0
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$109,950	\$130,360	\$151,188	\$172,437	\$194,112	\$309,031	\$435,159	\$572,744	\$881,694
DEBT COVERAGE RATIO	1.15	1.18	1.21	1.24	1.26	1.42	1.59	1.78	2.20

LIHTC Allocation Calculation - Refugio Street Apartments, LIHTC #02086

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$1,000,000	\$169,846		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$1,240,500	\$1,240,500	\$1,240,500	\$1,240,500
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation ha	\$8,324,865	\$7,525,156	\$8,324,865	\$7,525,156
(4) Contractor Fees & General Requirements				
Contractor overhead	\$175,000	\$175,000	\$175,000	\$175,000
Contractor profit	\$525,000	\$525,000	\$525,000	\$525,000
General requirements	\$570,600	\$525,939	\$570,600	\$525,939
(5) Contingencies				
	\$200,000	\$200,000	\$200,000	\$200,000
(6) Eligible Indirect Fees				
	\$994,500	\$994,500	\$994,500	\$994,500
(7) Eligible Financing Fees				
	\$663,222	\$663,222	\$663,222	\$663,222
(8) All Ineligible Costs				
	\$507,634	\$507,634		
(9) Developer Fees			\$1,904,053	
Developer overhead	\$785,000	\$601,177		\$601,177
Developer fee	\$1,176,221	\$1,176,221		\$1,176,221
(10) Development Reserves				
	\$15,000	\$197,830		
TOTAL DEVELOPMENT COSTS	\$16,177,542	\$14,502,025	\$14,597,740	\$13,626,714

Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$14,597,740	\$13,626,714
High Cost Area Adjustment			130%	130%
TOTAL ADJUSTED BASIS			\$18,977,062	\$17,714,729
Applicable Fraction			50%	50%
TOTAL QUALIFIED BASIS			\$9,488,531	\$8,857,364
Applicable Percentage			8.44%	8.44%
TOTAL AMOUNT OF TAX CREDITS			\$800,832	\$747,562

Syndication Proceeds	0.7499	\$6,005,640	\$5,606,151
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TDHCA #

02068

Region 10

**Nonprofit
Set-Aside**

**LOW INCOME HOUSING TAX CREDIT PROGRAM****2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **Geronimo Trails Townhomes, Ltd.**TDHCA #: **02068****DEVELOPMENT LOCATION AND DESIGNATIONS**

Region: 10 LIHTC Primary Set Aside: NP
 Site Address: 1404 Geronimo Dr. Additional Elderly Set Aside
 City: El Paso Purpose / Activity: NC
 County: El Paso Development Type: Family
 Zip Code: 79925 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
 Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 3 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: Geronimo Trails Townhomes, Ltd.

Principal Names:	Principal Contact	Percentage Ownership:
The Marvellous Light Corporation	James Millender, Sr.	51 %
Investment Builders, Inc.	Ike Monty	49 %
NA	NA	0 %
NA	NA	0 %
NA	NA	0 %

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation **\$216,491** Allocation over 10 Years: \$2,164,910
 Credits Requested \$220,376 Eligible Basis Amount: \$216,491 Equity/Gap Amount \$229,429

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	0	0	0	0	0
40%	0	0	0	0	3	0	3
50%	0	0	0	0	9	0	9
60%	0	0	0	0	10	0	10
MR	0	0	0	0	0	0	0
Total	0	0	0	0	22	0	

BUILDING INFORMATION

Total Development Cost: **\$2,297,377**
 Gross Building Square Feet 29,290
 Total NRA SF: 28,490
 Gross/Net Rentable: 1.03
 Average Square Feet/Unit: 1,295
 Cost Per Net Rentable Square Foot: \$80.64
 Credits per Low Income Unit \$9,841

Total LI Units: 22
 Owner/Employee Units: 0
 Total Project Units: 22
 Applicable Fraction: 100.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income: \$119,760
 Total Expenses: \$66,000
 Net Operating Income: \$53,760
 Estimated 1st Year Debt Coverage Ratio: 1.15

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer: Investment Builders, Inc. Market Analyst: Prior & Assoc.
 Housing GC: Investment Builders, Inc. Originator/UW: NA
 Infrastructure GC: NA Appraiser: Zacour & Assoc.
 Cost Estimator: Investment Builders, Inc. Attorney: Locke Liddell & Sapp, LLP
 Architect: McCormick Architecture, LLC Supp Services: YWCA Consumer Credit Counseling Services
 Property Manager: Alpha-Barnes Real Estate Services Accountant: Robert H. Woolley Jr., CPA
 Engineer: Conde Engineering, Inc. Permanent Lender: MuniMae Midland LLC
 Syndicator: MuniMae Midland, LLC

DEPARTMENT EVALUATION

Points Awarded: 128 Site Review: Acceptable Underwriting Finding: AC

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommend

2002 Development Profile and Board Summary (Continued)

Project Name: Geronimo Trails Townhomes, Ltd.

Project Number: 02068

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: **2** Opposition: **0**

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:	Comment from Other Public Official
Local Official: Ramond C. Caballero, Mayor, S	
TX Rep.: Paul Moreno, Dist. 77 S	
TX Sen.: Eliot Shapleigh, Dist. 29	
US Rep.:	
US Sen.:	

CONDITIONS TO COMMITMENT

Receipt, review and acceptance of a copy of the Sales Contract between Carroll Shelton Maxon and Davis Street Corporation establishing the facts concerning the sale of the subject property.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score Meeting Required Set Aside Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: This development was recommended to ensure that the Nonprofit Set-Aside is met since it is one of the highest scoring developments in the Nonprofit Set Aside statewide.

_____ Brooke Boston, LIHTC Co-Manager	_____ Date	_____ David Burrell, Director of Housing Programs	_____ Date
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RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

_____ Edwina Carrington, Executive Director Chairman of Executive Award and Review Advisory Committee	_____ Date
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BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

_____ Michael E. Jones, Chairman of the Board	_____ Date
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**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS**

DATE: July 16, 2002 PROGRAM: 9% LIHTC FILE NUMBER: 02068

DEVELOPMENT NAME

Geronimo Trail Townhouses €

APPLICANT

Name: Geronimo Trail Townhouses, Ltd. **Type:** For Profit Non-Profit Municipal Other
Address: 8800 Yermoland Drive, Suite A **City:** El Paso **State:** TX
Zip: 79907 **Contact:** Ike J. Monty **Phone:** (915) 599-1245 **Fax:** (915) 594-0434

PRINCIPALS of the APPLICANT

Name: The Marvellous Light Corporation **(%):** 0.0051 **Title:** Co-General Partner
Name: Investment Builders, Inc. **(%):** 0.0049 **Title:** Co-General Partner
Name: MuniMae Midland, LLC **(%):** 99.99 **Title:** Limited Partner
Name: Ike J. Monty **Title:** 100% Owner of Invest. Bldrs.

CO-GENERAL PARTNER

Name: The Marvellous Light Corporation **Type:** For Profit Non-Profit Municipal Other
Address: 4517 Fairbanks Drive **City:** El Paso **State:** TX
Zip: 79924 **Contact:** James Millender, Sr. **Phone:** (915) 568-3026 **Fax:** (915) 752-6188

CO-GENERAL PARTNER

Name: Investment Builders, Inc. **Type:** For Profit Non-Profit Municipal Other
Address: 8800 Yermoland Drive, Suite A **City:** El Paso **State:** TX
Zip: 79907 **Contact:** Ike J. Monty **Phone:** (915) 599-1245 **Fax:** (915) 594-0434

PROPERTY LOCATION

Location: 1404 Geronimo Drive QCT DDA
City: El Paso **County:** El Paso **Zip:** 79925

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$220,376	N/A	N/A yrs	N/A yrs
Other Requested Terms: <u>Annual ten-year allocation of low-income housing tax credits</u>			
Proposed Use of Funds: <u>New Construction</u> Set-Aside: <input type="checkbox"/> General <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Non-Profit			

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

SITE DESCRIPTION			
Size:	<u>1.42</u> acres	<u>61,855</u> square feet	Zoning/ Permitted Uses: <u>C-3 & C-4</u>
Flood Zone Designation:	<u>Zone C</u>	Status of Off-Sites:	<u>Partially Improved</u>

DESCRIPTION of IMPROVEMENTS

Total Units: 22 **# Rental Buildings:** 5 **# Common Area Bldgs:** *1 **# of Floors:** 2 **Age:** N/A yrs-€

Number	Bedrooms	Bathroom	Size in SF
2	4	2	1,295
20	4	3.5	1,295

Net Rentable SF: 28,490 **Av Un SF:** 1,295 **Common Area SF:** 800 **Gross Bldng SF** 29,290

Property Type: Multifamily SFR Rental Elderly Mixed Income Special Use

* The Common Area Unit is attached to the end of building no. 1 as a fifth unit.€

CONSTRUCTION SPECIFICATIONS	
STRUCTURAL MATERIALS	
Wood frame on a post-tensioned concrete slab on grade, 100% stucco with wood trim, drywall interior wall surfaces, composite shingle roofing	
APPLIANCES AND INTERIOR FEATURES	
Carpeting & ceramic tile flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, microwave oven, fiberglass tub/shower, washer & dryer connections, laminated counter tops, individual water heaters	
ON-SITE AMENITIES	
800 SF office/community unit with management offices, fitness & laundry facilities, kitchen, restroom, equipped children's play area, perimeter fencing with limited access gate	
Uncovered Parking: <u>45</u> spaces	Carpports: <u>N/A</u> spaces
Garages: <u>NA</u> spaces	

OTHER SOURCES of FUNDS	
INTERIM CONSTRUCTION or GAP FINANCING	
Source: <u>MuniMae Midland LLC</u>	Contact: <u>Daniel J. Flick</u>
Principal Amount: <u>\$873,175</u>	Interest Rate: <u>WSJ Prime Rate + 1%</u>
Additional Information: <u>Minimum rate 6%</u>	
Amortization: <u>N/A</u> yrs	Term: <u>2</u> yrs Commitment: <input type="checkbox"/> None <input type="checkbox"/> Firm <input checked="" type="checkbox"/> Conditional
LONG TERM/PERMANENT FINANCING	
Source: <u>MuniMae Midland LLC</u>	Contact: <u>Daniel J. Flick</u>
Principal Amount: <u>\$531,000</u>	Interest Rate: <u>8.0% underwriting rate</u>
Additional Information: <u>Index rate is WSJ-Prime Rate + 40 bp's with minimum rate of 6.75% and maximum rate of 9.25%</u>	
Amortization: <u>30</u> yrs	Term: <u>15</u> yrs Commitment: <input type="checkbox"/> None <input type="checkbox"/> Firm <input checked="" type="checkbox"/> Conditional
Annual Payment: <u>\$46,746</u>	Lien Priority: <u>1st</u> Commitment Date 2/ 20/ 2002

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

LIHTC SYNDICATION

Source: MuniMae Midland LLC	Contact: Mark R. George
Address: 33 North Garden Avenue, Suite 1200	City: Clearwater
State: FL	Zip: 33755
Phone: (727) 461-4801	Fax: (727) 443-6067
Net Proceeds: \$1,696,722	Net Syndication Rate (per \$1.00 of 10-yr LIHTC) 77¢
Commitment <input type="checkbox"/> None <input type="checkbox"/> Firm <input checked="" type="checkbox"/> Conditional	Date: 2/ 25/ 2002
Additional Information: Commitment letter reflects proceeds of \$1,696,722 based on credits of \$2,203,760	

APPLICANT EQUITY

Amount: \$69,655 **Source:** Deferred developer fee

VALUATION INFORMATION

APPRAISED VALUE

Land Only: \$186,000	Date of Valuation: 2/ 19/ 2002
Appraiser: Zacour and Associates, Inc.	City: El Paso
	Phone: (915) 581-1141

ASSESSED VALUE

Land: 4.731 ac. \$420,407	Assessment for the Year of: 2001
Prorated 1 ac: \$88,862	Valuation by: El Paso County Appraisal District
Prorated 1.42 ac. \$126,158	Tax Rate: 2.9658

EVIDENCE of SITE or PROPERTY CONTROL

Type of Site Control: Earnest Money Contract

Contract Expiration Date: 8/ 31/ 2002 **Anticipated Closing Date:** 8/ 31/ 2002

Acquisition Cost: \$ 183,758 **Other Terms/Conditions:** \$100 earnest money

Seller: * Davis Street Corporation **Related to Development Team Member:** Yes

* Mr. Ike Monty owns 100% of Davis Street Corporation and represents that Davis Street Corporation bought 2.4197 € acres, which includes the subject site, from Carroll Shelton Maxon for \$397,724. The Appraisal indicates this was part of € a sale of 4.731 acres for \$618,247. Receipt, review and acceptance of documents evidencing this sale will be a condition € of this report. €

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Geronimo Trail Townhomes is a proposed new construction development of 22 units of affordable income housing located in El Paso. The development is comprised of five residential buildings as follows:

- Three Building Type A with four, four-bedroom two-story townhouse units;
- One Building Type B with five, four-bedroom units, four of which are two-story townhouses and
- One Building Type C with five, four-bedroom units, four of which are two-story townhouses and a connecting office unit/community/laundry;

Based on the site plan the buildings are distributed evenly throughout the site, with the community building located adjacent to the front building. The 800 square foot community unit includes a community room, kitchen, restroom and laundry as well as a leasing/management office.

Supportive Services: The Applicant has contracted with several local service agencies to provide the following supportive services to tenants: credit counseling, homebuyer and computer training, literacy and

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

English language tutorial and youth building program. These services will be provided at no cost to tenants. The contract requires the Applicant to provide, furnish, and maintain facilities in the community unit for provision of the services, plus pay \$125 per month for these support services. This equates to an annual fee of \$1,500, yet the Applicant included \$2,060 in their operating expense estimate.

Schedule: The Applicant anticipates construction to begin in March of 2003, to be completed in September of 2003, to be placed in service in October of 2003, and to be substantially leased-up in December of 2003.

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. All of the units (100% of the total) will be reserved for low-income tenants. Three of the units (14%) will be reserved for households earning 40% or less of AMGI, nine of the units (41%) will be reserved for households earning 50% or less of AMGI, and ten units (45%) will be reserved for households earning 60% or less of AMGI.

Special Needs Set-Asides: Two unit will be handicapped-accessible and one unit will be equipped for tenants with hearing or visual impairments.

Compliance Period Extension: The Applicant has elected to extend the compliance period an additional 25 years.

MARKET HIGHLIGHTS

A market feasibility study dated January 31, 2002 was prepared by Prior & Associates and highlighted the following findings:

Definition of Market/Submarket: “The El Paso Apartment Association places the subject in the city’s east-central submarket, which includes several modestly priced 1970s style apartment projects. The apartment developments in this area, which is bordered by the Patriot Freeway (Highway 54), to the west, Interstate 10 to the south, Fort Bliss to the north and Lee Trevino Drive to the east are influenced by Fort Bliss.” (p. IV-1)

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY		
Type of Demand	Units of Demand	% of Total Demand
Household Growth	-4	-1%
Resident Turnover	1226	101%
TOTAL ANNUAL DEMAND	1222	100%

pR&K-2

Capture Rate: “There are no existing LIHTC program units in the market area. The subject’s sponsor is proposing a total of 46 units. These units will require an overall capture rate of 3% in order to attain a sustaining occupancy level.” (p. X-1)

Market Rent Comparables: “The eight apartment projects surveyed in the market area contain 202 three- and 31 four-bedroom units. (p. VII-12)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
4-Bedroom (40%)	\$342	\$342	\$0	\$821	-\$479
4-Bedroom (50%)	\$447	\$447	\$0	\$821	-\$374
4-Bedroom (60%)	\$552	\$552	\$0	\$821	-\$269

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent = \$500, program max = \$600, differential = -\$100)

Submarket Vacancy Rates: “The vacancy rate in eight surveyed market area projects that have three- or four-bedroom units is 3.8%. There were no vacant four-bedroom units in surveyed projects.” (p. VII-7)

Absorption Projections: “We anticipate that the project will fill its 22 units within three months for an absorption rate of approximately eight units per month.” (p. ix)

Known Planned Development: “There is a proposed 36-unit LIHTC project in the market area. Western

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

Sunshine Pass will contain 24 two- and 12 three-bedroom two-bath units with rents at the 30%, 50%, and 60% AMI threshold. The project has been allocated tax credits and will be developed by the same sponsor as the subject. It will not directly compete with the subject because it does not contain any four-bedroom units.” (p. vi)

The Underwriter found the market study provided sufficient information on which to base a funding recommendation.

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: The subject will be located at 1404 Geronimo Drive, which is in the east-central section of the city of El Paso, in El Paso County. The site is an irregular-shaped parcel located on the southwest side of Geronimo Drive and Brook Hollow Drive.

Population: The estimated 2001 population of the east-central market area is 70,431 and is expected to decrease by 1/2% to approximately 69,286 by 2006. Within the primary market area there were estimated to be 24,744 households in 2001.

Adjacent Land Uses: Land uses in the overall area in which the site is located are predominantly mixed residential and commercial. Adjacent land uses include:

- **North:** Ross Middle School and Hughey Elementary School
- **South:** highway business corridor with 1.5 acres of space that is fully occupied
- **East:** Geronimo Office complex which is a business park that includes 10 to 15 office and government occupants with about 200 employees
- **West:** Linda Vista Village is a 296-unit market-rate walk-up apartment complex

Site Access: Access to the property is from the west or east from Geronimo Drive. The development is to have one main entry from the north. Access to Interstate Highway I-10 is one and a half miles south, which provides connections to all other major roads serving the El Paso area.

Public Transportation: Public transportation to the area is provided by Sun Metro.

Shopping & Services: Bassett Center, located at 6101 Gateway West, 0.3 miles to the south of the subject, is a community shopping center of approximately 150,000 square feet. The center includes national, regional and local retailers.

Site Inspection Findings: TDHCA staff performed a site inspection on June 20, 2002 and found the location to be acceptable for the proposed development.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated March 15, 2002 was prepared by AMEC Earth & Environmental, Inc. and contained the following findings and recommendations:

Summary, no environmental concerns, other than minor surficial dumping were identified on the project site. It is recommended that earthwork activities be monitored for the presence of hazardous, regulated or other unidentified materials. All deleterious materials encountered on the subject parcel should be disposed of properly in accordance with applicable regulations prior to final site development.”

OPERATING PROFORMA ANALYSIS

Income: The 2002 rent limits were used by the Applicant in setting the rents. Estimates of secondary income and vacancy and collection losses are also in line with TDHCA underwriting guidelines.

Expenses: The Applicant's total expense estimate of \$3,000 per unit is within 1% of a TDHCA database-derived estimate of \$3,006 per unit for comparably-sized developments. The Applicant's budget shows one line item estimate that deviates significantly when compared to the database averages, particularly water, sewer, and trash is \$5.9K lower.

Conclusion: The Applicant's estimated operating expense is consistent with the Underwriter's expectations and the Applicant's net operating income is within 5% of the Underwriter's estimate. Therefore, the Applicant's NOI will be used to evaluate debt service capacity. But the Applicant and the Underwriter's estimated debt coverage ratio (DCR) are within the program standards of 1.10 to 1.25.

CONSTRUCTION COST ESTIMATE EVALUATION

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS

Land Value: The seller, Davis Street Corporation, is owned 100% by Ike Monty who is also one of the two general partners. The 1.42 acres of land is said to have been bought by Ike Monty under the name of Davis Street Corporation from Carroll Shelton Maxon for \$397,724 when it consisted of 2.4197 acres. The Applicant submitted the cost of the land at \$ 183,758; therefore, the Underwriter used this figure of \$183,758 since it is below the prorated cost of \$233,464. However, the Appraisal provides a slightly inconsistent description of the land acquisition and therefore receipt, review and acceptance of a settlement statement and holding cost documentation for the original acquisition is a condition of this report.

Sitework Cost: The Applicant's claimed sitework costs of \$5,658 per unit are considered reasonable compared to historical sitework costs for multifamily projects.

Direct Construction Cost: The Applicant's direct construction cost estimate is \$4.3K is less than one percent lower than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate, and is therefore regarded as reasonable as submitted.

Fees: The Applicant's general requirements, contractor's general and administrative fees, and contractor's profit marginally exceed the 6%, 2%, and 6% maximums allowed by LIHTC guidelines based on their own construction costs. Consequently the Applicant's eligible fees in these areas have been reduced with the overage effectively moved to ineligible. The Applicant included \$25K in unidentified soft costs and when combined with the already slightly overstated contingency resulted in a \$30,974 reduction in eligible basis.

Conclusion: The Applicant's total development cost estimate is within 5% of the underwriter's estimate; therefore, the Applicant's estimate, adjusted for overstated contractor's fees and contingency cost, will be used to determine the development's eligible basis and total funding need.

FINANCING STRUCTURE ANALYSIS

The Applicant intends to finance the development with three types of financing: a conventional interim to permanent loan, syndicated LIHTC equity, and deferred developer's fees.

Conventional Interim to Permanent Loan: There is a commitment for interim to permanent financing through MunieMae Midland, LLC in the amount of \$873,175 during the interim period and \$531,000 at conversion to permanent. The commitment letter indicated a term of 24 months for the construction portion and 15 years for the permanent. The permanent loan will be amortized over 30 years at a fixed interest rate calculated by adding 40 basis points to the lender's index rate. The lender's current underwriting rate of 8.0% is used in this analysis.

LIHTC Syndication: MunieMae Midland, LLC has also offered terms for syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$1,696,722 based on a syndication factor of 77%. The funds would be disbursed in a three-phased pay-in schedule:

1. 70% upon admission to the partnership, closing of the construction loan and development land acquisition;
2. 20% upon completion of the development and receipt of cost and credit certifications; and
3. 10% upon closing of the permanent loan receipt of Form 8609, 90% physical occupancy for three consecutive months, and 1.15 debt service coverage for ninety days.

Deferred Developer's Fees: The Applicant's proposed deferred developer's fees of \$69,655 amount to 28% of the total proposed fees.

Financing Conclusions: Based on the Applicant's adjusted estimate of eligible basis, the LIHTC allocation should not exceed \$216,491 annually for ten years, resulting in syndication proceeds of approximately \$1,666,817. In addition to an overstated basis estimate, the Applicant utilized an overstated applicable percentage of 8.45% rather than the current underwriting rate of 8.44%. Based on the underwriting analysis, the Applicant's deferred developer fee will be increased to \$99,560 or 40% of the eligible fee. This amount is anticipated to be repayable in ten years.

REVIEW of ARCHITECTURAL DESIGN

The submitted architectural plans indicate attractive stucco exterior for both the residential and community buildings. The unit floor plans offer washer/dryer closets and adequate storage.

IDENTITIES of INTEREST

The Applicant, developer, general contractor and cost estimator are related entities. These are common identities of interest for LIHTC-funded developments. The seller is also related to the Co-General partner,

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

however full documentation of the original acquisition was not provided. Receipt, review and acceptance of such documentation is a condition of this report.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- The Applicant is a single-purpose entity to be formed for the purpose of receiving assistance from TDHCA and, therefore has no material financial statements.
- The Co-General Partner, Investment Builders, Inc. submitted a financial statement as of September 30, 2001 reporting total assets of \$7.9M consisting of cash, receivables, prepaid expenses, property and equipment, partnership interests, investments in developments, and deferred developer fees. Liabilities totaled \$7.1M, resulting in stockholders' equity of \$793K.
- The Co-General Partner, Marvelous Light Corporation submitted a financial statement as of December 31, 2001 reporting total assets of \$57.5K consisting of cash, receivables, prepaid expenses, property and equipment, partnership interests, investments in developments, and real estate. Liabilities totaled \$1.3K, resulting in equity of \$56.2K.
- Ike J Monty, 100% owner of the Co-General Partner, also submitted a personal financial statement.

Background & Experience:

- The Applicant is a new entity formed for the sole purpose of developing the project. The Co-General Partner, Investment Builders, Inc. has completed 28 affordable housing developments since 1996. The majority of the developments are located in El Paso and funded with LIHTC proceeds. At least five of the developments on the previous participation list included disclosures of some form of non-compliance that may or may not have been corrected. Therefore this report, as all underwriting analysis reports, is subject to a review of the developer's compliance scores for previous developments to determine eligibility for this application cycle.

SUMMARY OF SALIENT RISKS AND ISSUES

- The seller of the property has an identity of interest with the Applicant.

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$216,491 € ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS. €

CONDITIONS

1. Receipt, review, and acceptance of a copy of the Sales Contract between Carroll Shelton Maxon € and Davis Street Corporation establishing the facts concerning the sale of subject property. €

Underwriter:

Carl Hoover

Date:

July 16, 2002

Director of Credit Underwriting:

Tom Gouris

Date:

July 16, 2002

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST: Comparative Analysis

Geronimo Trail Townhouse, El Paso, LIHTC #02068

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Tnt Pd Util	Wtr, Swr, Trsh
LIHTC (40%)	2	4	2	1,295	\$421	\$342	\$684	\$0.26	\$79.00	\$47.00
LIHTC (40%)	1	4	3.5	1,295	421	\$342	342	0.26	79.00	47.00
LIHTC (40%)	9	4	3.5	1,295	526	\$447	4,023	0.35	79.00	47.00
LIHTC (40%)	10	4	3.5	1,295	631	\$552	5,520	0.43	79.00	47.00
TOTAL:	22			1,295	\$559	\$480	\$10,569	\$0.37	\$79.00	\$47.00

INCOME				TOTAL Net Rentable Sq Ft: 28,490		TDHCA	APPLICANT			
POTENTIAL GROSS RENT						\$126,828	\$126,828			
Secondary Income	Per Unit Per Month:	\$10.00				2,640	2,640	\$10.00	Per Unit Per Month	
Other Support Income: (describe)						0				
POTENTIAL GROSS INCOME						\$129,468	\$129,468			
Vacancy & Collection Loss	% of Potential Gross Income:	-7.50%				(9,710)	(9,708)	-7.50%	of Potential Gross Rent	
Employee or Other Non-Rental Units or Concessions						0				
EFFECTIVE GROSS INCOME						\$119,758	\$119,760			
EXPENSES								PER SQ FT	PER UNIT	% OF EGI
General & Administrative	4.32%	\$235	\$0.18			\$5,176	\$5,050	\$0.18	\$230	4.22%
Management	5.00%	272	0.21			5,988	5,980	0.21	272	4.99%
Payroll & Payroll Tax	6.44%	351	0.27			7,717	8,200	0.29	373	6.85%
Repairs & Maintenance	6.09%	331	0.26			7,289	9,630	0.34	438	8.04%
Utilities	3.48%	190	0.15			4,171	4,700	0.16	214	3.92%
Water, Sewer, & Trash	9.92%	540	0.42			11,880	6,520	0.23	296	5.44%
Property Insurance	4.28%	233	0.18			5,128	5,550	0.19	252	4.63%
Property Tax 2.9658	8.85%	482	0.37			10,597	12,190	0.43	554	10.18%
Reserve for Replacements	3.67%	200	0.15			4,400	4,400	0.15	200	3.67%
Other Expenses: Comp.Fees, Supv	3.16%	172	0.13			3,780	3,780	0.13	172	3.16%
TOTAL EXPENSES	55.22%	\$3,006	\$2.32			\$66,127	\$66,000	\$2.32	\$3,000	55.11%
NET OPERATING INC	44.78%	\$2,438	\$1.88			\$53,631	\$53,760	\$1.89	\$2,444	44.89%
DEBT SERVICE										
MuniMae Midland	39.04%	\$2,125	\$1.64			\$46,755	\$46,746	\$1.64	\$2,125	39.03%
Additional Financing	0.00%	\$0	\$0.00			0		\$0.00	\$0	0.00%
Additional Financing	0.00%	\$0	\$0.00			0		\$0.00	\$0	0.00%
NET CASH FLOW	5.74%	\$313	\$0.24			\$6,876	\$7,014	\$0.25	\$319	5.86%
AGGREGATE DEBT COVERAGE RATIO						1.15	1.15			
ALTERNATIVE DEBT COVERAGE RATIO							1.15			

CONSTRUCTION COST						TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL
Description	Factor	% of TOTAL	PER UNIT	PER SQ FT		\$183,758	\$183,758	\$6.45	\$8,353	8.00%
Acquisition Cost (site or bldg)		8.10%	\$8,353	\$6.45		0	0	0.00	0	0.00%
Off-Sites		0.00%	0	0.00		124,480	124,480	4.37	5,658	5.42%
Sitework		5.49%	5,658	4.37		1,149,811	1,145,520	40.21	52,069	49.86%
Direct Construction		50.66%	52,264	40.36		63,715	94,474	3.32	4,294	4.11%
Contingency	5.00%	2.81%	2,896	2.24		76,457	77,079	2.71	3,504	3.36%
General Reqts	6.00%	3.37%	3,475	2.68		25,486	25,693	0.90	1,168	1.12%
Contractor's G & A	2.00%	1.12%	1,158	0.89		76,457	77,079	2.71	3,504	3.36%
Contractor's Prof	6.00%	3.37%	3,475	2.68		86,600	86,600	3.04	3,936	3.77%
Indirect Construction		3.82%	3,936	3.04		72,468	72,468	2.54	3,294	3.15%
Ineligible Costs		3.19%	3,294	2.54		83,416	83,416	2.93	3,792	3.63%
Developer's G & A	4.83%	3.68%	3,792	2.93		166,810	166,810	5.86	7,582	7.26%
Developer's Profit	9.65%	7.35%	7,582	5.86		125,000	125,000	4.39	5,682	5.44%
Interim Financing		5.51%	5,682	4.39		35,000	35,000	1.23	1,591	1.52%
Reserves		1.54%	1,591	1.23						
TOTAL COST		100.00%	\$103,157	\$79.66		\$2,269,458	\$2,297,377	\$80.64	\$104,426	100.00%
Recap-Hard Construction Costs		66.82%	\$68,928	\$53.23		\$1,516,406	\$1,544,325	\$54.21	\$70,197	67.22%
SOURCES OF FUNDS								RECOMMENDED		
MuniMae Midland	23.40%	\$24,136	\$18.64			\$531,000	\$531,000	\$531,000		
Additional Financing	0.00%	\$0	\$0.00			0		0		
LIHTC Syndication Proceeds	74.76%	\$77,124	\$59.56			1,696,722	1,696,722	1,666,817		
Deferred Developer Fees	3.07%	\$3,166	\$2.44			69,655	69,655	99,560		
Additional (excess) Funds Require	-1.23%	(\$1,269)	(\$0.98)			(27,919)	0	0		
TOTAL SOURCES						\$2,269,458	\$2,297,377	\$2,297,377		

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST (continued)
Geronimo Trail Townhouse, El Paso, LIHTC #02068

DIRECT CONSTRUCTION COST ESTIMATE
 Residential Cost Handbook
 Average Quality Townhome Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$44.14	\$1,257,549
Adjustments				
Exterior Wall Finish			\$0.00	\$0
Elderly			0.00	0
Roofing			0.00	0
Subfloor			(1.12)	(31,766)
Floor Cover			2.43	69,231
Porches/Balconies	\$28.10	1427	1.41	40,099
Plumbing	\$675	122	2.89	82,350
Built-In Appliances	\$2,000	22	1.54	44,000
Stairs/Fireplaces			0.00	0
Floor Insulation			0.00	0
Heating/Cooling			1.83	52,137
Garages/Carports		0	0.00	0
Comm &/or Aux Bldgs	\$52.49	800	1.47	41,992
Other:			0.00	0
SUBTOTAL			54.60	1,555,590
Current Cost Multiplier	1.04		2.18	62,224
Local Multiplier	0.87		(7.10)	(202,227)
TOTAL DIRECT CONSTRUCTION COSTS			\$49.69	\$1,415,587
Plans, specs, survy, bld	3.90%		(\$1.94)	(\$55,208)
Interim Construction Intc	3.38%		(1.68)	(47,776)
Contractor's OH & Profit	11.50%		(5.71)	(162,793)
NET DIRECT CONSTRUCTION COSTS			\$40.36	\$1,149,811

PAYMENT COMPUTATION

Primary	\$531,000	Term	360
Int Rate	8.00%	DCR	1.15

Secondary	\$0	Term	
Int Rate	0.00%	Subtotal DCR	1.15

Additional	\$1,696,722	Term	
Int Rate		Aggregate DCR	1.15

RECOMMENDED FINANCING STRUCTURE APPLICANT'S NOI:

Primary Debt Service	\$46,755
Secondary Debt Service	0
Additional Debt Service	0
NET CASH FLOW	\$7,005

Primary	\$531,000	Term	360
Int Rate	8.00%	DCR	1.15

Secondary	\$0	Term	0
Int Rate	0.00%	Subtotal DCR	1.15

Additional	\$1,696,722	Term	0
Int Rate	0.00%	Aggregate DCR	1.15

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE APPLICANT'S NOI

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$126,828	\$130,633	\$134,552	\$138,588	\$142,746	\$165,482	\$191,839	\$222,394	\$298,878
Secondary Income	2,640	2,719	2,801	2,885	2,971	3,445	3,993	4,629	6,221
Other Support Income: (desc)	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	129,468	133,352	137,353	141,473	145,717	168,926	195,832	227,023	305,100
Vacancy & Collection Loss	(9,708)	(10,001)	(10,301)	(10,610)	(10,929)	(12,669)	(14,687)	(17,027)	(22,882)
Employee or Other Non-Renta	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$119,760	\$123,351	\$127,051	\$130,863	\$134,789	\$156,257	\$181,145	\$209,996	\$282,217
EXPENSES at 4.00%									
General & Administrative	\$5,050	\$5,252	\$5,462	\$5,681	\$5,908	\$7,188	\$8,745	\$10,640	\$15,749
Management	5,980	6,168	6,353	6,543	6,739	7,813	9,057	10,500	14,111
Payroll & Payroll Tax	8,200	8,528	8,869	9,224	9,593	11,671	14,200	17,276	25,573
Repairs & Maintenance	9,630	10,015	10,416	10,832	11,266	13,706	16,676	20,289	30,033
Utilities	4,700	4,888	5,084	5,287	5,498	6,690	8,139	9,902	14,658
Water, Sewer & Trash	6,520	6,781	7,052	7,334	7,627	9,280	11,291	13,737	20,334
Insurance	5,550	5,772	6,003	6,243	6,493	7,899	9,611	11,693	17,309
Property Tax	12,190	12,678	13,185	13,712	14,261	17,350	21,109	25,682	38,016
Reserve for Replacements	4,400	4,576	4,759	4,949	5,147	6,263	7,619	9,270	13,722
Other	3,780	3,931	4,088	4,252	4,422	5,380	6,546	7,964	11,789
TOTAL EXPENSES	\$66,000	\$68,588	\$71,270	\$74,057	\$76,954	\$93,240	\$112,992	\$136,953	\$201,292
NET OPERATING INCOME	\$53,760	\$54,762	\$55,781	\$56,805	\$57,834	\$63,017	\$68,152	\$73,043	\$80,925
DEBT SERVICE									
First Lien Financing	\$46,755	\$46,755	\$46,755	\$46,755	\$46,755	\$46,755	\$46,755	\$46,755	\$46,755
Second Lien	0	0	0	0	0	0	0	0	0
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$7,005	\$8,007	\$9,025	\$10,050	\$11,079	\$16,261	\$21,397	\$26,288	\$34,170
DEBT COVERAGE RATIO	1.15	1.17	1.19	1.21	1.24	1.35	1.46	1.56	1.73

LIHTC Allocation Calculation - Geronimo Trail Townhouse, El Paso, LIHTC

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$183,758	\$183,758		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$124,480	\$124,480	\$124,480	\$124,480
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation ha	\$1,145,520	\$1,149,811	\$1,145,520	\$1,149,811
(4) Contractor Fees & General Requirements				
Contractor overhead	\$25,693	\$25,486	\$25,400	\$25,486
Contractor profit	\$77,079	\$76,457	\$76,200	\$76,457
General requirements	\$77,079	\$76,457	\$76,200	\$76,457
(5) Contingencies	\$94,474	\$63,715	\$63,500	\$63,715
(6) Eligible Indirect Fees	\$86,600	\$86,600	\$86,600	\$86,600
(7) Eligible Financing Fees	\$125,000	\$125,000	\$125,000	\$125,000
(8) All Ineligible Costs	\$72,468	\$72,468		
(9) Developer Fees				
Developer overhead	\$83,416	\$83,416	\$83,416	\$83,416
Developer fee	\$166,810	\$166,810	\$166,810	\$166,810
(10) Development Reserves	\$35,000	\$35,000		
TOTAL DEVELOPMENT COSTS	\$2,297,377	\$2,269,458	\$1,973,126	\$1,978,232

Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$1,973,126	\$1,978,232
High Cost Area Adjustment			130%	130%
TOTAL ADJUSTED BASIS			\$2,565,064	\$2,571,702
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			\$2,565,064	\$2,571,702
Applicable Percentage			8.44%	8.44%
TOTAL AMOUNT OF TAX CREDITS			\$216,491	\$217,052

Syndication Proceeds 0.7699 \$1,666,817 \$1,671,130

TDHCA #

02156

Region 4

**At Risk Development
Set-Aside**

Addendum

**LOW INCOME HOUSING TAX CREDIT PROGRAM****2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **Town North Apartments**TDHCA #: **02156****DEVELOPMENT LOCATION AND DESIGNATIONS**

Region: 4 LIHTC Primary Set Aside: AR
 Site Address: 4624 Elizabeth Street Additional Elderly Set Aside
 City: Texarkana Purpose / Activity: ACQ/R
 County: Bowie Development Type: Family
 Zip Code: 75503 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
 Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 5 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: Town North Affordable Housing, L.P.

Principal Names:	Principal Contact	Percentage Ownership:
Preservation Partners of Texarkana, Inc.	Daniel F. O'Dea	100 %
W. Douglas Gurkin	W. Douglas Gurkin	%
		%
		%
NA	NA	0 %

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation **\$275,871** Allocation over 10 Years: \$2,758,710
 Credits Requested \$278,976 Eligible Basis Amount: \$275,871 Equity/Gap Amount \$393,250

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	1	0	0	0	1
40%	0	0	24	6	0	0	30
50%	0	5	23	12	0	0	40
60%	0	15	8	6	0	0	29
MR	0	0	0	0	0	0	0
Total	0	20	56	24	0	0	

BUILDING INFORMATION

Total Development Cost: **\$4,530,564**
 Gross Building Square Feet 91,090
 Total NRA SF: 87,064
 Gross/Net Rentable: 1.05
 Average Square Feet/Unit: 871
 Cost Per Net Rentable Square Foot: \$52.04
 Credits per Low Income Unit \$2,759

Total LI Units: 100
 Owner/Employee Units: 0
 Total Project Units: 100
 Applicable Fraction: 100.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income: \$547,619
 Total Expenses: \$342,773
 Net Operating Income: \$204,846
 Estimated 1st Year Debt Coverage Ratio: 1.10

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer: Preservation Partners, Inc.	Market Analyst: The Danter Company, Inc.
Housing GC: DM Jones Construction, Inc.	Originator/UW: NA
Infrastructure GC: NA	Appraiser: Property Advisors
Cost Estimator: NA	Attorney: Claudia Crocker, Attorney at Law
Architect: AG Associates Architects	Supp Services: Consumer Credit Counseling Services
Property Manager: Associated Management, Ltd.	Accountant: Thomas Stephen & Company, LLP
Engineer: NA	
Syndicator: Related Capital Company	Permanent Lender: American Mortgage Acceptance

DEPARTMENT EVALUATION

Points Awarded: 73 Site Review: Acceptable Underwriting Finding: AC

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommend

Project Name: Town North Apartments

Project Number: 02156

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: 1 Opposition: 0

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:	Comment from Other Public Official
Local Official: NC	
TX Rep.: Barry Telford, Dist. 1	
TX Sen.: Bill Ratliff, Dist. 1	
US Rep.:	
US Sen.:	

CONDITIONS TO COMMITMENT

Receipt, review, and acceptance of an executed Section 8 Housing Assistance Payment (HAP) contract.

Receipt, review, and acceptance of documentation from the general contractor acknowledging the potential deferral of up to \$26K in contractor fees with payment of same to come out of cash flow.

Receipt, review, and acceptance of documentation of how the IRP will remain in effect and Certification by a third party CPA as to the acceptability and detail of the methodology and calculations used to keep the IRP and/or IRP loan from reducing eligible basis or reducing the applicable percentage. This condition should be met by or as part of the documentation substantiating the closing of the construction loan.

Should the terms of the proposed debt or the key assumptions regarding the IRP,HAP contract or syndication be altered, the conclusions, recommendations and conditions of this report should be re-evaluated by the Underwriter.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score Meeting Required Set Aside Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: This development is in the At-Risk Development Set Aside. Because the At-Risk Set Aside is undersubscribed it is necessary that all At Risk Developments recommended by Underwriting be recommended to the Board.

Brooke Boston, LIHTC Co-Manager

Date

David Burrell, Director of Housing Programs

Date

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

Edwina Carrington, Executive Director

Date

Chairman of Executive Award and Review Advisory Committee

BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

Michael E. Jones, Chairman of the Board

Date

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS ADDENDUM

DATE: July 18, 2002 PROGRAM: 9% LIHTC FILE NUMBER: 02156

DEVELOPMENT NAME

Town North Apartments

APPLICANT

Name: Town North Affordable Housing, LP **Type:** For Profit Non-Profit Municipal Other
Address: 204 East 8th Street **City:** Georgetown **State:** TX
Zip: 78626 **Contact:** Michelle Grandt **Phone:** (512) 863-7666 **Fax:** (512) 863-8656

PRINCIPALS of the APPLICANT

Name: Preservation Partners of Texarkana, Inc. **(%):** .01 **Title:** General Partner
Name: Related Capital Company **(%):** 99.99 **Title:** Limited Partner
Name: Daniel F. O'Day **(%):** n/a **Title:** Developer & President of GP
Name: W. Douglas Gurkin **(%):** n/a **Title:** Vice President of GP

GENERAL PARTNER

Name: Preservation Partners of Texarkana, Inc. **Type:** For Profit Non-Profit Municipal Other
Address: 204 East 8th Street **City:** Georgetown **State:** TX
Zip: 78726 **Contact:** Daniel F. O'Day **Phone:** (512) 863-7666 **Fax:** (512) 863-8656

PROPERTY LOCATION

Location: 4624 Elizabeth Street QCT DDA
City: Texarkana **County:** Bowie **Zip:** 75503

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$278,976	N/A	N/A	N/A
Other Requested Terms: <u>Annual ten-year allocation of low-income housing tax credits</u>			
Proposed Use of Funds: <u>Acquisition/Rehab</u> Set-Aside: <input checked="" type="checkbox"/> General <input type="checkbox"/> Rural <input type="checkbox"/> Non-Profit			

ADDENDUM

The Applicant submitted an appeal on June 24, 2002, requesting that adjustments be made to the conditions identified in the original Underwriting report. This report is an addendum to the original report and does not re-address issues not changed from the original report and therefore should be read in conjunction with the original report.

Based on the fact that there is a significant uncertainty in what the final requested and approved HAP contract rents might be, it may be premature to limit the debt service capacity of this transaction at the current time. Therefore, the condition (6) in the original report reflecting this limit has been removed. The final debt

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS ADDENDUM

service amount will be reviewed in accordance to the Underwriting guidelines once the final HAP rents and financing terms are determined.

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$275,871 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review, and acceptance of a satisfactory TDHCA site inspection report;
2. Receipt, review, and acceptance of an executed Section 8 Housing Assistance Payment (HAP) contract.
3. Receipt, review and acceptance of documentation from the general contractor acknowledging the potential deferral of up to \$26K in contractor fees with payment of same to come out of cash flow.
4. Receipt, review and acceptance of documentation of how the IRP will remain in effect and certification by a third party CPA as to the acceptability and detail of the methodology and calculations used to keep the IRP and/or IRP loan from reducing eligible basis or reducing the applicable percentage. This condition should be met by or as part of the documentation substantiating the closing of the construction loan.
5. Review of this development's score for including 30%, 40% and 50% of AMGI units, based on the Underwriter's conclusion that the deferred developer fee exceeds 50% of the eligible developer fees.
6. Should the terms of the proposed debt or the key assumptions regarding the IRP, HAP contract or syndication be altered, the conclusions, recommendations and conditions of this report should be re-evaluated by the Underwriter.

Director of Credit Underwriting:

Tom Gouris

Date: July 18, 2002

02075

Region 8A

General Set-Aside

Addendum

**LOW INCOME HOUSING TAX CREDIT PROGRAM****2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **Heatherwilde Estates**TDHCA #: **02075****DEVELOPMENT LOCATION AND DESIGNATIONS**

Region: 8A LIHTC Primary Set Aside: G
 Site Address: 6300 Block of Old Pearsall Road Additional Elderly Set Aside
 City: San Antonio Purpose / Activity: NC
 County: Bexar Development Type: Family
 Zip Code: 78242 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
 Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 13 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: Heatherwilde Estates Housing, L.P.

Principal Names:	Principal Contact	Percentage Ownership:
Heatherwilde Estates Development, LLC	Bobby Leopold	100 %
B&L Development Corp.	Leroy Leopold	1 %
Housing Authority of Bexar County	Dario Chapas	99 %
NA	NA	0 %
NA	NA	0 %

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation **\$1,068,403** Allocation over 10 Years: \$10,684,030
 Credits Requested \$1,140,628 Eligible Basis Amount: \$1,068,403 Equity/Gap Amount \$1,126,946

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	18	8	2	0	28
40%	0	0	35	17	4	0	56
50%	0	0	35	17	4	0	56
60%	0	0	0	0	0	0	0
MR	0	0	23	10	3	0	36
Total	0	0	111	52	13	0	

Total LI Units: 140
 Owner/Employee Units: 0
 Total Project Units: 176
 Applicable Fraction: 80.00

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

BUILDING INFORMATION

Total Development Cost: **\$13,209,924**
 Gross Building Square Feet 189,950
 Total NRA SF: 179,550
 Gross/Net Rentable: 1.06
 Average Square Feet/Unit: 1,020
 Cost Per Net Rentable Square Foot: \$73.57
 Credits per Low Income Unit \$7,631

INCOME AND EXPENSE INFORMATION

Effective Gross Income: \$932,269
 Total Expenses: \$525,936
 Net Operating Income: \$406,333
 Estimated 1st Year Debt Coverage Ratio: 1.10

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer: NA Market Analyst: Butler Burger, Inc.
 Housing GC: Affordable Housing Construction Originator/UW: NA
 Infrastructure GC: NA Appraiser: NA
 Cost Estimator: Affordable Housing Construction Attorney: True & Shackelford
 Architect: BGO Architects Supp Services: Housing Services of Texas
 Property Manager: AIMCO Accountant: Novogradac & Company, LLP
 Engineer: Spectrum A&E
 Syndicator: J.E.R. Hudson Housing Capital Permanent Lender: American Mortgage Acceptance Co.

DEPARTMENT EVALUATION

Points Awarded: 162 Site Review: Acceptable Underwriting Finding: AC

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommend

Project Name: Heatherwilde Estates

Project Number: 02075

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: **4** Opposition: **0**

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:	Comment from Other Public Official
Local Official: Edward D. Garza, Mayor, S	Melvin L. Braziel, San Antonio Housing Authority, S
TX Rep.: John Longoria, Dist. 117 S	Gus Garcia, Mayor of Austin, S
TX Sen.: Frank Madla, Dist. 19 S	Enrique "Kike" Martin, Council Member #4, O
US Rep.:	
US Sen.:	

CONDITIONS TO COMMITMENT

Receipt, review, and acceptance of conclusive written documentation from the taxing authority evidencing the claimed tax exemption.

Receipt, review, and acceptance of documentation evidencing approval of rezoning to MF-25/Multifamily.

Receipt, review, and acceptance of evidence of permanent loan commitments resulting in a total annual debt service of not more than \$369,420. Should the terms of the loans or syndication change the recommendations and conditions in this report should be re-evaluated.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score Meeting Required Set Aside Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: This was the highest scoring development in Region 8A.

Brooke Boston, LIHTC Co-Manager

Date

David Burrell, Director of Housing Programs

Date

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

Edwina Carrington, Executive Director
Chairman of Executive Award and Review Advisory Committee

Date

BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

Michael E. Jones, Chairman of the Board

Date

TDHCA #

02092

Region 8A

**General
Set-Aside**

Addendum



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS
 TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **SA Union Pines II Apartments**

TDHCA #: **02092**

DEVELOPMENT LOCATION AND DESIGNATIONS

Region: 8A
 Site Address: 1707 Pleasanton Road
 City: San Antonio
 County: Bexar
 Zip Code: 78223

LIHTC Primary Set Aside: G
 Additional Elderly Set Aside:
 Purpose / Activity: ACQ/R
 Development Type: Family
 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
 Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 7 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: SA Union Pines II, L.P.

Principal Names:	Principal Contact	Percentage Ownership:
SA Union Pines Development II, LLC	Diana L. Gum	100 %
Chamberlain, Inc.	Diana L. Gum	0 %
NA	NA	0 %
NA	NA	0 %
NA	NA	0 %

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation **\$640,106** Allocation over 10 Years: \$6,401,060
 Credits Requested \$706,232 Eligible Basis Amount: \$640,106 Equity/Gap Amount \$706,256

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	0	0	0	0	0
40%	0	3	7	6	0	0	16
50%	0	9	19	18	0	0	46
60%	0	16	38	36	0	0	90
MR	0	0	0	0	0	0	0
Total	0	28	64	60	0	0	

BUILDING INFORMATION

Total Development Cost: **\$8,844,057**
 Gross Building Square Feet 124,099
 Total NRA SF: 121,008
 Gross/Net Rentable: 1.03
 Average Square Feet/Unit: 796
 Cost Per Net Rentable Square Foot: \$73.09
 Credits per Low Income Unit \$4,211

Total LI Units: 152
 Owner/Employee Units: 0
 Total Project Units: 152
 Applicable Fraction: 100.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income: \$926,362
 Total Expenses: \$560,127
 Net Operating Income: \$366,235
 Estimated 1st Year Debt Coverage Ratio: 1.17

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer: NA Market Analyst: Mark Temple
 Housing GC: G.G. MacDonald, Inc. Originator/UW: Boston Capital Finance Company, LP
 Infrastructure GC: NA Appraiser: Joseph J. Blake & Associates, Inc.
 Cost Estimator: NA Attorney: J. Michael Pruitt
 Architect: Larry K. Travis & Associates Supp Services: Texas Inter-Faith Housing Corp.
 Property Manager: Oriam Real Estate Services Accountant: Reznick, Fedder & Silverman
 Engineer: NA
 Syndicator: Boston Capital Partners, Inc. Permanent Lender: Boston Capital Finance, LLC

DEPARTMENT EVALUATION

Points Awarded: 134 Site Review: Acceptable Underwriting Finding: AC

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommend

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: 1 Opposition: 0

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:	Comment from Other Public Official
Local Official: NC	Enrique "Kike" Martin, City Councilman #4, S
TX Rep.: Carlos I. Uresti, Dist. 118 S	
TX Sen.: Frank Madla, Dist. 19 S	
US Rep.:	
US Sen.:	

CONDITIONS TO COMMITMENT

Receipt, review, and acceptance of architectural drawings for the proposed renovations to the clubhouse/office and inclusion of an additional bathroom in 60 of the three-bedroom units.

Receipt, review, and acceptance of an O&M plan to mitigate the asbestos containing materials described in the ESA I.

Receipt, review, and acceptance of documentation substantiating a continuation of the HAP contract at the rents of \$468, \$528 and \$584 for the one-, two- and three-bedroom, respectively, by or as part of the documentation substantiating the closing of the construction loan.

Should the terms of the proposed debt or key assumptions regarding the HAP contract or syndication be altered, the conclusions, recommendations and conditions of this report should be re-evaluated by the Underwriter.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score Meeting Required Set Aside Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: This was one of the highest scoring developments in Region 8A.

_____ Brooke Boston, LIHTC Co-Manager	_____ Date	_____ David Burrell, Director of Housing Programs	_____ Date
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RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

_____ Edwina Carrington, Executive Director Chairman of Executive Award and Review Advisory Committee	_____ Date
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BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

_____ Michael E. Jones, Chairman of the Board	_____ Date
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**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS ADDENDUM**

DATE: July 18, 2002 PROGRAM: 9% LIHTC FILE NUMBER: 02092

DEVELOPMENT NAME

SA Union Pines II

APPLICANT

Name: SA Union Pines II, LP **Type:** For Profit Non-Profit Municipal Other
Address: 19102 Boca Del Mar **City:** San Antonio **State:** TX
Zip: 78258 **Contact:** Diana L Gum **Phone:** (210) 384-8100 **Fax:** (210) 525-0058

PRINCIPALS of the APPLICANT

Name: SA Union Pines Development II, LLC (%): 0.01 **Title:** Managing General Partner
Name: Boston Capital Partners, Inc. (%): 99.99 **Title:** Limited Partner
Name: Chamberlain, Inc. (%): N/A **Title:** 91% owner GP
Name: Diana L Gum (%): N/A **Title:** 9% owner GP; 100% owner Chamberlain

GENERAL PARTNER

Name: SA Union Pines Development II, LLC **Type:** For Profit Non-Profit Municipal Other
Address: 19102 Boca Del Mar **City:** San Antonio **State:** TX
Zip: 78258 **Contact:** Diana L Gum **Phone:** (210) 384-8100 **Fax:** (210) 525-0058

PROPERTY LOCATION

Location: 1707 Pleasanton Road QCT DDA
City: San Antonio **County:** Bexar **Zip:** 78223

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$706,232	N/A	N/A	N/A
Other Requested Terms: Annual ten-year allocation of low-income housing tax credits			
Proposed Use of Funds: Acquisition/Rehab Set-Aside: <input checked="" type="checkbox"/> General <input type="checkbox"/> Rural <input type="checkbox"/> Non-Profit			

ADDENDUM

The Applicant submitted an appeal on June 24, 2002, requesting that adjustments be made to the conditions identified in the original Underwriting report. This report is an addendum to the original report and does not re-address issues not changed from the original report and therefore should be read in conjunction with the original report.

The appeal noted that one of the conditions contain a typographical error in that the extra bathroom should be reflected in the three bedroom units rather than the two bedroom units. Condition #2 should read, "Receipt, review and acceptance of architectural drawings for the proposed renovations to the clubhouse/office and

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS ADDENDUM**

inclusion of an additional bathroom in 60 *three*-bedroom units.”

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$640,106 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review, and acceptance of an acceptable TDHCA site inspection report; and
2. Receipt, review and acceptance of architectural drawings for the proposed renovations to the clubhouse/office and inclusion of an additional bathroom in 60 of the three-bedroom units;
3. Receipt, review and acceptance of an O&M plan to mitigate the asbestos containing materials described in the ESA I;
4. Receipt, review and acceptance of documentation substantiating a continuation of the HAP contract at the rents of \$468, \$528 and \$584 for the one-, two- and three-bedroom, respectively, by or as part of the documentation substantiating the closing of the construction loan; and
5. Should the terms of the proposed debt or key assumptions regarding the HAP contract or syndication be altered, the conclusions, recommendations and conditions of this report should be re-evaluated by the Underwriter.

Director of Credit Underwriting:

Tom Gouris

Date: July 18, 2002

TDHCA #

02093

Region 8A

**At Risk Development
Set-Aside**

Addendum



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS
 TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **SA Union Park Apartments**

TDHCA #: **02093**

DEVELOPMENT LOCATION AND DESIGNATIONS

Region: 8A LIHTC Primary Set Aside: AR
 Site Address: 4622 S. Hackberry Additional Elderly Set Aside
 City: San Antonio Purpose / Activity: ACQ/R
 County: Bexar Development Type: Family
 Zip Code: 78223 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
 Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 5 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: SA Union Park II, L.P.

Principal Names:	Principal Contact	Percentage Ownership:
SA Union Park Development II, LLC	Samuel Tijerina	100 %
		%
		%
		%
		%

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation **\$300,006** Allocation over 10 Years: \$3,000,060
 Credits Requested \$321,873 Eligible Basis Amount: \$300,006 Equity/Gap Amount \$321,841

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	0	0	0	0	0
40%	0	0	0	0	0	0	0
50%	0	12	16	9	3	0	40
60%	0	16	24	15	5	0	60
MR	0	0	0	0	0	0	0
Total	0	28	40	24	8	0	

BUILDING INFORMATION

Total Development Cost: **\$4,986,231**
 Gross Building Square Feet 82,118
 Total NRA SF: 78,816
 Gross/Net Rentable: 1.04
 Average Square Feet/Unit: 788
 Cost Per Net Rentable Square Foot: \$63.26
 Credits per Low Income Unit \$3,000

Total LI Units: 100
 Owner/Employee Units: 0
 Total Project Units: 100
 Applicable Fraction: 100.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income: \$638,916
 Total Expenses: \$360,612
 Net Operating Income: \$278,304
 Estimated 1st Year Debt Coverage Ratio: 1.24

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer: NA	Market Analyst: Mark Temple
Housing GC: G.G. MacDonald, Inc.	Originator/UW: Boston Capital Finance Company, LP
Infrastructure GC: NA	Appraiser: Joseph J. Blake & Associates, Inc.
Cost Estimator: G.G. MacDonald, Inc.	Attorney: J. Michael Pruitt
Architect: Larry K. Travis & Associates	Supp Services: Texas Inter-Faith Housing Corp.
Property Manager: Orion Real Estate Services, Inc.	Accountant: Reznick, Fedder & Silverman
Engineer: NA	
Syndicator: Boston Capital Partners, Inc.	Permanent Lender: Boston Capital Finance Company, LP

DEPARTMENT EVALUATION

Points Awarded: 114 Site Review: Acceptable Underwriting Finding: AC

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommend

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: **1** Opposition: **0**

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:	Comment from Other Public Official
Local Official: NC	Antionette "Toni" Moorhouse, Councilwoman, District 3, S
TX Rep.: Robert Puente, Dist. 119 S	
TX Sen.: Frank Madla, Dist. 19 S	
US Rep.:	
US Sen.:	

CONDITIONS TO COMMITMENT

Receipt, review, and acceptance of architectural drawings for the proposed inclusion of an additional bathroom in the 32 three- and four-bedroom units.

Receipt, review, and acceptance of an O&M plan to mitigate the asbestos containing materials described in the ESA I.

Receipt, review, and acceptance of a letter from a third party Certified Public Accountant certifying that sufficient due diligence work can be documented in support of the eligible acquisition portion of the developer fee.

Receipt, review, and acceptance of a documentation substantiating a continuation of the HAP contract at the rents of \$526, \$596 and \$611 for the one-, two-, three- and four-bedroom, respectively, by or as part of the documentation substantiating the closing of the construction loan.

Should the terms of the proposed debt or key assumptions regarding the HAP contract or syndication be altered, the conclusions, recommendations and conditions of this report should be re-evaluated by the Underwriter.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score
- Meeting Required Set Aside
- Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: This development is in the At-Risk Development Set Aside. Because the At-Risk Set Aside is undersubscribed it is necessary that all At Risk Developments recommended by Underwriting be recommended to the Board.

Brooke Boston, LIHTC Co-Manager

Date

David Burrell, Director of Housing Programs

Date

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

Edwina Carrington, Executive Director
Chairman of Executive Award and Review Advisory Committee

Date

BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

Michael E. Jones, Chairman of the Board

Date

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS ADDENDUM**

DATE: July 18, 2002 PROGRAM: 9% LIHTC FILE NUMBER: 02093

DEVELOPMENT NAME

SA Union Park Apartments

APPLICANT

Name: SA Union Park II, LP **Type:** For Profit Non-Profit Municipal Other
Address: 4622 Hackberry **City:** San Antonio **State:** TX
Zip: 78223 **Contact:** Samuel Tijerina **Phone:** (210) 375-2100 **Fax:** (210) 949-1714

PRINCIPALS of the APPLICANT

Name: SA Union Park Development II, LLC **(%):** 0.01 **Title:** Managing General Partner
Name: Boston Capital **(%):** 99.99 **Title:** Limited Partner
Name: Vista Contractors, LLC **(%):** N/A **Title:** 91% owner GP
Name: Samuel A Tijerina **(%):** N/A **Title:** 9% owner GP & 100% owner Vista Cont'r

GENERAL PARTNER

Name: SA Union Park Development II, LLC **Type:** For Profit Non-Profit Municipal Other
Address: 4139 Gardendale #104 **City:** San Antonio **State:** TX
Zip: 78229 **Contact:** Samuel Tijerina **Phone:** (210) 375-2100 **Fax:** (210) 949-1714

PROPERTY LOCATION

Location: 4622 S Hackberry QCT DDA
City: San Antonio **County:** Bexar **Zip:** 78223

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$321,873	N/A	N/A	N/A
Other Requested Terms: Annual ten-year allocation of low-income housing tax credits			
Proposed Use of Funds: Acquisition/Rehab Set-Aside: <input checked="" type="checkbox"/> At Risk <input type="checkbox"/> Rural <input type="checkbox"/> Non-Profit			

ADDENDUM

The Applicant submitted an appeal on June 24, 2002, requesting that adjustments be made to the conditions identified in the original Underwriting report. This report is an addendum to the original report and does not re-address issues not changed from the original report and therefore should be read in conjunction with the original report.

The appeal noted that the conditions of commitment contain a typographical error in that the extra bathroom should be reflected in the three and four bedroom units rather than the two bedroom units. Condition #2 should read, "Receipt, review and acceptance of architectural drawings for the proposed renovations to the

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS ADDENDUM**

clubhouse/office and inclusion of an additional bathroom in 32 *three- and four-*bedroom units.”

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$300,006 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review, and acceptance of an acceptable TDHCA site inspection report; and
2. Receipt, review and acceptance of architectural drawings for the proposed inclusion of an additional bathroom in the 32 three- and four -bedroom units;
3. Receipt, review and acceptance of an O&M plan to mitigate the asbestos containing materials described in the ESA I;
4. receipt, review and acceptance of a letter from a third party Certified Public Accountant certifying that sufficient due diligence work can be documented in support of the eligible acquisition portion of the developer fee;
5. Receipt, review and acceptance of documentation substantiating a continuation of the HAP contract at the rents of \$526, \$596 and \$611 for the one-, two-, three- and four-bedroom, respectively, by or as part of the documentation substantiating the closing of the construction loan; and
6. Should the terms of the proposed debt or key assumptions regarding the HAP contract or syndication be altered, the conclusions, recommendations and conditions of this report should be re-evaluated by the Underwriter.

Director of Credit Underwriting:

Tom Gouris

Date: July 18, 2002

TDHCA #

02094

Region 8A

**At Risk Development
Set-Aside**

Addendum

**LOW INCOME HOUSING TAX CREDIT PROGRAM****2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **SA Ridgecrest Apartments**TDHCA #: **02094****DEVELOPMENT LOCATION AND DESIGNATIONS**

Region: 8A LIHTC Primary Set Aside: AR
 Site Address: 8222 Gault Lane Additional Elderly Set Aside
 City: San Antonio Purpose / Activity: ACQ/R
 County: Bexar Development Type: Family
 Zip Code: 78209 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
 Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 7 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: SA Ridgecrest II, L.P.

Principal Names:	Principal Contact	Percentage Ownership:
SA Ridgecrest Development II, LLC	Samuel Tijerina	100 %
Vista Contractors LLC		91 %
Samuel Tijerina	Samuel Tijerina	9 %
		%
		%

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation **\$458,769** Allocation over 10 Years: \$4,587,690
 Credits Requested \$494,845 Eligible Basis Amount: \$468,054 Equity/Gap Amount \$592,311

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	0	0	0	0	0
40%	0	0	0	0	0	0	0
50%	0	9	24	11	3	0	47
60%	0	19	56	25	5	0	105
MR	0	0	0	0	0	0	0
Total	0	28	80	36	8	0	

BUILDING INFORMATION

Total Development Cost: **\$8,022,578**
 Gross Building Square Feet 127,612
 Total NRA SF: 120,412
 Gross/Net Rentable: 1.06
 Average Square Feet/Unit: 792
 Cost Per Net Rentable Square Foot: \$66.63
 Credits per Low Income Unit \$3,018

Total LI Units: 152
 Owner/Employee Units: 0
 Total Project Units: 152
 Applicable Fraction: 100.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income: \$848,299
 Total Expenses: \$502,161
 Net Operating Income: \$346,138
 Estimated 1st Year Debt Coverage Ratio: 1.10

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer: NA	Market Analyst: Mark Temple
Housing GC: G.G. MacDonald, Inc.	Originator/UW: Boston Capital Finance Company, LP
Infrastructure GC: NA	Appraiser: Joseph J. Blake & Assoc., Inc.
Cost Estimator: G.G. MacDonald, Inc.	Attorney: J. Michael Pruitt
Architect: Larry K. Travis & Assoc.	Supp Services: Texas Inter-Faith Housing Corp.
Property Manager: Orion Real Estate Services, Inc.	Accountant: Reznick, Fedder & Silverman
Engineer: NA	
Syndicator: Boston Capital Partners, Inc.	Permanent Lender: Boston Capital Finance Company, LP

DEPARTMENT EVALUATION

Points Awarded: 91 Site Review: Acceptable Underwriting Finding: AC

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommend

2002 Development Profile and Board Summary (Continued)

Project Name: SA Ridgecrest Apartments

Project Number: 02094

Approved Credit Amount:

Date of Determination:

Michael E. Jones, Chairman of the Board

Date

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS**

DATE: July 18, 2002 PROGRAM: 9% LIHTC FILE NUMBER: 02094

DEVELOPMENT NAME

SA Ridgecrest Apartments

APPLICANT

Name: SA Ridgecrest II, LP **Type:** For Profit Non-Profit Municipal Other
Address: 8222 Gault Lane **City:** San Antonio **State:** TX
Zip: 78209 **Contact:** Samuel Tijerina **Phone:** (210) 375-2100 **Fax:** (210) 949-1714

PRINCIPALS of the APPLICANT

Name: SA Ridgecrest Development II, LLC **(%):** 0.01 **Title:** Managing General Partner
Name: Boston Capital **(%):** 99.99 **Title:** Limited Partner
Name: Vista Contractors, LLC (VC) **(%):** N/A **Title:** 91% owner GP
Name: Samuel A Tijerina **(%):** N/A **Title:** 9% owner GP & 100% owner VC

GENERAL PARTNER

Name: SA Ridgecrest Development II, LLC **Type:** For Profit Non-Profit Municipal Other
Address: 4139 Gardendale #104 **City:** San Antonio **State:** TX
Zip: 78229 **Contact:** Samuel Tijerina **Phone:** (210) 375-2100 **Fax:** (210) 949-1714

PROPERTY LOCATION

Location: 8222 Gault Lane QCT DDA
City: San Antonio **County:** Bexar **Zip:** 78209

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$494,845	N/A	N/A	N/A
Other Requested Terms: Annual ten-year allocation of low-income housing tax credits			
Proposed Use of Funds: Acquisition/Rehab Set-Aside: <input checked="" type="checkbox"/> At Risk <input type="checkbox"/> Rural <input type="checkbox"/> Non-Profit			

ADDENDUM

The Applicant submitted an appeal on June 24, 2002, requesting that adjustments be made to the conditions identified in the original Underwriting report. This report is an addendum to the original report and does not re-address issues not changed from the original report and therefore should be read in conjunction with the original report.

Based on the fact that there is a significant uncertainty in what the final requested and approved HAP contract rents might be, it may be premature to limit the debt service capacity of this transaction at the current time. Therefore, the condition (8) in the original report reflecting this limit has been removed. The final debt

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS

service amount will be reviewed in accordance to the Underwriting guidelines once the final HAP rents and financing terms are determined.

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$458,769 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.**

CONDITIONS

1. Receipt, review, and acceptance of an acceptable TDHCA site inspection report;
2. Receipt, review and acceptance of an Asbestos Operations and Maintenance Plan prepared by a qualified engineer;
3. Receipt, review and acceptance of architectural drawings for the proposed addition to the office/laundry building and the floor plans for the proposed inclusion of an additional bathroom in the 44 units;
4. Receipt, review and acceptance of a HAP Renewal Contract indicating an increase in contract rents of at least 10% above the current rent limits OR a letter form the Applicant indicating that the HAP Contract will not be renewed (this condition should be met by construction loan closing);
5. Receipt, review and acceptance of documentation from the general contractor acknowledging the potential deferral of up to \$142,007 in contractor fees with payment of same to come from cashflow if the HAP Contract is maintained at less than the maximum tax credit rents;
6. Receipt, review and acceptance of documentation on how the IRP will remain in effect, should it stay in place, and certification by a third party CPA as to the acceptability of methodology and calculation used to maintain the IRP and/or IRP loan from reducing eligible basis or applicable percentage (This condition should be met by or as part of the documentation substantiating the closing of the construction loan.);
7. Review of this application's score for including 50% of AMGI-restricted units as the underwriting has determined that more than 50% of the anticipated developer fees will be deferred;
8. Receipt, review and acceptance of a letter from a third party CPA certifying that sufficient due diligence work can be documented in support of the eligible acquisition portion of the developer fee or removal of the fee and reduction of the credit in proportion to the undocumented support; and,
9. Since the structure of the financing is dependent on the negotiation of the Hap Contract and IRP maintenance, this application should be re-evaluated by the Underwriter at or before construction loan closing to revise the conditions of this report and potentially reduce the credit allocation recommendation.

Director of Credit Underwriting: _____

Tom Gouris

Date: July 18, 2002

TDHCA #

02036

Region 10

**At Risk Development
Set-Aside**

Addendum



LOW INCOME HOUSING TAX CREDIT PROGRAM

2002 DEVELOPMENT PROFILE AND BOARD SUMMARY FOR RECOMMENDED APPLICATIONS

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Development Name: **Gateway East Apartments**

TDHCA #: **02036**

DEVELOPMENT LOCATION AND DESIGNATIONS

Region: 10 LIHTC Primary Set Aside: AR
 Site Address: 1222 Giles Additional Elderly Set Aside
 City: El Paso Purpose / Activity: ACQ/R
 County: El Paso Development Type: Family
 Zip Code: 79915 TTC DDA QCT

Set Asides: AR=At Risk, NP=Nonprofit, G=General, R=Rural
Purposes: N=New Construction, A=Acquisition, R=Rehabilitation

Special Needs: 6 Units for Handicapped/Developmentally Disabled

OWNER AND PRINCIPAL INFORMATION Owner Entity Name: Gateway Affordable Housing, L.P.

Principal Names:	Principal Contact	Percentage Ownership:
Preservation Partners of El Paso, Inc.	Daniel F. O'Dea	100 %
Preservation Partners of El Paso, Inc.	W. Douglas Gurkin	0 %
NA	NA	0 %
NA	NA	0 %
NA	NA	0 %

TAX CREDIT ALLOCATION INFORMATION

Annual Credit Allocation Recommendation **\$394,662** Allocation over 10 Years: \$3,946,620
 Credits Requested \$394,320 Eligible Basis Amount: \$394,662 Equity/Gap Amount \$545,252

UNIT INFORMATION

	Eff	1 BR	2 BR	3 BR	4 BR	5 BR	Total
30%	0	0	0	0	0	0	0
40%	0	1	0	0	1	0	2
50%	0	6	21	3	2	0	32
60%	0	9	43	13	5	0	70
MR	0	0	0	0	0	0	0
Total	0	16	64	16	8	0	

BUILDING INFORMATION

Total Development Cost: **\$6,184,979**
 Gross Building Square Feet 92,125
 Total NRA SF: 91,760
 Gross/Net Rentable: 1.00
 Average Square Feet/Unit: 882
 Cost Per Net Rentable Square Foot: \$67.40
 Credits per Low Income Unit \$3,795

Total LI Units: 104
 Owner/Employee Units: 0
 Total Project Units: 104
 Applicable Fraction: 100.00

INCOME AND EXPENSE INFORMATION

Effective Gross Income: \$620,224
 Total Expenses: \$364,169
 Net Operating Income: \$256,055
 Estimated 1st Year Debt Coverage Ratio: 1.10

Applicable fraction is the lesser of the unit fraction or the square foot fraction attributable to low income units.

DEVELOPMENT TEAM

Note: "NA" = Not Yet Available

Developer: Preservation Partners, Inc. Market Analyst: The Danter Company, Inc.
 Housing GC: DM Jones Construction, Inc. Originator/UW: NA
 Infrastructure GC: NA Appraiser: Property Advisors
 Cost Estimator: NA Attorney: Claudia Crocker, Attorney at Law
 Architect: AG Associates Architects Supp Services: Greater El Paso Housing Dev. Corp.
 Property Manager: Marcum Management Company Accountant: Thomas Stephen & Company, LLP
 Engineer: NA
 Syndicator: Related Capital Company Permanent Lender: American Mortgage Acceptance

DEPARTMENT EVALUATION

Points Awarded: 104 Site Review: Acceptable Underwriting Finding: AC

Underwriting Findings: A=Acceptable, AC=Acceptable with Conditions, NR=Not Recommend

Project Name: Gateway East Apartments

Project Number: 02036

PUBLIC COMMENT SUMMARY Note: "O" = Opposed, "S" = Support, "NC" or Blank = No comment

of Letters, Petitions, or Witness Affirmation Forms(not from Officials): Support: **3** Opposition: **0**

A resolution was passed by the local government in support of the development.

Local/State/Federal Officials w/ Jurisdiction:	Comment from Other Public Official
Local Official: Raymond C. Caballero, Mayor, S	Luis G. Sarinana, Deputy Mayor Pro Tem, S
TX Rep.: Norma Chavez, Dist. 76	
TX Sen.: Eliot Shapleigh, Dist. 29 S	
US Rep.:	
US Sen.:	

CONDITIONS TO COMMITMENT

Receipt, review, and acceptance of the implementation of an Operations and Maintenance (O&M) plan to facilitate the in-place management of identified asbestos-containing material per the Environmental Site Assessment recommendation.

Receipt, review, and acceptance of documentation from the general contractor acknowledging the potential deferral of up to \$50K in contractor fees with payment of same to come out of cash flow.

Receipt, review, and acceptance of documentation of the revised and approved HAP contract and rental assistance rents by or as part of documentation substantiating the closing of the construction loan.

Receipt, review, and acceptance of documentation of how the IRP will remain in effect, and certification by a third party CPA as to the acceptability and detail of the methodology and calculations used to keep the IRP and/or IRP loan from reducing eligible basis or reducing the applicable percentage. This condition should be met by or as part of the documentation substantiating the closing of the construction loan.

Should the terms of the proposed debt or the key assumptions regarding the IRP, HAP contract or syndication be altered, the conclusions, recommendations and conditions of this report should be re-evaluated by the Underwriter.

Alternate Recommendation:

RECOMMENDATION BY PROGRAM MANAGER AND DIRECTOR OF HOUSING PROGRAMS IS BASED ON:

- Score Meeting Required Set Aside Meeting the Regional Allocation
- To serve a greater number of lower income families for fewer credits
- To serve a greater number of lower income families for a longer period of time
- To ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan
- To ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built

Comment: This development is in the At-Risk Development Set Aside. Because the At-Risk Set Aside is undersubscribed it is necessary that all At Risk Developments recommended by Underwriting be recommended to the Board.

Brooke Boston, LIHTC Co-Manager

Date

David Burrell, Director of Housing Programs

Date

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

The recommendation by the Executive Award and Review Advisory Committee for the 2002 LIHTC applications is also based on the above reasons. If a decision was based on any additional reason, that reason is identified below:

Edwina Carrington, Executive Director

Date

Chairman of Executive Award and Review Advisory Committee

BOARD OF DIRECTOR'S APPROVAL AND DESCRIPTION OF DISCRETIONARY FACTORS (if applicable):

Approved Credit Amount: Date of Determination:

Michael E. Jones, Chairman of the Board

Date

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS ADDENDUM

DATE: July 18, 2002 PROGRAM: 9% LIHTC FILE NUMBER: 02036

DEVELOPMENT NAME

Gateway East Apartments

APPLICANT

Name: Gateway Affordable Housing, L.P. Type: For Profit Non-Profit Municipal Other
 Address: 204 East 8th Street City: Georgetown State: TX
 Zip: 78626 Contact: Michelle Grandt Phone: (512) 863-7666 Fax: (512) 863-8656

PRINCIPALS of the APPLICANT

Name: Preservation Partners of El Paso, Inc. (%): .01 Title: General Partner
 Name: Related Capital Company (%): 99.99 Title: Limited Partner
 Name: Daniel F. O'Dea (%): n/a Title: Pres of GP/co-owner of Dev
 Name: W. Douglas Gurkin (%): n/a Title: VP of GP/co-owner of Dev

GENERAL PARTNER

Name: Preservation Partners of El Paso, Inc. Type: For Profit Non-Profit Municipal Other
 Address: 204 East 8th Street City: Georgetown State: TX
 Zip: 78626 Contact: Daniel F. O'Dea Phone: (512) 863-7666 Fax: (512) 863-8656

PROPERTY LOCATION

Location: 1222 Giles QCT DDA
 City: El Paso County: El Paso Zip: 79915

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$394,320	N/A	N/A	N/A
Other Requested Terms: <u>Annual ten-year allocation of low-income housing tax credits</u>			
Proposed Use of Funds: <u>Acquisition/Rehab</u> Set-Aside: <input checked="" type="checkbox"/> General <input type="checkbox"/> Rural <input type="checkbox"/> Non-Profit			

SITE DESCRIPTION

Size: 6.84 acres 297,950 square feet Zoning/ Permitted Uses: C-1
 Flood Zone Designation: Not in flood zone Status of Off-Sites: Fully Improved

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS ADDENDUM

ADDENDUM

The Applicant submitted an appeal on June 24, 2002, requesting that adjustments be made to the conditions identified in the original Underwriting report. This report is an addendum to the original report and does not re-address issues not changed from the original report and therefore should be read in conjunction with the original report.

Based on the fact that there is a significant uncertainty in what the final requested and approved HAP contract rents might be, it may be premature to limit the debt service capacity of this transaction at the current time. Therefore, the condition (7) in the original report reflecting this limit has been removed. The final debt service amount will be reviewed in accordance to the Underwriting guidelines once the final HAP rents and financing terms are determined.

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$394,662 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review, and acceptance of a satisfactory TDHCA site inspection report;
2. Receipt, review, and acceptance of the implementation of an Operations and Maintenance (O&M) Plan to facilitate the in-place management of identified asbestos-containing materials per the Environmental Site Assessment recommendation.
3. Receipt, review and acceptance of documentation from the general contractor acknowledging the potential deferral of up to \$50K in contractor fees with payment of same to come out of cash flow.
4. Receipt, review and acceptance of documentation of the revised and approved HAP contract and rental assistance rents by or as part of documentation substantiating the closing of the construction loan.
5. Receipt, review and acceptance of documentation of how the IRP will remain in effect, and certification by a third party CPA as to the acceptability and detail of the methodology and calculations used to keep the IRP and/or IRP loan from reducing eligible basis or reducing the applicable percentage. This condition should be met by or as part of the documentation substantiating the closing of the construction loan.
6. Review of this development's score for including 40% and 50% of AMGI units, based on the Underwriter's conclusion that deferred developer fee exceeds 50% of the eligible developer fees.
7. Should the terms of the proposed debt or the key assumptions regarding the IRP, HAP contract or syndication be altered, the conclusions, recommendations and conditions of this report should be re-evaluated by the Underwriter.

Director of Credit Underwriting: _____

Tom Gouris

Date: July 18, 2002 _____

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS**

DATE: July 22, 2002 PROGRAM: 4% LIHTC FILE NUMBER: 01462

DEVELOPMENT NAME

Eagle Ridge Apartments

APPLICANT

Name: 280SA Eagle Ridge, Ltd. Type: For Profit Non-Profit Municipal Other
 Address: 450 Gears Road, Suite 290 City: Houston State: TX
 Zip: 77067 Contact: Lewis Foley Phone: (281) 847-1000 Fax: (281) 847-1842

PRINCIPALS of the APPLICANT

Name: Commonwealth Texas, LLC (%): .01 Title: Managing General Partner
 Name: Lend Lease Real Estate Investments (%): 99.99 Title: Limited Partner
 Name: Lewis Foley (%): n/a Title: President, GP
 Name: Michael Hogan, Hogan Real Estate Services (%): n/a Title: Developer

GENERAL PARTNER

Name: Commonwealth Texas, LLC Type: For Profit Non-Profit Municipal Other
 Address: 450 Gears Road, Suite 290 City: Houston State: TX
 Zip: 77067 Contact: Lewis Foley Phone: (281) 847-1000 Fax: (281) 847-1842

PROPERTY LOCATION

Location: 6600 Wurzbach Road QCT DDA
 City: San Antonio County: Bexar Zip: 78238

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$565,207	n/a	n/a	n/a
Other Requested Terms: <u>Annual ten-year allocation of low-income housing tax credits</u>			
Proposed Use of Funds: <u>New Construction</u> Set-Aside: <input type="checkbox"/> General <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Non-Profit			

SITE DESCRIPTION

Size: 13.240 acres 576,734 square feet Zoning/ Permitted Uses: B2
 Flood Zone Designation: Unshaded Zone X Status of Off-Sites: Partially Improved

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

DESCRIPTION of IMPROVEMENTS

Total Units: 280 **# Rental Buildings:** 15 **# Common Area Bldgs:** 1 **# of Floors:** 3 **Age:** n/a yrs

Number	Bedrooms	Bathroom	Size in SF
60	1	1	672
40	1	1	760
40	1	1	774
140	2	1	924

Net Rentable SF: 231,040 **Av Un SF:** 825 **Common Area SF:** 4,440 **Gross Bldng SF:** 235,480

Property Type: Multifamily SFR Rental Elderly Mixed Income Special Use

CONSTRUCTION SPECIFICATIONS

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab on grade, 40% brick veneer/60% Hardiplank siding exterior wall covering, drywall interior wall surfaces, composite shingle roofing

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, microwave oven, tile tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters

ON-SITE AMENITIES

2,630-SF community building with community room, management offices, kitchen, restrooms, swimming pool, volleyball courts, perimeter fencing

Uncovered Parking: 330 spaces **Carports:** 108 spaces **Garages:** n/a spaces

OTHER SOURCES of FUNDS

INTERIM CONSTRUCTION or GAP FINANCING

Source: Malone Mortgage Company **Contact:** Jeff Rogers

Principal Amount: \$12,985,900 **Interest Rate:** 5.8%

Additional Information: _____

Amortization: n/a yrs **Term:** 1.5 yrs **Commitment:** None Firm Conditional

LONG TERM/PERMANENT FINANCING

Source: Malone Mortgage Company **Contact:** Jeff Rogers

Principal Amount: \$12,985,900 **Interest Rate:** 5.8%

Additional Information: _____

Amortization: 40 yrs **Term:** 40 yrs **Commitment:** None Firm Conditional

Annual Payment: \$900,709 **Lien Priority:** 1st **Commitment Date:** 02/ 21/ 2001

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

LIHTC SYNDICATION

Source: Lend Lease Real Estate Investements **Contact:** Marie Keutmann
Address: 101 Arch Street **City:** Boston
State: MA **Zip:** 02110 **Phone:** (617) 439-3911 **Fax:** (617) 439-4805
Net Proceeds: \$4,521,000 **Net Syndication Rate** (per \$1.00 of 10-yr LIHTC) 80¢
Commitment None Firm Conditional **Date:** 12/ 18/ 2001
Additional Information: _____

APPLICANT EQUITY

Amount: n/a **Source:** n/a

VALUATION INFORMATION

ASSESSED VALUE

Land: \$380,700 **Assessment for the Year of:** 2001
Building: n/a **Valuation by:** Bexar County Appraisal District
Total Assessed Value: \$380,700 **Tax Rate:** 3.001365

EVIDENCE of SITE or PROPERTY CONTROL

Type of Site Control: Option Agreement
Contract Expiration Date: / / **Anticipated Closing Date:** 07/ 31/ 2002
Acquisition Cost: \$ 1,297,652 **Other Terms/Conditions:** _____
Seller: Crystal-Wurzbach, Ltd. **Related to Development Team Member:** No

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Eagle Ridge Apartments is a proposed new construction development of 280 units of mixed income housing located in northwest San Antonio. The development is comprised of 15 residential buildings as follows:

- (5) Building Type I with twelve one-bedroom units at 672 square feet, and eight one-bedroom units at 774 square feet;
- (5) Building Type II with four one-bedroom units at 760 square feet, and 25 two-bedroom units at 924 square feet;
- (5) Building Type III with four one-bedroom units at 760 square feet, and eight two-bedroom units at 924 square feet;

Based on the site plan the apartment buildings are distributed evenly throughout the site, with the community building, and swimming pool located near the entrance to the site. The 2,630-square foot community building plan includes the management office, a community room, break area, kitchen, restrooms, and laundry facilities.

Supportive Services: No supportive services were indicated in the application to be provided to tenants.

Schedule: The Applicant anticipates construction to begin in July of 2002, to be completed in September of 2003, to be placed in service in December of 2003, and to be substantially leased-up in November of 2003.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. 280 of the units (100% of the total) will be reserved for low-income tenants. 280 of the units (100%) will be reserved for households earning 60% or less of AMGI, which is consistent with a tier two application in the private activity tax exempt bond lottery.

Special Needs Set-Asides: There are no plans to reserve units exclusively for special needs tenants, but several of the units will be constructed to be easily modifiable to accommodate persons with disabilities.

Compliance Period Extension: The Applicant has elected to extend the compliance period an additional 10 years.

MARKET HIGHLIGHTS

A market feasibility study dated January 11, 2002 was prepared by Apartment Market Data and highlighted the following findings:

Definition of Market/Submarket: “For this analysis, we defined the Primary Market Area as a 5.0 mile radius around the site. This area was utilized as it was felt that the radius defined the housing needs and the demographic data applicable to the existing supply and demand factors for affordable housing.” (p. 28)

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY		
Type of Demand	Units of Demand	% of Total Demand
Household Growth	97-100	10.7%
Resident Turnover	3,720	89.3%
TOTAL ANNUAL DEMAND	3,820	100%

Ref: p. 39

Capture Rate: In order to calculate a capture rate for this project, the analyst took information from the TDHCA database of tax credit properties within the primary market area and listed projects receiving an allocation of tax credits from 2000-2001. The analyst indicated that because occupancy rates are high throughout the area, it is assumed that projects that received an allocation prior to 2000 have been stabilized. Villas at Costa Brava is an exception to this due to the large number of low income units, and was included in the information on which to base a capture rate. There are two projects listed, McMullen Square with 100 units (75 affordable) and Villas at Costa Brava with 250 units (150 affordable). Based on this information, the analyst calculated a capture rate of 13.2% (505 total units/3,820 units of demand). Additionally, the analyst stated that “further consideration was also given to LIHTC projects lying within a 6.0 mile radius of the subject. Even considering these additional 405 low income units, the capture rate would not exceed 25% (Westcreek T/H, Christ the King, Las Villas De Merida, and Babcock, North Extension).”

Market Rent Comparables: “The competitive sub-market supply and demand analysis conducted by Apartment MarketData Research Services comprised of 2,940 units within the Primary Market Area.” (p. 84)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
1-Bedroom (60%)	\$454	\$465	-\$11	\$524	-\$70
2-Bedroom (60%)	\$540	\$554	-\$14	\$728	-\$188

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

Submarket Vacancy Rates: “The current occupancy of the market area is 95.8%, as a result of ever increasing demand.” (p. 6)

Absorption Projections: “Absorption in the Primary Market Area has been strong over the last decade, averaging 943 units per year. However, the absorption rate has increased considerably over the last few years.” (p. 7)

Effect on Existing Housing Stock: “The Eagle Ridge Apartments, in comparison to its proposed competition, is well positioned in regards to unit types, sizes and rental rates...Additionally, the subject

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS

property would be substantially newer than many of the competing projects; and because it would be much more desirable to prospective renters, it would have a much greater perceived value in the eyes of prospective renters who would be comparing it with existing competitors...The subject should not have a detrimental effect on any existing projects, as occupancies are strong throughout northwest San Antonio.” (p. 77)

The Underwriter found the market study to provide sufficient information to make a funding recommendation.

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: San Antonio is located in central Texas approximately 84 miles south from Austin in Bexar County. The site is an irregularly-shaped parcel located in the northwest area of San Antonio, approximately 9 miles from the central business district.

Population: The estimated 2001 population of the primary market area was 294,773 and is expected to increase by 7.3% to approximately 316,377 by 2006. Within the primary market area there were estimated to be 106,220 households in 2001.

Adjacent Land Uses: Land uses in the overall area in which the site is located are mixed with single-family homes, retail and industrial uses, churches, schools and undeveloped land. Adjacent land uses include:

- **North:** Rollingwood Estates subdivision, never developed
- **South:** undeveloped land, Ingram Park Mall
- **East:** undeveloped land
- **West:** retail, undeveloped land,

Site Access: Access to the property is from the east or west along Wurzbach Road. The development is to have one main entry from Wurzbach Road. Access to Loop 410 is ½ mile south, which provides connections to all other major roads serving the San Antonio area.

Public Transportation: Public transportation to the area is provided by Via Metropolitan Transit.

Shopping & Services: The site is within 2 miles of one major grocery/pharmacy, within 4-8 miles of 3 shopping centers, within 4 miles of the Sea World Theme Park, and a variety of other retail establishments and restaurants. Schools, churches, and hospitals and health care facilities are located within a short driving distance from the site.

Site Inspection Findings: TDHCA staff performed a site inspection on May 16, 2002 and found the location to be acceptable for the proposed development.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated November 26, 2001 was prepared by Raba-Kistner Consultants, Inc. and contained the following findings and recommendations:

R-K performed a Phase I ESA for the Site in October 1999 along with follow-up soil testing for a portion of the SITE in April 2000. Below is a review of the May 2000 ESA Report and Supplemental Soil Testing Report:

“In October 1999, the SITE was comprised of three contiguous tracts of land. Tract I is comprised of eight (8) vacant residential lots separated by an abandoned public street known as Duane Drive, being Tract II. The lots and streets on or adjacent to Tracts I and II were platted for residential use as Rollingwood Estates in 1949 but were never occupied, and the streets were never constructed. Prior to platting, this area was used for agriculture purposes, primarily pasture land. Tract III was platted for commercial use in 1984 but has remained unoccupied. A limestone quarry originally extended onto the southwestern portion of Tract III. The main quarry site is now occupied by Ingram Park Mall. During the mall development, excavated material was placed on the southwestern portion of Tract III to fill that portion of a former quarry pit located thereon. R-K concluded at that time that:

“Based on the information reviewed, there is no evidence that the SITE or adjacent properties are currently under environmental regulatory review or enforcement action. The SITE reconnaissance, review of readily available public records and databases, and interviews with knowledgeable sources revealed no “recognized environmental conditions” involving the SITE with the exception of the following:

- Considerable unauthorized dumping has occurred on Tracts I and II over the years, and more recently, on the far eastern portion of Tract III. Waste materials observed by R-K appeared to consist

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS

primarily of construction related debris (i.e., wood, numerous empty canisters, scrap metal, roofing materials, tires, brush, etc.) along with numerous mounds of soil intermixed with boulders and concrete rubble, and other unconsolidated fill. Some of these materials can leach contaminants such as lead into the soil and be mobilized by surface water runoff.

- The nature and extent of the compacted fill on the southwest portion of Tract III has not been determined.

P-K's Recommendations:

- It is recommended that all waste material be removed from the SITE and disposed of at an appropriate landfill.
- It is recommended that Phase II soil testing be conducted on the eastern portion of the SITE in order to determine environmental impact to this area, if any, from past dumping activity.
- Prior to development of the SITE, it is recommended that the nature and extent of the compacted fill suspected on the western portion of the SITE be determined.

Based on R-K's recommendations, prior to completion of the ESA, R-K was authorized to perform random sampling in suspected areas of Tract I and II for laboratory analysis for residual lead contamination.

Accordingly, on March 16, 2000, R-K collected ten (10) shallow (within 6" of surface) composite soil samples from widespread areas of Tracts I and II for laboratory analysis for total lead. The results of the testing indicated only one area with elevated (50 mg/Kg or greater) levels of lead in soil at 608 mg/Kg lead. Therefore, in order to define the horizontal extent of the contamination, R-K collected a series of additional shallow composite soil samples in the targeted area from April 1 to April 20, 2000. The results of this testing through April 6 indicated concentrations of lead in the soil in this area up to 1,503 mg/Kg. On April 20, the soil at all outer sample stations was found to be in the natural occurring background range for lead in soils.

Based on R-K's preliminary calculations, the lead-affected soil (i.e., less than 50 mg/Kg) appeared to be confined to a surface area of approximately 1,750 square feet. This area was staked and roped off on April 28, 2001.

Due to the limitations of the Phase I ESA and subsequent soil testing, R-K did not warrant that concentrations of lead above background levels do not exist outside the final identified area. However, based on field observations and testing performed, it was R-K's opinion that no widespread or significant lead contaminated soils existed on site outside of the identified area. R-K recommended that:

The surface soils in this area be excavated to a depth of 1 ft. which would equate to a volume of approximately 65 cubic yards of material. In addition, it is estimated that approximately 20 cubic yards of lead contaminated soil exists within the stockpiled debris in this area; thereby, increasing the total volume of lead contaminated soil to approximately 85 cubic yards. The excavated material should be stockpiled and covered on site in an isolated area until the material can be profiled for waste classification for ultimate disposal at a permitted landfill."

The findings and conclusions for the November 26, 2001 report are as follows:

"Based on the information reviewed, there was no evidence that the SITE or adjacent properties were under environmental regulatory review or enforcement action.

The November 14, 2001 site reconnaissance by R-K revealed no recognized environmental conditions involving the subject property other than that area previously identified by R-K with elevated levels of lead in soils. This area remains staked with re-bar and wooden stakes.

It is recommended that the surficial soils in the staked area be excavated to a depth of 1 ft. and stockpiled on site until the materials can be profiled for waste classification for ultimate disposal at a permitted landfill in accordance with Texas Natural Resource Conservation Commission (TNRCC) regulations.

In addition, all other municipal solid waste existing on the SITE should be removed to a permitted landfill." An estimate of the cost and timing of the required clearance was not provided. The small size of the area described would suggest that the cost would not be prohibitive and that construction could proceed around the area in question until clearance is provided.

OPERATING PROFORMA ANALYSIS

Income: Since this a Tier 2 bond transaction, the Applicant is allowed to charge up to 60% rents for this project. The Applicant's rent projections are slightly lower than the maximum rents allowed under Tax Exempt Bond guidelines. The Applicant slightly overstated secondary income and also included \$2,000 per

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS

unit for covered parking/carports. The Applicant also utilized a lower vacancy and collection loss rate of 7.00%. As a result, the Applicant's estimate effective gross income is \$5K lower than the Underwriter's estimate.

Expenses: The Applicant's total expense estimate of \$2,186 per unit is more than 5% lower than the TDHCA database-derived estimate of \$2,503 per unit for comparably-sized developments. The Applicant's submitted budget was miscalculated based on their line item costs and the Underwriter used the correct amount for total expenses according to the Applicant's information. The Applicant's budget shows several line item estimates that deviate significantly when compared to the database averages, particularly general and administrative (\$6K lower), management fee (\$17K lower), payroll (\$28K lower), repairs and maintenance (\$40K lower), utilities (\$18K lower), water, sewer, and trash (\$14K higher) and insurance (\$13K higher). In addition, the Applicant has indicated that they have received a property tax exemption from the local housing authority and did not include this amount in their total operating expenses. A copy of a letter from the Bexar County Appraisal District evidencing the development's property tax exemption was submitted by the Applicant and, therefore, the property tax expense was not included in the Underwriter's total operating expense estimate.

Conclusion: The Applicant's total estimated operating expense is inconsistent with the Underwriter's expectations and the Applicant's net operating income is not within 5% of the Underwriter's estimate. Therefore, the Underwriter's NOI will be used to evaluate debt service capacity. Based on the proposed financing structure and the Underwriter's proforma, the development would have a debt coverage ratio (DCR) of 1.11, which is within the acceptable range of 1.10 to 1.25.

CONSTRUCTION COST ESTIMATE EVALUATION

Land Value: The Applicant submitted a letter wherein Crystal-Wurzbach, Ltd. (seller) is granting Commonwealth Housing Corporation (buyer) the exclusive option to purchase the subject property at a price of \$1,297,652 (\$2.25/SF or \$98,010/acre). The acquisition price is assumed to be reasonable since the acquisition is an arm's-length transaction.

Sitework Cost: The Applicant claimed sitework costs of \$7,782 K per unit without providing any specific justification regarding why these costs are so high. The TDHCA acceptable range of sitework costs is \$4.5K to \$6.5K per unit. In the absence of any such substantiation, the Underwriter lowered the TDHCA sitework costs to \$6.5K per unit for the purpose of estimating the project's total construction budget. A third party detailed cost estimate certified by an architect or engineer familiar with the sitework costs of this proposed project is required as a condition of his report, to be accompanied by a letter from a certified public accountant stating which costs are includable in eligible basis. Should such an estimate verify the need for such high sitework costs, a modification to the allocation of tax credits could be made.

Direct Construction Cost: The Applicant's costs are more than 5% different than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate after all of the Applicant's additional justifications were considered. This would suggest that the Applicant's direct construction costs are understated. It could also suggest that some of the sitework cost excess perhaps is miscategorized and should be included in direct construction costs instead.

Fees: Housing consultant fees were moved to developer fees but remain within the 15% limit. The Applicant's general requirements were overstated by \$36K and contractor's general and administrative fees were overstated by \$10K compared to the TDHCA limits. Consequently the Applicant's eligible fees in these areas have been reduced with the overage effectively moved to ineligible costs.

Conclusion: The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted, is used to calculate eligible basis and determine the LIHTC allocation. As a result an eligible basis of \$15,517,258 is used to determine a credit allocation of \$569,483 from this method. The resulting syndication proceeds will be used to compare to the gap of need using the Applicant's costs to determine the recommended credit amount. This is \$4,276 more than initially requested due to the Applicant's use of a lower applicable percentage of 3.65% rather than the 3.67% underwriting rate used tax exempt bond transactions.

FINANCING STRUCTURE ANALYSIS

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS

The Applicant intends to finance the development with three types of financing from two sources: a conventional interim to permanent loan and syndicated LIHTC equity.

Conventional Interim to Permanent Loan: There is a commitment for interim to permanent financing through Malone Mortgage Company in the amount of \$12,985,900 during the interim period and \$12,985,900 at conversion to permanent. The commitment letter indicated a term of 18 months for the construction portion and 40 years for the permanent. The interest rate will be 5.80%.

LIHTC Syndication: Lend Lease Real Estate Investments has offered terms for syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$4,521,000 based on a syndication factor of 80%. The funds would be disbursed in a seven-phased pay-in schedule:

1. (\$1,356,000) or 30% upon admission to the partnership, close of construction loan, receipt of permanent loan commitment;
2. (\$452,000) or 10% at admission + 90 days;
3. (\$678,000) or 15% at admission + 180 days;
4. (\$678,000) or 15% at admission + 270 days;
5. (\$452,000) or 10% at completion of construction;
6. (\$452,000) or 10% final closing of the permanent loan; tax credit determination;
7. (\$453,000) or 10% at 115% debt service coverage for 3 consecutive months; receipt of Form 8609.

Financing Conclusions: Since the Applicant's total development costs were approximately 1.6% less than the Underwriter's estimate, the Applicant's adjusted development costs were used to determine eligible basis. The applicable percentage rate was adjusted in order to reflect the current underwriting rate of 3.67%. This adjustment increased the recommended tax credit allocation to \$569,483 per year, resulting in syndication proceeds of approximately \$4,555,411. However, this is \$35,586 more than the gap requirement based on the Underwriter's analysis. Therefore, the maximum potential tax credit allocation for this project should be reduced to not more than \$565,035 or \$172 less than requested. As discussed earlier in the proforma section of this report, the Underwriter's NOI was used to evaluate debt service capacity. Based on the proposed financing structure and the Underwriter's proforma, the development would have a debt coverage ratio (DCR) of 1.12, which is within the underwriting guidelines of 1.10 to 1.25.

REVIEW of ARCHITECTURAL DESIGN

The exterior elevations are simple with varied rooflines. All units are of average size for market rate and LIHTC units, and have covered patios or balconies and utility closets with hookups for full-size appliances. Each unit has a semi-private exterior entry that is off an interior breezeway that is shared with other units. The units are in two and three story structures with mixed brick veneer/HardiPlank siding exterior finish and gabled roofs.

IDENTITIES of INTEREST

The Developer, Hogan Properties Company, Inc. is also the property manager of the development. These are common relationships for LIHTC-funded developments.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- The 100% owner of the General Partner, Commonwealth Housing Corporation, submitted an unaudited financial statement as of June 30, 2001 reporting liabilities of \$61M and total net assets of 1.5M. The statement was extremely unusual in that it did not appear to carry the value of the assets which appear to secure the long term liabilities. Clarification of this statement is a condition of this report.
- **Background & Experience:**
- The Applicant and General Partner are new entities formed for the purpose of developing the project.
- The General Contractor, Galaxy Builders, Ltd., has completed five housing developments totaling 1,000 units since 1999.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

SUMMARY OF SALIENT RISKS AND ISSUES

- The Applicant's operating expenses are more than 5% outside of the Underwriter's verifiable range.
- Significant environmental/locational risk(s) exist regarding the uncertainty of the cost and time frame for the 1,750 square feet of lead impacted soil.

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$565,035 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.**

CONDITIONS

1. Receipt, review, and acceptance of a third party detailed site work cost breakdown for all sitework costs, including costs per unit of materials and numbers of units required certified by an architect or engineer familiar with the sitework costs of this proposed project, to be accompanied by a letter from a certified public accountant stating which costs are includable in eligible basis;
2. Receipt, review, and acceptance of an acceptable Phase II or III Environmental Site Assessment report by a third party environmental engineer which clarifies the cost and timing of remediation of lead found on the site and remediation of other debris indicated in the Phase I ESA. Copies of the final appropriate regulatory approval of the clean up prior to 8609's is also required;
3. Receipt, review and acceptance of clarification of the financial statement of Commonwealth Housing Corporation.

Associate Underwriter:

Raquel Morales

Date: July 22, 2002

Director of Credit Underwriting:

Tom Gouris

Date: July 22, 2002

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST: Comparative Analysis

Eagle Ridge Apartments, San Antonio, LIHTC #01462

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Int Pd Util	Wtr, Swr, Trash
TC 60%	60	1	1	672	\$519	\$465	\$27,875	\$0.69	\$54.42	\$24.07
TC 60%	40	1	1	774	519	\$465	18,583	0.60	54.42	24.07
TC 60%	40	1	1	760	519	\$465	18,583	0.61	54.42	24.07
TC 60%	140	2	1	924	624	\$554	77,564	0.60	69.97	
TOTAL:	280		AVERAGE:	825	\$572	\$509	\$142,605	\$0.62	\$62.20	\$12.04

INCOME				TDHCA	APPLICANT					
Total Net Rentable Sq Ft: 231,040										
POTENTIAL GROSS RENT				\$1,711,265	\$1,669,920					
Secondary Income	Per Unit Per Month:	\$15.00		50,400	52,560	\$15.64	Per Unit Per Month			
Other Support Income: 108 carports				0	24,000					
POTENTIAL GROSS INCOME				\$1,761,665	\$1,746,480					
Vacancy & Collection Loss	% of Potential Gross Income:	-7.50%		(132,125)	(122,256)	-7.00%	of Potential Gross Rent			
Employee or Other Non-Rental Units or Concessions				0	0					
EFFECTIVE GROSS INCOME				\$1,629,540	\$1,624,224					
EXPENSES				PER SQ FT	PER UNIT	% OF EGI	PER SQ FT	PER UNIT	% OF EGI	
General & Administrative		4.96%	\$289	\$0.35	\$80,891	\$74,809	\$0.32	\$267	4.61%	
Management		5.00%	291	0.35	81,477	64,000	0.28	229	3.94%	
Payroll & Payroll Tax		14.27%	831	1.01	232,561	204,634	0.89	731	12.60%	
Repairs & Maintenance		6.95%	404	0.49	113,174	73,020	0.32	261	4.50%	
Utilities		3.27%	190	0.23	53,289	35,670	0.15	127	2.20%	
Water, Sewer, & Trash		2.48%	144	0.18	40,438	54,469	0.24	195	3.35%	
Property Insurance		2.55%	149	0.18	41,587	54,670	0.24	195	3.37%	
Property Tax	3.001365	0.00%	0	0.00	0	0	0.00	0	0.00%	
Reserve for Replacements		3.44%	200	0.24	56,000	49,320	0.21	176	3.04%	
Other Expenses:		0.09%	5	0.01	1,400	1,400	0.01	5	0.09%	
TOTAL EXPENSES				43.01%	\$2,503	\$3.03	\$700,817	\$611,992	\$2.65	\$2,186
NET OPERATING INC				56.99%	\$3,317	\$4.02	\$928,723	\$1,012,232	\$4.38	\$3,615
DEBT SERVICE										
Malone Mortgage Company		51.29%	\$2,985	\$3.62	\$835,777	\$835,777	\$3.62	\$2,985	51.46%	
#REF!		0.00%	\$0	\$0.00	0	0	\$0.00	\$0	0.00%	
#REF!		0.00%	\$0	\$0.00	0	0	\$0.00	\$0	0.00%	
NET CASH FLOW				5.70%	\$332	\$0.40	\$92,946	\$176,455	\$0.76	\$630
AGGREGATE DEBT COVERAGE RATIO							1.11	1.21		
ALTERNATIVE DEBT COVERAGE RATIO							1.11			

CONSTRUCTION COST				TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL	
Description	Factor	% of TOTAL	PER UNIT	PER SQ FT					
Acquisition Cost (site or bldg)		7.20%	\$4,634	\$5.62	\$1,297,652	\$1,297,652	\$5.62	\$4,634	
Off-Sites		0.00%	0	0.00	0	0	0.00	0.00%	
Sitework		10.10%	6,500	7.88	1,820,000	2,178,900	9.43	7,782	
Direct Construction		50.50%	32,505	39.39	9,101,383	8,220,070	35.58	29,357	
Contingency	0.00%	0.00%	0	0.00	0	0	0.00	0.00%	
General Requireme	6.00%	3.64%	2,340	2.84	655,283	660,000	2.86	2,357	
Contractor's G &	2.00%	1.21%	780	0.95	218,428	218,779	0.95	781	
Contractor's Prof	4.01%	2.43%	1,563	1.89	437,559	437,559	1.89	1,563	
Indirect Construction		2.79%	1,798	2.18	503,320	503,320	2.18	1,798	
Ineligible Costs		0.88%	568	0.69	159,059	159,059	0.69	568	
Developer's G & A	8.87%	6.94%	4,464	5.41	1,250,000	1,250,000	5.41	4,464	
Developer's Profit	5.23%	4.09%	2,631	3.19	736,622	736,622	3.19	2,631	
Interim Financing		7.54%	4,853	5.88	1,358,869	1,358,869	5.88	4,853	
Reserves		2.69%	1,732	2.10	484,895	484,895	2.10	1,732	
TOTAL COST				100.00%	\$64,368	\$78.01	\$18,023,069	\$17,505,725	\$75.77
Recap-Hard Construction Costs				67.87%	\$43,688	\$52.95	\$12,232,652	\$11,715,308	\$50.71
SOURCES OF FUNDS						RECOMMENDED			
Malone Mortgage Company		72.05%	\$46,378	\$56.21	\$12,985,900	\$12,985,900	\$12,985,900		
LIHTC Syndication Proceeds		25.08%	\$16,146	\$19.57	4,521,000	4,521,000	4,519,825		
Deferred Developer Fees		0.00%	\$0	\$0.00	0	0	0		
Additional (excess) Funds Requir		2.86%	\$1,843	\$2.23	516,169	(1,175)	0		
TOTAL SOURCES							\$18,023,069	\$17,505,725	

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST (continued)
Eagle Ridge Apartments, San Antonio, LIHTC #01462

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook
 Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$41.45	\$9,577,701
Adjustments				
Exterior Wall Finish	3.80%		\$1.58	\$363,953
Elderly	0.00%		0.00	0
Roofing			0.00	0
Subfloor			(0.65)	(150,946)
Floor Cover			1.82	420,493
Porches/Balconies	\$28.10	38,500	4.68	1,081,850
Plumbing	\$585	0	0.00	0
Built-In Appliances	\$1,550	280	1.88	434,000
Stairs/Fireplaces	\$1,350	60	0.35	81,000
Floor Insulation			0.00	0
Heating/Cooling			1.41	325,766
Garages/Carpports	\$7.53	21,600	0.70	162,648
Comm &/or Aux Bldgs	\$58.44	2,630	0.67	153,701
Other:			0.00	0
SUBTOTAL			53.89	12,450,166
Current Cost Multiplier	1.04		2.16	498,007
Local Multiplier	0.86		(7.54)	(1,743,023)
TOTAL DIRECT CONSTRUCTION COSTS			\$48.50	\$11,205,150
Plans, specs, survy, bld	3.90%		(\$1.89)	(\$437,001)
Interim Construction Int	3.38%		(1.64)	(378,174)
Contractor's OH & Profit	11.50%		(5.58)	(1,288,592)
NET DIRECT CONSTRUCTION COSTS			\$39.39	\$9,101,383

PAYMENT COMPUTATION

Primary	\$12,985,900	Term	480
Int Rate	5.80%	DCR	1.11

Secondary		Term	
Int Rate	0.00%	Subtotal DCR	1.11

Additional		Term	
Int Rate		Aggregate DCR	1.11

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$835,777
Secondary Debt Service	0
Additional Debt Service	0
NET CASH FLOW	\$92,946

Primary	\$12,985,900	Term	480
Int Rate	5.80%	DCR	1.11

Secondary	\$0	Term	0
Int Rate	0.00%	Subtotal DCR	1.11

Additional	\$0	Term	0
Int Rate	0.00%	Aggregate DCR	1.11

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$1,711,265	\$1,762,603	\$1,815,481	\$1,869,945	\$1,926,044	\$2,232,812	\$2,588,442	\$3,000,713	\$4,032,708
Secondary Income	50,400	51,912	53,469	55,073	56,726	65,761	76,235	88,377	118,771
Other Support Income: 108	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	1,761,665	1,814,515	1,868,950	1,925,019	1,982,769	2,298,573	2,664,676	3,089,090	4,151,479
Vacancy & Collection Loss	(132,125)	(136,089)	(140,171)	(144,376)	(148,708)	(172,393)	(199,851)	(231,682)	(311,361)
Employee or Other Non-Rent	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,629,540	\$1,678,426	\$1,728,779	\$1,780,642	\$1,834,062	\$2,126,180	\$2,464,825	\$2,857,408	\$3,840,118
EXPENSES at 4.00%									
General & Administrative	\$80,891	\$84,127	\$87,492	\$90,991	\$94,631	\$115,133	\$140,077	\$170,425	\$252,271
Management	81,477	83,921	86,439	89,032	91,703	106,309	123,241	142,870	192,006
Payroll & Payroll Tax	232,561	241,863	251,538	261,599	272,063	331,007	402,720	489,971	725,276
Repairs & Maintenance	113,174	117,701	122,409	127,306	132,398	161,082	195,981	238,441	352,951
Utilities	53,289	55,420	57,637	59,943	62,340	75,846	92,279	112,271	166,189
Water, Sewer & Trash	40,438	42,055	43,737	45,487	47,306	57,555	70,025	85,196	126,111
Insurance	41,587	43,251	44,981	46,780	48,651	59,192	72,016	87,618	129,696
Property Tax	0	0	0	0	0	0	0	0	0
Reserve for Replacements	56,000	58,240	60,570	62,992	65,512	79,705	96,974	117,984	174,644
Other	1,400	1,456	1,514	1,575	1,638	1,993	2,424	2,950	4,366
TOTAL EXPENSES	\$700,817	\$728,034	\$756,317	\$785,705	\$816,243	\$987,822	\$1,195,737	\$1,447,725	\$2,123,510
NET OPERATING INCOME	\$928,723	\$950,392	\$972,462	\$994,937	\$1,017,819	\$1,138,358	\$1,269,088	\$1,409,683	\$1,716,607
DEBT SERVICE									
First Lien Financing	\$835,777	\$835,777	\$835,777	\$835,777	\$835,777	\$835,777	\$835,777	\$835,777	\$835,777
Second Lien	0	0	0	0	0	0	0	0	0
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$92,946	\$114,614	\$136,685	\$159,160	\$182,041	\$302,580	\$433,311	\$573,905	\$880,830
DEBT COVERAGE RATIO	1.11	1.14	1.16	1.19	1.22	1.36	1.52	1.69	2.05

LIHTC Allocation Calculation - Eagle Ridge Apartments, San Antonio, LIHT

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$1,297,652	\$1,297,652		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$2,178,900	\$1,820,000	\$2,178,900	\$1,820,000
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation ha	\$8,220,070	\$9,101,383	\$8,220,070	\$9,101,383
(4) Contractor Fees & General Requirements				
Contractor overhead	\$218,779	\$218,428	\$207,979	\$218,428
Contractor profit	\$437,559	\$437,559	\$437,559	\$437,559
General requirements	\$660,000	\$655,283	\$623,938	\$655,283
(5) Contingencies				
(6) Eligible Indirect Fees				
	\$503,320	\$503,320	\$503,320	\$503,320
(7) Eligible Financing Fees				
	\$1,358,869	\$1,358,869	\$1,358,869	\$1,358,869
(8) All Ineligible Costs				
	\$159,059	\$159,059		
(9) Developer Fees				
Developer overhead	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Developer fee	\$736,622	\$736,622	\$736,622	\$736,622
(10) Development Reserves				
	\$484,895	\$484,895		
TOTAL DEVELOPMENT COSTS	\$17,505,725	\$18,023,069	\$15,517,258	\$16,081,463

Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$15,517,258	\$16,081,463
High Cost Area Adjustment			100%	100%
TOTAL ADJUSTED BASIS			\$15,517,258	\$16,081,463
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			\$15,517,258	\$16,081,463
Applicable Percentage			3.67%	3.67%
TOTAL AMOUNT OF TAX CREDITS			\$569,483	\$590,190

Syndication Proceeds 0.7999 \$4,555,411 \$4,721,046

Actual Gap of Need \$4,519,825

Gap-Driven Allocation \$565,035

REPORT ITEMS

Executive Directors Report

Edwina Carrington

EXECUTIVE SESSION

Michael Jones

Litigation and Anticipated Litigation (Potential or Threatened under Sec. 551.071 and 551.103, Texas Government Code Litigation Exception)

Consultation with Attorney Pursuant to Sec. 551.071(2), Texas Government Code

The Board may discuss any item listed on this agenda in Executive Session

OPEN SESSION

Michael Jones

Action in Open Session on Items Discussed in Executive Session

ADJOURN

Michael Jones
Chair of Board

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 the Board Secretary, Delores Groneck, TDHCA, 507 Sabine, Austin, Texas 78701, 512-475-3934 and request the information.

*Individuals who require auxiliary aids, services or translators for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can **be made**.*

BOARD MEMBER TRAINING
July 29, 2002
8:30 am - 10:15 am
Capitol Extension, Capitol Auditorium
1400 Congress, Austin, Texas

CALL TO ORDER
CERTIFICATION OF QUORUM

PUBLIC COMMENT

The Board of the Texas Department of Housing and Community Affairs will meet to receive training on and discuss:

Fair Housing

ADJOURN