

From: [Wallace Reed](#)
To: [Dominic DeNiro](#); [Melissa R Fisher](#); [Bill Fisher](#); [Brett Kimbro](#)
Subject: Re: 24244 9% HTC Application Deficiency Notice - TIME SENSITIVE - Please reply immediately acknowledging receipt.
Date: Wednesday, September 25, 2024 3:28:54 PM

Dominic,

We are in receipt and will respond timely.

Thank you,
Wallace Lee Reed V
Sonoma Housing Advisors, LLC
16812 Dallas Parkway
Dallas, TX 75248
956-454-4314 (Cell)
wlreed@sonomaadvisors.com

From: Dominic DeNiro <Dominic.DeNiro@tdhca.texas.gov>
Date: Wednesday, September 25, 2024 at 10:44 AM
To: Melissa R Fisher <mfisher@rise-residential.com>, Bill Fisher <Bill.Fisher@sonomaadvisors.com>, Wallace Reed <wlreed@sonomaadvisors.com>, Brett Kimbro <bkimbrow@rise-residential.com>
Subject: 24244 9% HTC Application Deficiency Notice - TIME SENSITIVE - Please reply immediately acknowledging receipt.

In the course of the Department’s Housing Tax Credit **Eligibility/Selection/Threshold** and/or Direct Loan review of the above referenced application, a possible Administrative Deficiency as defined in §11.1(d)(2) and described in §11.201(6), §11.201(6)(A) and §11.201(6)(B) of the 2024 Uniform Multifamily Rules was identified. By this notice, the Department is requesting documentation to correct the following deficiency or deficiencies. Any issue initially identified as an Administrative Deficiency may ultimately be determined to be beyond the scope of an Administrative Deficiency, and the distinction between material and non-material missing information is reserved for the Director of Multifamily Finance, Executive Director, and Board.

Tab	Deficiencies
11	Can you please specify whether the Purchase and Sale Agreement is still valid. Can you please provide evidence of payment for the required Earnest money deposit.
22	Please provide an Architectural Drawing for Building 3. Please show the location of Mobility and H/V units on the

	<p>Architectural Drawings.</p> <p>Please specify whether a Detention Pond will be sued for Flood Mitigation.</p> <p>Please specify the number and location of Accessible Parking Spaces on the Site Plan. Please ensure the number provided is consistent with Tab 23c: Accessible Parking Calculation.</p> <p>Please show the location of compliant Accessible Routes on the Site plan.</p> <p>Please label the function of each room on the Clubhouse Floor Plan.</p> <p>Please provide a drawing for each Unit Type. Cannot locate 720 SF unit plan.</p> <p>Please provide a drawing for each Accessible Unit.</p> <p>Can you please specify where the elevator is in each Building.</p>
24	Vacancy rate does not meet the rule of 7.5%. Please submit a new Tab 24 with only the vacancy rate corrected.
25	Please provide Utility Allowance Documentation from the correct PHA and an updated Tab 25.
31	Please provide an explanation of the assumptions used for amounts listed under "Other" i.e. Reserves not used during construction.
31 + 35	Can you please ensure the Amortization period is consistent among Tab 31: Schedule of Sources and the Term Sheet.
35	Can you please highlight or provide an acknowledgment of the Income Averaging election on the IBC Term Sheet. An email from the lender will be accepted in lieu of providing re-issued Term Sheets.
36	Please provide a more substantial explanation regarding the HUB's evidence of experience.
39	Can you please specify whether any of the provided entities have experience in TDHCA Single Family or Community Affairs Programs.
45	Can you please Date each entry on Tab 45 Part II: Credit Limit Certification.
Feasibility Report	In the Feasibility Report, please provide a site plan to include a statement that the plan "materially adheres to all applicable zoning, Site development, and building code ordinances.

Please provide an engineer prepared statement describing the entitlement, permitting process, and an itemization specific to the Development of total anticipated impact, including permitting and other fees.

The above list may not include all Administrative Deficiencies such as those that may be identified upon a supervisory review of the application. Notice of additional Administrative Deficiencies may appear in a separate notification.

All deficiencies must be corrected or otherwise resolved by 5 pm Austin local time on the fifth business day following the date of this deficiency notice. Deficiencies resolved after 5 pm Austin local time on the fifth business day will have 5 points deducted from the final score. For each additional day beyond the fifth day that any deficiency remains unresolved, the application will be treated in accordance with §11.201(6)(B) of the 2024 Uniform Multifamily Rules. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day may be terminated.

All deficiencies related to the Direct Loan portion of the Application must be resolved to the satisfaction of the Department by 5pm Austin local time on the fifth business day following the date of this deficiency notice [§11.2(b)(2)]. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day will be suspended from further processing, and the Applicant will be notified to that effect, until the deficiencies are resolved.

Unless the person that issued this deficiency notice, named below, specifies otherwise, submit all documentation at the same time and in only one file using the Department's Serv-U HTTPs System. Once the documents are submitted to the Serv-U HTTPs system, please email the staff member issuing this notice. If you have questions regarding the Serv-U HTTPs submission process, contact Jason Burr at jason.burr@tdhca.state.tx.us or by phone at (512)475-4000.

All applicants should review §§11.1(b) and 11.1(c) of the 2024 QAP and Uniform Multifamily Rules as they apply to due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

****All deficiencies must be corrected or clarified by 5 pm Austin local time on October 2, 2024. Please respond to this email as confirmation of receipt.****

Regards,
Dominic DeNiro
Multifamily Program Specialist
Texas Department of Housing and Community Affairs (TDHCA)
Multifamily Finance Division
221 E. 11th Street | Austin, TX 78701
Office: 512-475-0538

About TDHCA

The Texas Department of Housing and Community Affairs is committed to expanding fair housing choice and opportunities for Texans through the administration and funding of affordable housing and homeownership opportunities, weatherization, and community-based services with the help of for-profits, nonprofits, and local governments. For more information about fair housing, funding opportunities, or services in your area, please visit www.tdhca.texas.gov or the [Learn about Fair Housing in Texas](#) page.

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).