

Memorandum



CITY OF DALLAS

DATE February 17, 2011

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT 2011 Low Income Housing Tax Credit Projects for Dallas

On Tuesday, February 22, 2011, you will be briefed on 2011 Low Income Housing Tax Credit Projects for Dallas. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'A.C. Gonzalez'.

A.C. Gonzalez
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
C. Victor Lander, Administrative Judge, Municipal Court
Ryan S. Evans, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Helena Stevens-Thompson, Assistant to the City Manager

2011 Low Income Housing Tax Credit Projects for Dallas

A Briefing To The
Housing Committee

Housing/Community Services Department
February 22, 2011



Key Focus Area: Economic Vibrancy

Purpose

- ❑ Provide information regarding thirteen Low Income Housing Tax Credit (LIHTC) Projects for Dallas
- ❑ Provide recommendations for
 - ❑ the support of thirteen Low Income Housing Tax Credit Projects for Dallas
 - ❑ funding for certain applicants
 - ❑ waiver of the one mile rule, if applicable

Background Information

- December 2010, Texas Department of Housing & Community Affairs (TDHCA) released the Qualified Allocation Plan and Rules to allow for developers to apply for 2011 Low Income Housing Tax Credits (LIHTCs)
- January 7, 2011, Preapplications from developers were due to TDHCA
- January 21, 2011, applications from developers were due to the City of Dallas
- February 7, 2011, City Council Housing Committee was briefed on the LIHTC Program and notified of the applications which had been submitted to the City of Dallas

TDHCA LIHTC Allocations & Scoring

- In 2011, TDHCA will provide approximately \$9.4M for the North Texas Region including Dallas, Denton, Collin, Tarrant, and Grayson Counties
- 88.4% of that allocation (\$8.3M) will be provided to urban projects and 11.6% (\$1.1M) will be provided to rural projects
- TDHCA further categorizes projects statewide into a general pool and an “At Risk” pool
 - The “At Risk” projects are those where the units are currently low income and they are at risk of losing financial benefits available to the development to keep them affordable
 - The “At Risk” pool will be funded for 15% of the total state allocation or approximately \$7.8M
- The LIHTC point based scoring system has a maximum of 240 points

Low Income Housing Tax Credit Projects Review Criteria

1. Does the project fit in the City's priorities?
2. Has the City already provided financial assistance?
3. Does the project eliminate slum or blight?
4. Does the project have appropriate zoning?
5. Proximity & capability of schools for project
6. Comments of owners/residents surrounding project
7. Over-concentration of multifamily projects in area
8. Has applicant agreed to incorporate safety/security features for project?
9. Willingness of applicant to address resident's concerns
10. Quality of proposed project
11. Project design and special accommodations for expected tenants
12. Will the project have adverse effect on the neighborhood?
13. Is the project compatible with existing or anticipated development of area?

Low Income Housing Tax Credit Projects

Project Review Criteria (continued)

14. Project compatibility with zoning in area
15. Parking demand & undue burden on public facilities
16. Traffic caused by the project
17. Existing or proposed public transit availability
18. Location, density, height of buildings effect on future development for area
19. Preservation of natural beauty and concern for landscaping
20. Managers reside on site
21. Financial capacity of applicant to complete & operate the project
22. Can the market absorb the new rental units?
23. One mile concern
24. Applicant has presented a suitable development plan for the entire development site
25. Any other factor relevant to the best interest of the City

Overview of LIHTC Applicants

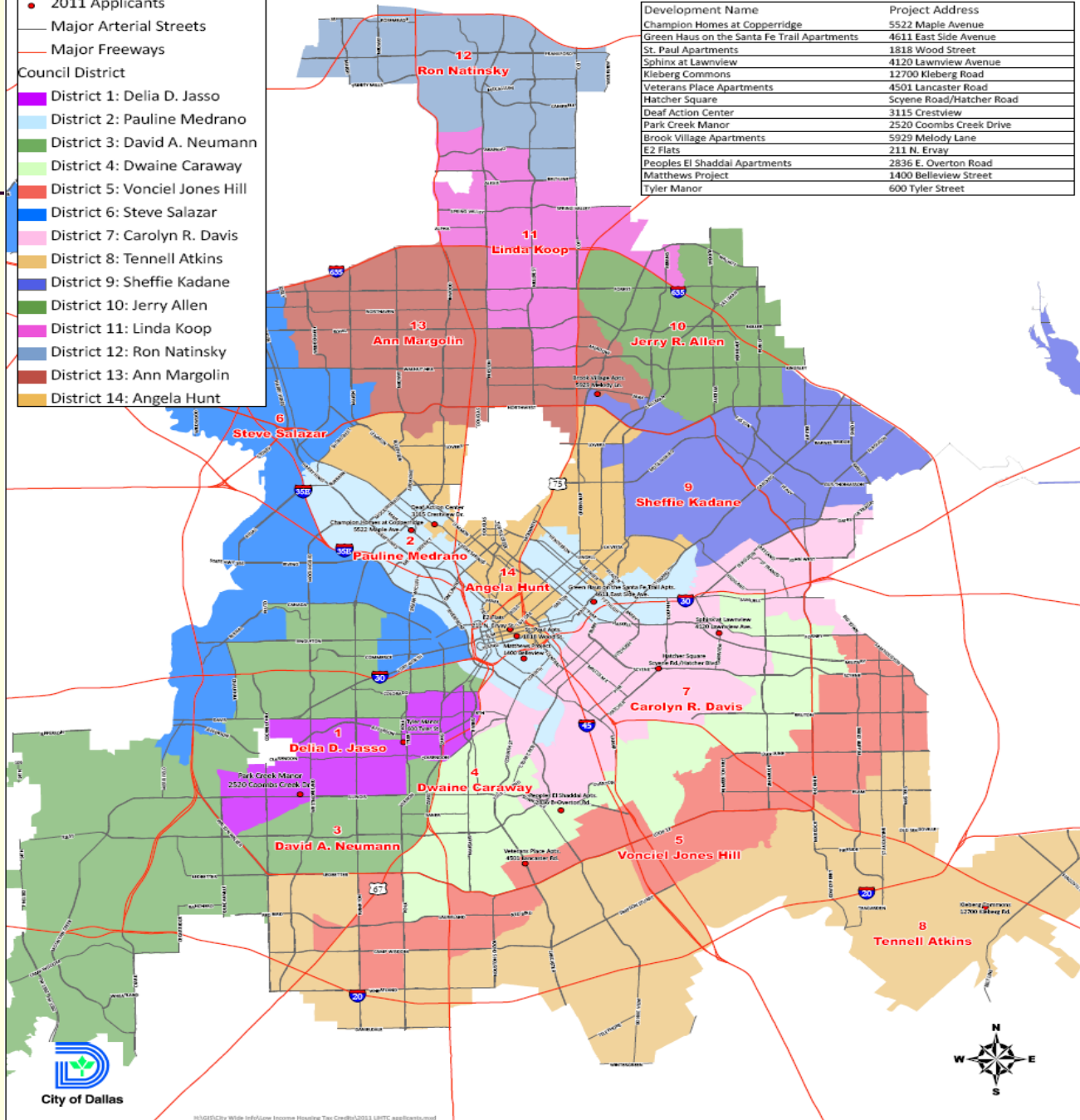
- As a whole, applications represented:
 - 3 Permanent Supportive Housing Projects
 - 3 Senior Projects
 - 7 Family Projects
- All thirteen projects met the overall City criteria
- Full community support for each project is still unknown

Note: In spite of the competitive nature of the projects and the one mile rule, the probability is that 3 to 4 of the projects will be awarded tax credits if approved by the City Council

Dallas 2011 Low Income Housing Tax Credit Applicants

- 2011 Applicants
- Major Arterial Streets
- Major Freeways
- Council District**
- District 1: Delia D. Jasso
- District 2: Pauline Medrano
- District 3: David A. Neumann
- District 4: Dwaine Caraway
- District 5: Vonciel Jones Hill
- District 6: Steve Salazar
- District 7: Carolyn R. Davis
- District 8: Tennell Atkins
- District 9: Sheffie Kadane
- District 10: Jerry Allen
- District 11: Linda Koop
- District 12: Ron Natinsky
- District 13: Ann Margolin
- District 14: Angela Hunt

Development Name	Project Address
Champion Homes at Copperridge	5522 Maple Avenue
Green Haus on the Santa Fe Trail Apartments	4611 East Side Avenue
St. Paul Apartments	1818 Wood Street
Sphinx at Lawnview	4120 Lawnview Avenue
Kleberg Commons	12700 Kleberg Road
Veterans Place Apartments	4501 Lancaster Road
Hatcher Square	Scyene Road/Hatcher Road
Deaf Action Center	3115 Crestview
Park Creek Manor	2520 Coombs Creek Drive
Brook Village Apartments	5929 Melody Lane
E2 Flats	211 N. Ervay
Peoples El Shaddai Apartments	2836 E. Overton Road
Matthews Project	1400 Bellevue Street
Tyler Manor	600 Tyler Street



LIHTC Applications Submitted to City of Dallas for 2011

Project Name	Address	Council District	# of Units	Unit Types	Requested City Support
Park Creek Manor	2520 Coombs Creek St.	1	322	Families-Rehab	WITHDRAWN
1400 Belleview	1401 Browder St.	2	164	Families-New	\$1,800,000
Champion Homes at Copperridge	5522 Maple Ave.	2	200	Families-New	\$4,500,000
Greenhaus at East Side	4611 East Side Ave.	2	24	Families-PSH New	\$400,000
St. Paul Apartments	1801 Young St	2	149	Families-PSH New	\$2,310,000
Peoples El Shaddai	2836 E. Overton Rd.	4	100	Families-Rehab	\$800,000
Veteran's Place	4623 S. Lancaster Rd	5	147	Families-New	\$2,800,000
Hatcher Square	4600 Scyene Rd.	7	136	Families-New	\$1,500,000
Sphinx at Lawnview	4120 Lawnview	7	120	Senior-New	\$1,200,000
Kleberg Commons	12700 Kleberg Rd.	8	200	Senior-New	\$1,500,000
E2 Flats	211 N. Ervay	14	187	Families-Reuse	\$6,000,000
At-Risk Category					
Tyler Street Manor	922 W. 9 th St.	1	180	Seniors-Rehab & New	\$810,000
Deaf Action Center	3115 Crestview Dr.	2	36	Families-PSH Rehab	\$185,000
Brook Village Apts.	6852 Shady Brook Ln.	13	262	Families-Rehab	\$1,000,000

Texas Department of Housing & Community Affairs (TDHCA) -One Mile Rules

- An application is ineligible if the applicant proposes to construct a new development (including reuse) that is located one linear mile or less from a development that serves the same type of household and has received tax credits within the previous three years, unless the Governing Body has specifically voted to allow the development
- Within counties with populations of one million or greater, for applicants whose projects are one mile or less from each other, TDHCA will only fund one project per funding cycle
- Applications with one mile concerns:
 - E2 Flats, St. Paul Apts., 1400 Belleview
 - Greenhaus at East Side

1400 Bellevue

1401 Browder Street

■ **Description**

- New construction of 164 multifamily units for families
- 46 One Bedroom, 53 Two Bedroom and 35 Three Bedroom Units
- 10% units for households at or below 30% area median family income
- 30% units for households at or below 50% area median family income
- 60% units for households at or below 60% area median family income
- Four floors of residential units and ground floor commercial with structured parking
- Within ¼ mile of the Cedars DART Station

■ **Applicant** – Matthews CCH Partners, LP

■ **Developer** – Matthews Southwest

- Jack Matthews, President
- Kristian Teleki, Sr. VP Development
- Scott Galbraith, President/CEO, Scott Galbraith Consulting

DISD Schools Servicing 1400 Bellevue

Elementary (PK thru 5)

City Park Elementary
1738 Gano Street
Dallas, Texas 75215
Enrollment: 225 children
Building Utilization 55%

Middle School (6 thru 8)

Billy Earl Dade Middle School
2801 Park Row
Dallas, Texas 75215
Enrollment: 467 children
Building Utilization 114%

High School (9 thru 12)

James Madison High School
3000 MLK
Dallas, Texas 75215
Enrollment: 815 children
Building Utilization 74%

1400 Bellevue

Sources & Uses

SOURCES

Permanent Loan	\$ 5,735,580
LP Equity	\$14,046,588
City TIF Funds	<u>\$ 1,749,139*</u>
Total Sources	\$21,531,307

USES

Land	\$ 535,788
Construction Costs	\$14,313,928
Indirect Construction Costs	\$ 1,431,393
Financing Fees	\$ 2,147,089
Reserves	\$ 858,836
Developer Fee	<u>\$ 2,244,273</u>
Total Uses	\$21,531,307

*Requested City of Dallas Support

Recommend Full Support

- Have community support
- No other tax credit projects in the immediate area

Champion Homes of Copperidge

5522 Maple Ave.

- **Description**

- New construction of 200 multifamily units for families
- 64 One Bedroom, 110 Two Bedroom, and 26 Three Bedroom Units
- 98 units for households at or below 60% area median family income
- 102 units for households at market rate
- Near Green Line DART Station

- **Applicant** – Chickory Court IX, LP

- Odyssey Residential Holdings, LP (99%)
- Chicory GP IX, Inc. (1%)

- **Developer** – Oddyssey Residential Holdings, LP

- Saleem Jafar & Bill Fisher

- **Property Manager** – Odyssey Residential Management, LLC

DISD Schools Servicing Copperridge

Elementary (PK thru 5)

Onesimo Hernandez
5555 Maple
Dallas, Texas 75235
Enrollment: 513 children
Building Utilization 74%

Middle School (6-8)

TJ Rusk Middle School
2929 Inwood
Dallas, Texas 75235
Enrollment: 788 children
Building Utilization 95%

High School (9-12)

North Dallas High School
3120 N. Haskell
Dallas, Texas 75204
Enrollment: 1482 children
Building Utilization 114%

Champion Homes at Copperridge

Sources & Uses

SOURCES

Conventional Loan	\$14,000,000
City's Loan	4,500,000 *
Tax Credit Equity	12,729,493
Deferred Developer Fee	<u>1,621,007</u>
Total Sources	\$32,850,500

USES

Land Acquisition	\$4,775,000
Sitework	1,800,000
Direct Construction Costs	16,072,000
Other Construction Costs	3,357,680
Indirect Construction Costs	1,786,000
Developer Fee	3,205,000
Reserves & Other Costs	<u>1,854,820</u>
Total Uses	\$32,850,500

* Requested City of Dallas Support

Recommend Full Support

- Next to DART Station
- No other tax credit projects in the immediate area

Greenhaus at East Side

4611 East Side Ave.

- **Description**
 - New construction of 24 Permanent Supportive Housing units
 - 4 one bedroom and 20 two & three bedroom units
 - 24 units for households below 30% area median family income
 - Energy efficient-LEED Platinum

- **Applicant** – Shared Housing Center, Inc. –nonprofit agency
 - Chris Luna, Board Chairman
 - Maria Machado, Executive Director

- **Developer** – SH Community LLP

- **Property Manager** – SH Community

- **Service Provider** – Shared Housing Center, Inc.

DISD Schools Servicing Greenhaus at East Side

Elementary (PK thru 5)

Zaragoza Elementary
4550 Worth Street
Dallas, Texas 75246
Enrollment: 539 children
Building Utilization 81%

Middle School (6 thru 8)

Spence Middle School
4001 Capitol Avenue
Dallas, Texas 75204
Enrollment: 1085 children
Building Utilization 113%

High School (9 thru 12)

North Dallas High School
3120 N. Haskell Avenue
Dallas, Texas 75204
Enrollment: 1482 children
Building Utilization 114%

Greenhaus at East Side

Sources & Uses

Sources

Conventional Loan	\$630,000
Tax Credit Equity	2,443,134
Developer's Note	339,700
City Loan	<u>400,000</u> *
Total Sources	\$3,812,834

Uses

Land Acquisition	\$350,000
Sitework	208,800
Hard Construction Costs	1,992,300
Soft Costs	456,332
Financing Costs	191,925
Developer Fee	535,476
Operating Reserve	52,001
Syndication Costs	5,000
Real Estate & Mortgage Costs	<u>21,000</u>
Total Uses	\$3,812,834

*City of Dallas support provided 11/9/09

Recommend Full Support

- Provide shelter to abused women and children
- City already provided funding to purchase land

St. Paul Apartments

1801 Young St. & 1818 Wood Street

■ **Description**

- 149 newly constructed permanent supportive housing units
- All units will be efficiency sized
- 8 units for households at or below 30% area median family income
- 45 units for households at or below 50% area median family income
- 88 units for households at or below 60% area median family income
- 8 units for households at market rate

■ **Applicant** – Hamilton St. Paul GP, LLC

- Larry Hamilton III

■ **Developer** – Hamilton Properties Corp. & Central Dallas Community Development Corporation

- Larry Hamilton III, President, Hamilton Properties Corp.
- John Greenan, Executive Director, Central Dallas CDC

■ **Property Manager** – Central Dallas CDC

St. Paul Apartments

Sources & Uses

SOURCES

LIHTC Equity	\$10,814,785
Developer Contribution	1,174,170
City Funds	<u>2,343,620*</u>
Total Sources	\$14,332,575

USES

Land	\$ 2,348,340
Hard Costs	8,541,808
Indirect Costs	1,355,427
Developer Fees	1,700,000
Financing Costs	137,000
Reserves	<u>250,000</u>
Total Uses	\$14,332,575

*Requested City of Dallas Support

Recommend Full Support

- Location near Bridge
- No PSH units in immediate area

Peoples el Shaddai Apartments

2836 E. Overton Road

■ **Description**

- Rehabilitation of a 100 unit Section 8 apartment complex
- 20 one bedroom, 20 two bedroom, 30 three bedroom, and 30 four bedroom units will be rehabilitated
- All units will be available to households at or below 60% of area median family income

■ **Applicant-** Dallas Leased Housing Development Services, LP

- Owen Metz

■ **Developer** – Dallas Leased Housing Development Services II, LLC

■ **Property Manager** – Dominion Managemnet Services, LLC

DISD Schools Servicing Peoples el Shaddai

Elementary (PK thru 5)

Bushman Elementary
4200 Bonnie View Rd.
Dallas, Texas 75216
Enrollment: 634 children
Building Utilization 88%

Middle School (6 thru 8)

Jackson Middle School
2929 Stag Rd.
Dallas, Texas 75241
Enrollment: 374 children
Building Utilization 73%

High School (9 thru 12)

Smith High School
3030 Stag Rd.
Dallas, Texas 75241
Enrollment: 947 children
Building Utilization 83%

Peoples el Shaddai

Sources & Uses

Sources

1 st mortgage	\$ 4,150,000
Investor Equity	10,039,100
City Funds	800,000*
Owner Cash	<u>58,290</u>
Total Sources	\$15,047,390

Uses

Acquisition	\$ 5,000,000
Construction Costs	6,279,000
Cash Accounts	570,765
Professional Services	407,000
Financing Costs	195,500
Borrower's Counsel	150,000
Closing Costs	88,020
Syndication Costs	142,551
Developer Fee	1,853,353
Contractor Fee	<u>361,201</u>
Total Uses	\$15,047,390

*Requested City of Dallas Support

Do Not Recommend Support

- Aging apartment project that would require 40 years of additional compliance as a tax credit project
- City just completed weatherization of the units

Veteran's Place Apartments

4501 Lancaster Road

- Description
 - New construction of 147 multifamily units
 - 44 one bedroom, 79 two bedroom, and 24 three bedroom units
 - 15 units for households at or below 30% area median family income
 - 52 units for households at or below 50% area median family income
 - 80 units for households at or below 60% area median family income
 - Across Street from DART station and Veteran's Hospital

- Applicant – Sapphire Road Development, LLC
 - Yigal Lelah, President

- Developer – Sapphire Road Development

- Property Manager- To be determined

DISD Schools Servicing Veteran's Place

Elementary (PK thru 5)

Holland Elementary
4203 S. Lancaster Rd.
Dallas, Texas 75216
Enrollment: 405 children
Building Utilization 109%

Middle School (6 thru 8)

Boude Storey Middle School
3000 Maryland Ave.
Dallas, Texas 75216
Enrollment: 739 children
Building Utilization 75%

High School (9 thru 12)

South Oak Cliff High School
3601 S. Marsalis Ave.
Dallas, Texas 75216
Enrollment: 1405 children
Building Utilization 82%

Veteran's Place

Sources & Uses

Sources

Taxable Loan	\$ 1,700,000
City Funds	2,800,000*
Tax Credit Equity	12,674,483
Deferred Developer Fee	<u>153,255</u>
Total Sources	\$17,327,738

Uses

Land & Buildings	\$ 1,800,000
Construction	10,880,420
Architecture/Engineering	508,500
Permits/Fees	95,600
Financing	356,720
Construction Period Interest	425,000
Other Costs	858,071
Reserves	519,258
Developer Fee	<u>1,884,169</u>
Total Uses	\$17,327,738

* Requested City of Dallas Support; \$1,800,000 has already been provided for land acquisition & demolition

Recommend Full Support

- Part of redevelopment block across from VA Hospital
- Near DART Rail Station
- Provide housing for veterans

Hatcher Square

Scyene & Hatcher

■ **Description**

- New construction of 136 units for families
- 32 one bedroom, 73 two bedroom, and 31 three bedroom units
- 14 units for households at or below 30% area median family income
- 48 units for households at or below 50% area median family income
- 74 units for households at or below 60% area median family income
- Across Street from DART station

□ **Applicant** – Frazier HS, LP., Frazier Revitalization, Inc.-nonprofit

- Richard Knight, Board Chairman, Frazier Revitalization, Inc.
- Jon Edmon, Executive Director, Frazier Revitalization, Inc.

□ **Developer** – Carleton Residential, LTD.

- Prentice Gary

□ **Property Manager** – To be determined

DISD Schools Servicing Hatcher Square

Elementary (PK thru 5)

Dunbar Learning Center
4200 Metropolitan Ave.
Dallas, Texas 75210
Enrollment: 481 children
Building Utilization 65%

Middle School (6 thru 8)

Dade Middle School
2801 Park Row Ave.
Dallas, Texas 75215
Enrollment: 467 children
Building Utilization 114%

High School (9 thru 12)

Madison High School
3000 Martin Luther King Blvd.
Dallas, Texas 75215
Enrollment: 815 children
Building Utilization 74%

Hatcher Square

Sources and Uses

SOURCES

Conventional Loan	\$4,727,161
Tax Credit Equity	14,544,246
City Funding	1,500,000 *
Deferred Developer Fee	<u>916,534</u>
Total Sources	\$21,687,941

USES

Acquisition	\$ 2,384,757
Site Work	1,738,905
Hard Construction Costs	9,060,633
Other Construction Costs	1,990,849
Indirect Costs	1,573,302
Developer Fee	2,387,000
Financing Costs	2,102,495
Reserves	<u>450,000</u>
Total Uses	\$21,687,941

* Requested City of Dallas Support; \$1,025,000 has already been provided in land acquisition & demolition

Recommend Full Support

- Near DART Rail Station
- City provided funds for most of acquisition and demolition for project location

Sphinx at Lawnview

4120 Lawnview Ave.

■ **Description**

- New construction of 120 Units for seniors
- 7 units for households at or below 30% area median family income
- 53 units for households at or below 50% area median family income
- 70 units for households at or below 60% area median family income

■ **Applicant** – SDC Lawnview Villas, LP, SDC Lawnview, LLC

- Jay Oji, President

■ **Developer** – Sphinx Development Corporation

■ **Property Manager** – To be determined

Sphinx at Lawnview

Sources and Uses

SOURCES

Conventional Loan	\$2,543,000
City of Dallas Loan	1,200,000 *
Tax Credit Equity	11,910,741
Deferred Developer Fee	<u>80,506</u>
Total Sources	\$15,734,247

USES

Land Acquisition/Demolition	\$725,000
Hard Construction Costs	10,372,032
Architect and Engineering	470,500
Permits and Fees	105,100
Financing	386,745
Construction Period Interest	414,233
Tax Credit Costs	189,263
Soft Costs	122,522
Legal Fees	147,500
FFE/Pre-Stabilization	586,324
Reserves	404,684
Developer Fees	<u>1,810,344</u>
Total Uses	\$15,734,247

*Requested City of Dallas Support

Recommend Full Support

- Provide housing for seniors
- No senior tax credit housing units in immediate area

Kleberg Commons Housing

12700 Kleberg

■ **Description**

- New construction of 200 multifamily units for seniors
- 100 one-bedrooms and 100 two-bedrooms
- 30 units for households at or below 30% area median family income
- 70 units for households at or below 50% area median family income
- 100 units for households at or below 60% area median family income

■ **Applicant** – Kleberg Leased Housing, L.P.

■ Partners include:

- Dale Lancaster and Jeffrey Spicer

■ **Developer** – Arrington Developers, LLC

■ **Property Manager** – Quad States Management, LLC

Kleberg Commons

Sources and Uses

SOURCES

Taxable Loan	\$3,700,000
City Loan	1,500,000 *
Tax Credit Equity	13,998,600
Deferred developer fee	<u>899,093</u>
Total Sources	\$20,097,693

USES

Land Acquisition	\$1,800,000
Hard Construction Costs	13,808,087
Architect/Engineering	303,500
Permits and Fees	95,600
Financing	356,720
Construction Period Interest	444,000
Tax Credit Costs	103,432
Soft Costs	58,681
Legal	40,000
FFE	152,300
Prestabilization Costs	210,000
Reserves	569,707
Developer Fee	<u>2,155,666</u>
Total Uses	\$20,097,693

*Requested City of Dallas Support

Recommend Full Support

- Provide housing for seniors
- No senior tax credit housing units in immediate area

E-2 Flats

211 N. Ervay

- **Description**

- Adaptive/Reuse of an existing building to create 119 multifamily units for families
- 34 one bedroom, 68 two bedroom, and 17 three bedroom units
- 12 units for households at or below 30% area median family income
- 36 units for households at or below 50% area median family income
- 71 units for households at or below 60% area median family income

- **Applicant** – BJ Texas, LLC

- Bill Newsome & Dr. Bob Rubenstein

- **Developer** – Southwind Capital

- **Property Manager** – To be determined

DISD Schools Servicing E-2 Flats

Elementary (PK thru 5)

City Park

1738 Gano St.

Dallas, Texas 75215

Enrollment: 225 children

Building Utilization 55%

Middle School (6-8)

Billy Earl Dade

2801 Park Row

Dallas, Texas 75215

Enrollment: 467 children

Building Utilization 114%

High School (9-12)

James Madison

3000 MLK

Dallas, Texas 75215

Enrollment: 815 children

Building Utilization 74%

E-2 Flats

Sources & Uses

Sources

HUD 221(d)(4)	\$ 5,500,000
Historic Tax Credits	3,250,000
LIHTC	11,200,000
City of Dallas	6,500,000*
Owner Equity	<u>2,000,000</u>
Total Sources	\$28,450,000

Uses

Total Hard Costs	\$22,350,000
Parking Acquisition	2,500,000
Design, Development, Consult	2,820,000
Financing Costs	<u>780,000</u>
Total Uses	\$28,450,000

* Requested City of Dallas Support

Recommend Full Support

- Provide affordable housing downtown
- Near DART Rail Stations

Tyler Street Manor

922 W. 9th

■ **Description**

- New construction of 84 multifamily senior units
- Rehabilitation of 96 existing multifamily senior units
- 94 one bedroom and 86 two bedroom units
- 18 units for households at or below 30% area median family income
- 63 units for households at or below 50% area median family income
- 99 units for households at or below 60% area median family income
- LEED Energy Certified

■ **Applicant** – Tyler Street Manor Redevelopment, LP; Tyler Street Manor Inc. (nonprofit)

- Mitchell Stevens, Board President
- Glenn Bowling, Executive Director

■ **Developer** – Tyler Street Redevelopment Opportunity, LLC

- Brandon Bolin
- Will & Audrey Pinkerton

■ **Property Manager** – Alpha Barnes

Tyler Street Manor

Sources & Uses

Sources

Taxable Debt	\$ 6,900,000
City Funds	810,000*
Tax Credit Equity	12,686,001
Deferred Developer Fee	<u>643,529</u>
Total Sources	\$21,039,530

Uses

Taxes/Insurance	260,000
Financing	2,151,370
Architecture/Engineering	494,935
Legal	246,500
Site/Offsite Work	758,500
Construction Costs	10,832,880
Contractor Fees & Contingency	2,162,794
Other Costs	1,568,069
Consulting Fee	256,448
Developer Fee	<u>2,308,034</u>
Total Uses	\$21,039,530

* Requested City of Dallas Support

Recommend Full Support

- No tax credit projects in area
- Combined rehabilitation and new construction of senior units

Deaf Action Center

3115 Crestview Drive

■ **Description**

- Reconstruction of 36 units for special needs clients
- 8 one bedroom, 20 two bedroom, and 8 three bedroom units
- 4 units for households at or below 30% of area median family income
- 11 units for households at or below 50% of area median family income
- 21 units for households at or below 60% of area median family income

■ **Applicant** - Deaf Action Center of Dallas

■ **Developer** – To be determined

■ **Property Manager** – Deaf Action Center of Dallas

DISD Schools Servicing Deaf Action Center

Elementary (PK thru 5)

Onesimo Hernandez
5555 Maple
Dallas, Texas 75235
Enrollment: 513 children
Building Utilization 74%

Middle School (6-8)

TJ Rusk
2929 Inwood
Dallas, Texas 75235
Enrollment: 788 children
Building Utilization 95%

High School (9-12)

North Dallas
3120 N. Haskell
Dallas, Texas 75204
Enrollment: 1482 children
Building Utilization 114%

Deaf Action Center Sources & Uses

Sources

Taxable Debt	\$ 1,000,000
Federal Home Loan Grant	500,000
City Funds	185,000*
Tax Credit Equity	<u>4,941,314</u>
Total Sources	\$ 6,626,314

Uses

Land & Buildings	\$ 800,621
Taxes/Insurance	145,000
Financing	288,606
Architecture/Engineering	424,500
Legal	137,500
Site Work	180,000
Construction Costs	2,163,064
Contractor Fees & Contingency	868,029
Other Costs	946,715
Consulting Fee	150,000
Developer Fee	<u>522,279</u>
Total Uses	\$ 6,626,314

* Requested City of Dallas Support

Recommend Full Support

- Provide housing for special needs families
- Near Dart Rail Station and medical service providers

Brook Village Apartments

6852 Shady Brook Lane

■ **Description**

- Rehabilitation of a 262 unit multifamily complex and reducing the number of units to 213
- 22 units for households at or below 30% area median family income
- 75 units for households at or below 50% area median family income
- 116 units for households at or below 60% area median family income

■ **Applicant** – Dallas Brook Village Apartments, LP; Dallas Brook Village Development, LLC; OM Housing

- Deepak Sulakhe, President/CEO

■ **Developer** – OM Housing & Spectrum Housing Corp (nonprofit)

- John Matthews, Executive Director

■ **Property Manager** – Fore Property Manager

DISD Schools Servicing Brook Village

Elementary (PK thru 5)

Rogers Elementary
5314 Abrams Rd.
Dallas, Texas 75214
Enrollment: 536 children
Building Utilization 89%

Middle School (6-8)

Franklin Middle School
6920 Meadow Rd.
Dallas, Texas 75230
Enrollment: 1114 children
Building Utilization 104%

High School (9-12)

Hillcrest High School
9924 Hillcrest Rd.
Dallas, Texas 75230
Enrollment: 1247 children
Building Utilization 128%

Brook Village Apartments

Sources & Uses

Sources

Primary Loan	\$ 6,155,901
City Funds	1,250,000*
Tax Credit Equity	15,598,440
Deferred Developer Fee	<u>1,017,577</u>
Total Sources	\$24,021,918

Uses

Land & Buildings	\$ 4,120,000
Taxes/Insurance	190,000
Financing	1,489,695
Architecture/Engineering	392,822
Legal	200,000
Site Work	1,491,000
Construction Costs	9,036,000
Contractor Fees & Contingency	2,687,858
Other Costs	2,293,105
Developer Fee	<u>2,121,438</u>
Total Uses	\$24,021,918

*Requested City of Dallas Support; Project currently has a City of Dallas Loan of \$1,221,130 which developer is requesting \$971,130 be forgiven while \$250,000 rollover into a new loan along with new funds of \$1 million from the City

Do Not Recommend Support

- Aging apartment project that would require 40 years of additional compliance as a tax credit project
- Existing City Loan

City of Dallas Available Funds for LIHTC Developments

Funding Sources Include:

- HOME Investment Partnership Program -\$2M
- Homeless Bond - \$1M
- Tax Increment Financing - Varies
- Section 108 Loans - Varies

LIHTC Applications Recommendations

Project Name	Staff Recommendation	Funding	Current TDHCA Ranking
1400 Belleview	Recommend	\$1.8M TIF	14 of 30
Champion Homes at Copperridge	Recommend	\$4.5M Section 108	3 of 30
Greenhaus at East Side	Recommend	\$400K already invested	2 of 30
St. Paul Apartments	Recommend	\$960 Homeless Bond Funds \$1.4M TIF	22 of 30
Peoples El Shaddai	Do Not Recommend	No Funding	23 of 30
Veteran's Place	Recommend	\$1.8M already invested \$1M Section 108	12 of 30
Hatcher Square	Recommend	\$475K HOME Funds	10 of 30
Sphinx at Lawnview	Recommend	\$1.2M Section 108	7 of 30
Kleberg Commons	Recommend	\$1M Section 108 \$500K HOME Funds	18 of 30
E2 Flats	Recommend	\$6M Section 108	19 of 30
Tyler Street Manor	Recommend	\$810K HOME Funds	Not yet ranked
Deaf Action Center	Recommend	\$185K HOME Funds	1 of 30 (At Risk Category)
Brook Village Apts.	Do Not Recommend	No Funding	7 of 30 (At Risk Category)
Note: City funding and endorsement conditioned on neighborhood support			

Next Steps

- ❑ February 23, 2011 – City Council approval of development tax credit applications to TDHCA
- ❑ March 1, 2011 or prior – City provides letters of support to tax credit applicants directly to TDHCA
- ❑ March 1, 2011 or prior - Developers present full application to TDHCA
 - ❑ If developer presented preapplication to TDHCA, community support letter is due March 1, 2011
 - ❑ If developer presents new application March 1, 2010, community support letter is due April 1, 2011
 - ❑ Developers will need to work with Council members to ensure that affected groups are notified and meetings held prior to July 28, 2011
- ❑ April 14, 2011 at 6 pm-TDHCA will hold public hearing in Dallas at Central Library, 1515 Young Street for LIHTC projects
- ❑ July 1, 2011 or prior – Considerations for zoning, TIF, or other funding presented to City Council individually
- ❑ July 28, 2011 – TDHCA Board will decide on tax credit recipients

Attachment A

Texas Department of Housing & Community Affairs Pre-application Log with Preliminary Scoring as of January 31, 2011

Note: The application scoring can change on a daily basis up to
July 28, 2011

Region 1 File #	Status	Development Name	Address	City	Allocation 2	Set-Asides 3 USDA NP	LI Units	Total Units	Target Pop	Credit Request	Owner Contact	Construction 4 NC RH ADR	Self- Score	Notes 5
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Region: 3

Allocation Information for Region 3: Total Credits Available for Region: \$9,474,539 Urban Allocation: \$8,378,791 Rural Allocation: \$1,095,748

These are estimated amounts and do not consider amounts returned from previous awards at this time.

Pre-Applications Submitted in Region 3: Urban

11013	3 A	Evergreen Residences-1800 Willow	3800 Willow	Dallas	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	100	100	General	\$1,151,210	Graham Greene (214) 954-0430	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	300	FWD
11004	3 A	North Court Villas	10 acres on the S side of Stonebrook Pkwy b/t Woodstream Dr. and Preston Rd.	Frisco	Urban	<input type="checkbox"/> <input type="checkbox"/>	150	150	General	\$2,000,000	Dru Childre (512) 458-5567	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	300	FWD
11012	3 A	Hillside West Seniors	32 Pinnacle Park Blvd.	Dallas	Urban	<input type="checkbox"/> <input type="checkbox"/>	130	130	Elderly	\$1,632,728	Brandon Bolin (214) 991-8331	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	300	FWD
11007	3 A	Terrell Homes I	Scattered Sites (North of Hwy 287, East of Hwy 35W, South of Hwy 30 and West of MLK Jr. Hwy)	Fort Worth	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	54	54	General	\$1,136,782	Debra Guerrero (210) 487-7878	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	300	FWD
11011	3 A	Sedona Ranch	6101 Old Denton Rd.	Fort Worth	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	172	172	Elderly	\$1,940,000	Ileana Rodriguez (210) 530-0090	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	300	FWD
							Total:	606	606	\$7,860,720				
11248	3 P	Singing Oaks	307 N Loop 288	Denton	Urban	<input type="checkbox"/> <input type="checkbox"/>	126	126	General	\$813,000	Mitchell Friedman (305) 854-7100	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	177	PA
11114	3 P	Green Haus on the Santa Fe Trail	4611 EastSide Ave.	Dallas	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	24	24	General	\$475,000	Maria Machado (214) 821-8510	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	176	PA
11139	3 P	Champion Homes at Copperridge	5522 Maple Ave.	Dallas	Urban	<input type="checkbox"/> <input type="checkbox"/>	98	200	General	\$1,422,471	Saleem Jafar (972) 701-5551	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	176	PA

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Monday, January 31, 2011

Region 1 File # Status	Development Name	Address	City	Allocation 2	Set-Asides 3 USDA NP	LI Units	Total Units	Target Pop	Credit Request	Owner Contact	Construction 4 NC RH ADR	Self- Score	Notes 5
11162 3 P	Brae Estates	3715 block of NE 28th St., 3650 Kimbo Rd.	Fort Worth	Urban	<input type="checkbox"/> <input type="checkbox"/>	68	68	General	\$1,300,000	Kim McCaslin-Schieker (817) 477-0797	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	173	PA
11042 3 P	Willow Bay	E side of Boat Club Rd. & Cromwell Marine Creek Dr.	Fort Worth	Urban	<input type="checkbox"/> <input type="checkbox"/>	124	124	Elderly	\$1,600,000	Mark Lechner (502) 639-8032	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	173	PA
11093 3 P	Artisan at Twin Creeks	NEC of Watters and Bray Central	Allen	Urban	<input type="checkbox"/> <input type="checkbox"/>	166	166	Elderly	\$2,000,000	Sandra McGowan (210) 694-2223	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	173	PA
11136 3 P	Sphinx at Lawnview	4120 Lawnview Ave.	Dallas	Urban	<input type="checkbox"/> <input type="checkbox"/>	120	120	Elderly	\$2,000,000	Jay O. Oji (214) 342-1400	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	172	PA
11216 3 P	The Sierra on Pioneer Road	SEC of Pioneer Rd. and Sierra Dr.	Mesquite	Urban	<input type="checkbox"/> <input type="checkbox"/>	84	92	Elderly	\$1,000,000	Janine Sisak (512) 328-3232	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	172	PA
11147 3 P	Evergreen at Craig Ranch	SEC of Custer Rd. and Collin McKinney Pkwy	McKinney	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	150	150	Elderly	\$2,000,000	Don Maison (214) 941-0523	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	172	PA
11098 3 P	Hatcher Square	NWC of Scyene Rd. at Hatcher Blvd.	Dallas	Urban	<input type="checkbox"/> <input type="checkbox"/>	136	136	General	\$2,000,000	Jon Edmonds (469) 221-0700	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	172	PA
11145 3 P	Evergreen at Marsh Lane	NWC of Marsh Lane and Running Duke Ln.	Carrollton	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	170	170	Elderly	\$2,000,000	Don Maison (214) 941-0523	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	172	PA
11142 3 P	Veterans Place	4623 S Lancaster Rd.	Dallas	Urban	<input type="checkbox"/> <input type="checkbox"/>	147	147	General	\$2,000,000	Yigal Lelah (214) 232-7700	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	172	PA
11141 3 P	Cedarwood Apts	323 W Beltline	Cedar Hill	Urban	<input type="checkbox"/> <input type="checkbox"/>	36	36	Elderly	\$750,000	Rodney Holloman (972) 274-1004	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	172	PA
11127 3 P	1400 Belleview	1401 Browder St.	Dallas	Urban	<input type="checkbox"/> <input type="checkbox"/>	164	164	General	\$2,000,000	Kristian Teleki (972) 221-1199	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	172	PA
11121 3 P	Silver Spring Edgecliff Village	SEC of Village Pkwy and Edgecliff Rd.	Edgecliff Village	Urban	<input type="checkbox"/> <input type="checkbox"/>	104	104	Elderly	\$1,066,486	Alice Wong (214) 731-9208	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	172	PA

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Monday, January 31, 2011

Region 1 File #	Status	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Units	Target Pop	Credit Request	Owner Contact	Construction ⁴ NC RH ADR	Self- Score	Notes ⁵
11223	3 P	The Terrace at MidTowne	SEC of George Hopper and 9th St.	Midlothian	Urban	<input type="checkbox"/> <input type="checkbox"/>	84	96	Elderly	\$1,000,000	Diana McIver (512) 328-3232	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	172	PA
11111	3 P	The Huntington at Greenville	300 block S. Greenville and Main Allen		Urban	<input type="checkbox"/> <input type="checkbox"/>	114	114	Elderly	\$1,400,000	Jonathan Kagan (713) 850-1047	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	171	PA
11129	3 P	Kleberg Commons	12700 Kleberg Rd.	Dallas	Urban	<input type="checkbox"/> <input type="checkbox"/>	200	200	Elderly	\$2,000,000	Dale Lancaster (601) 707-8715	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	170	PA
11244	3 P	E2 Flats	211 N Ervay	Dallas	Urban	<input type="checkbox"/> <input type="checkbox"/>	187	187	General	\$2,000,000	Bill Newsome (785) 331-4644	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	169	PA
11107	3 P	Kinwest Manor	1500 block of Kinwest Pkwy	Irving	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	156	156	Elderly	\$1,913,485	Bradley Kyles (214) 750-8845	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	169	PA
11228	3 P	The Residences at Town Lake	SEC Wilson Creek and College St.	McKinney	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	200	200	General	\$2,000,000	Alan McDonald (214) 212-0488	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	169	PA
11056	3 P	St. Paul Apts	1801 Young St. & 1818 Wood St.	Dallas	Urban	<input type="checkbox"/> <input type="checkbox"/>	149	149	General	\$1,334,772	Lawrence E. Hamilton III (214) 741-5100	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	169	PA
11124	3 P	Peoples El Shaddai	2836 E Overton Rd.	Dallas	Urban	<input type="checkbox"/> <input type="checkbox"/>	100	100	General	\$1,109,841	Jeff Huggett (763) 354-5500	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	169	APP
11106	3 P	Promenade at Mercer Crossing	NWC of Wittington Pl. and Senlac Dr.	Farmers Branch	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	124	124	Elderly	\$1,572,875	Bradley Kyles (214) 750-8845	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	168	PA
11183	3 P	Lakeside Village Homes	Scattered sites bordered by W Vickery Blvd., W Rosedale St., Bryant Irvin Rd., Camp Bowie W Blvd. and Hulen St.	Fort Worth	Urban	<input type="checkbox"/> <input type="checkbox"/>	36	36	General	\$820,245	Jesus "Jay" Chapa (817) 392-5804	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	167	PA
11176	3 P	Park Creek Manor	2520 Coombs Creek St.	Dallas	Urban	<input type="checkbox"/> <input type="checkbox"/>	322	322	General	\$2,000,000	Bob Sherman (817) 741-2329	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	167	PA
11178	3 P	Esperanza Cove Senior Apts	2819 E Belknap St.	Fort Worth	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	61	61	Elderly	\$817,383	Jay Chapa (817) 392-5804	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	164	PA

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Monday, January 31, 2011

Region 1 File # Status	Development Name	Address	City	Allocation 2	Set-Asides 3 USDA NP	LI Units	Total Units	Target Pop	Credit Request	Owner Contact	Construction 4 NC RH ADR	Self- Score	Notes 5
11205 3 P	Hawk Ridge Apts	9200 block of Dale Ln.	White Settlement	Urban	<input type="checkbox"/> <input type="checkbox"/>	144	144	General	\$1,750,000	Bert Magill (713) 785-6006	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	162	PA
11044 3 P	The Barrett Apartment Homes	SEC of N Beach St. & Northern Cross Blvd.	Haltom City	Urban	<input type="checkbox"/> <input type="checkbox"/>	200	250	General	\$1,713,446	Kevin Wisdom (214) 220-3880	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	160	PA
11192 3 P	Brier Inn Senior Village	4405 Pockrus Page Rd.	Denton	Urban	<input type="checkbox"/> <input type="checkbox"/>	140	144	Elderly	\$1,750,000	Donna Rickenbacker (713) 560-0068	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	0	W
					Total:		3,934	4,110	\$45,609,004				
					Total:		4,540	4,716	\$53,469,724				
Pre-Applications Submitted in Region 3: Rural													
11005 3 A	Silver Spring at Forney	SEC of FM 548 and Reeder Ln.	Forney	Rural	<input type="checkbox"/> <input type="checkbox"/>	80	80	Elderly	\$802,682	Alice Wong (214) 731-9208	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	300	FWD
					Total:		80	80	\$802,682				
11209 3 P	Thorp Springs Estates	SWC of Hwy 4 and Thorp Springs Rd.	Granbury	Rural	<input type="checkbox"/> <input type="checkbox"/>	60	60	Elderly	\$759,816	Adrian Iglesias (512) 971-9127	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	174	PA
11171 3 P	South Fork Apts	Lockhart Rd. at W Washington St.	Stephenville	Rural	<input type="checkbox"/> <input type="checkbox"/>	72	72	General	\$835,000	Justin Zimmerman (417) 890-8903	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	174	PA
11062 3 P	Pioneer Crossing for Seniors	1500 MLK Jr. St.	Mineral Wells	Rural	<input type="checkbox"/> <input type="checkbox"/>	80	80	Elderly	\$950,000	Noorallah Jooma (214) 253-2444	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	171	PA
11230 3 P	West Park Senior Housing	W Park Row and 44th St.	Corsicana	Rural	<input type="checkbox"/> <input checked="" type="checkbox"/>	48	48	Elderly	\$636,948	Emanuel H. Glockzin, Jr. (979) 846-8878	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	171	PA
11222 3 P	Westway Place	44th St., off W Park Row	Corsicana	Rural	<input type="checkbox"/> <input type="checkbox"/>	36	36	General	\$546,156	Emanuel H. Glockzin, Jr. (979) 846-8878	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	170	PA
11128 3 P	Nature Park Estates	W of 1100 block of S 31st St.	Corsicana	Rural	<input type="checkbox"/> <input type="checkbox"/>	36	36	General	\$700,000	Dale Lancaster (601) 707-8715	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	169	PA

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Monday, January 31, 2011

Region 1		Development Name	Address	City	Allocation 2	Set-Asides 3		LI Units	Total Units	Target Pop	Credit Request	Owner Contact	Construction 4			Self-Score	Notes 5
File #	Status					USDA	NP						NC	RH	ADR		
11122	3 P	Silver Spring Grand Heritage	SWC of Hwy 78 and CR 484	Lavon	Rural	<input type="checkbox"/>	<input type="checkbox"/>	80	80	Elderly	\$928,462	Alice Wong (214) 731-9208	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169	PA
11199	3 P	Regents Park at Krum	4000 block of Masch Branch Rd.	Krum	Rural	<input type="checkbox"/>	<input type="checkbox"/>	80	80	Elderly	\$800,000	John Czapski (713) 863-7547	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	167	PA
11175	3 P	Three Forks Ranch	US Hwy 175 and State Hwy 34	Kaufman	Rural	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80	80	Elderly	\$975,994	Monique Allen (214) 688-4044	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	167	PA
11020	3 P	Grand Texan Seniors- Waxahachie Comm.	SEC of U.S. Hwy 77 and Park Hills Dr.	Waxahachie	Rural	<input type="checkbox"/>	<input type="checkbox"/>	65	80	Elderly	\$702,101	Kenneth H. Mitchell (817) 249-6886	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	161	PA
						Total:		637	652		\$7,834,477						
						Total:		717	732		\$8,637,159						
46 Applications in Region						Region Total:		5,257	5,448		\$62,106,883						

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**2011 At-Risk Set-Aside Pre-Application Final Log January 31
Sorted by Status, Score, and Region**

Estimated State Housing Credit Ceiling to be Allocated: \$7,662,997*

Region 1 File #	Status	Development Name	Address	City	Allocation 2	Set-Asides 3 USDA NP AR	LI Units	Total Units	Target Pop	Credit Request	Owner Contact	Construction 4 NC RH ADR	Self- Score	Notes 5
11003	3 A	Wynnewood Seniors Housing	approx. 1500 block of S Zang Blvd. (W side of street)	Dallas	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	140	140	Elderly	\$1,606,374	Brian L. Roop (214) 209-1492	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	300.0	FWD
							Total:	140	140		\$1,606,374			
11174	3 P	Deaf Action Center	3115 Crestview Dr.	Dallas	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	36	36	General	\$800,000	Angela Johnson Fisher (214) 521-0407	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	178.0	PA
11190	11 P	Villa San Benito Apts	870 McCullough St.	San Benito	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	60	60	General	\$446,181	Rick J. Deyoe (512) 306-9206	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	177.0	PA
11251	3 P	Bluebonnet Village / Primrose Park	3100 Blessing Ct.	Bedford	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	103	104	Elderly	\$1,000,000	Michelle Norris (614) 451-2151	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	175.0	PA
11030	5 P	Pine Ridge Manor	1100 MLK Jr. Dr.	Crockett	Rural	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	70	70	General	\$700,000	Ike Akbari (409) 724-0020	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	174.0	PA
11224	6 P	Magnolia Acres	108 Deborah Dr.	Angleton	Rural	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	66	67	Elderly	\$750,000	Michelle Norris (614) 451-2151	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	173.0	PA
11112	9 P	Artisan at Dilley	400 Anne St.	Dilley	Rural	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	46	46	General	\$941,528	Sandra McGowan (210) 694-2223	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	173.0	PA
11258	3 P	Brook Village Apts	6852 Shady Brook Ln.	Dallas	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	262	262	General	\$2,000,000	Deepak Sulakhe (214) 632-1565	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	172.0	PA
11148	11 P	Ivy Terrace	2801 W Maple Ave.	McAllen	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	80	80	General	\$715,000	Bryon Gongaware (206) 628-8010	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	172.0	APP
11203	3 P	Woodside Village Apts	703 Bumpas	McKinney	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	100	100	General	\$560,000	Tom Champion (334) 954-4458	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	171.0	PA
11231	7 P	Spring Hollow Apts	4803 & 4804 Loyola Ln.	Austin	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	99	99	General	\$1,000,000	Gary Gill (512) 600-8411	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	171.0	PA

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Region 1 File #	Status	Development Name	Address	City	Allocation 2	Set-Asides 3 USDA NP AR	LI Units	Total Units	Target Pop	Credit Request	Owner Contact	Construction 4 NC RH ADR	Self- Score	Notes 5
11115	10 P	Castle Manor Apts	655 Castle Park Dr.	Corpus Christi	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	62	62	General	\$500,000	Paul Patierno (626) 698-6357	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	170.0	PA
11055	3 P	Pilgrim Valley Manor	1701 E Robert St.	Fort Worth	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	168	168	General	\$1,300,000	Ike Akbari (409) 724-0020	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	169.0	PA
11120	12 P	La Promesa Apts	4590 N Texas St.	Odessa	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	136	136	General	\$1,600,000	Chris Barnes (763) 354-5500	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	169.0	PA
11198	1 P	Casa Orlando Apts	1810 Third St.	Lubbock	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	70	70	General	\$1,000,000	Daniel F. O'Dea (512) 494-8200	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	168.0	PA
11118	11 P	Edinburg Village Apts	701 S 4th Ave.	Edinburg	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	100	100	General	\$750,000	Paul Patierno (626) 698-6357	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	166.0	PA
11134	4 P	Grand Manor Apts	2700 N Grand Ave.	Tyler	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	120	120	General	\$1,176,628	Armand E. Brachman (763) 354-5500	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	165.0	PA
11083	4 P	Countrywood Apts	7080 Lamar Rd.	Reno	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	24	24	General	\$219,151	Ronald Potterpin (517) 347-2001	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	165.0	PA
11117	10 P	Fifty Oaks Apts	501 E 2nd St.	Rockport	Rural	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	50	50	General	\$400,000	Paul Patierno (626) 698-6357	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	165.0	PA
11196	1 P	Central Village Apts	910 W 28th St.	Plainview	Rural	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	84	84	General	\$1,000,000	Daniel F. O'Dea (512) 494-8200	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	163.0	PA
11033	10 P	American GI Forum Village I & II	1801 Bosquez St., Box 81	Robstown	Rural	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	76	76	General	\$950,000	Walter Martinez (210) 225-1181	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	163.0	PA
11197	12 P	Park Village Apts	1905 Wasson Rd.	Big Spring	Rural	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	76	76	General	\$800,000	Daniel F. O'Dea (512) 494-8200	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	161.0	PA
11084	5 P	Southwood Apts	900 Byrd Rd.	Shepherd	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	48	48	General	\$427,405	Ronald Potterpin (517) 347-2001	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	159.0	PA
11135	9 P	Jourdanton Square Apts	2701 Zanderson	Jourdanton	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	52	52	General	\$472,198	Dennis Hoover (512) 756-6809	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	159.0	PA
11131	5 P	Shepherd Seniors Apts	1791 S Byrd Ave. #33	Shepherd	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	32	32	Elderly	\$190,155	Jim Washburn (281) 381-4026	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	158.0	PA

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Region 1 File #	Status	Development Name	Address	City	Allocation 2	Set-Asides 3 USDA NPAR	LI Units	Total Units	Target Pop	Credit Request	Owner Contact	Construction 4 NC RH ADR	Self- Score	Notes 5
11179	3 P	Meadowlake Village Apts	209 S Grand Ave.	Mabank	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	40	40	General	\$359,597	Warren L. Maupin, Jr. (254) 718-7347	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	153.0	PA
11081	8 P	Northwood Apts	516 Laredo St.	Navasota	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	48	48	General	\$406,992	Ronald Potterpin (517) 347-2001	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	141.0	PA
11082	8 P	Oakwood Apts	701 N. Madison St.	Madisonville	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	36	36	General	\$311,198	Ronald Potterpin (517) 347-2001	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	140.0	PA
11110	1 P	Cornerstone Homes	221 Redbud Ave. (and other scattered sites)	Lubbock	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	110	110	General	\$675,000	Thomas R. Lacey (313) 881-8150	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	0.0	W
11154	3 P	Merrill Square	400 & 401 N Merrill Ave.	Duncanville	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	144	144	General	\$1,950,000	Monte Anderson (972) 283-1111	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	0.0	W
11204	3 P	Normandale Place Apts	8700 N Normandale St.	Fort Worth	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	130	130	Elderly	\$1,000,000	Tom Champion (334) 954-4458	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	0.0	W
							Total:	2,528	2,530		\$24,401,033			
31 Total Pre-Applications								2,668	2,670		\$26,007,407			

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