Texas Department of Housing and Community Affairs

Board Book

Thursday, December 11, 2025

10:00 AM

Dewitt C. Greer State Highway Building
125 E. 11th Street
Williamson Board Room
Austin, TX 78701

Governing Board

Leo Vasquez III, Chair
Kenny Marchant, Vice-Chair
Ajay Thomas, Member
Anna Maria Farias, Member
Holland Harper, Member
Cindy Conroy, Member

Texas Department of Housing and Community Affairs
Programmatic Impact Fiscal Year 2025

CY25 9% LIHTC Program

- Total Applications Rec'd: 97
- Total Market Rate Units Proposed: 300
- Total Low-Income Units Proposed: 6,864
- Total HTCs Requested: $154,973,052

Construction Type:

- Total Proposed New Construction Projects: 74
- Total Proposed Reconstruction Projects: 6
- Total Proposed Rehab Projects: 17

CY25 4% LIHTC Program

Active or Approved Applications:

- Total Applications: 41
- Total Units Proposed: 8,382

Closed Applications:

- Total Applications: 16
- Number of Low-Income Units Proposed: 3,389

Construction Type

- Total Proposed New Construction Projects: 28
- Total Proposed Rehab/Reconstruction Projects: 29

Owner Financing and Down Payment

- 30-year, fixed interest rate mortgage loans
- Mortgage credit certificates
- Down payment, closing cost assistance
- Homebuyer education

Programs:

- Single Family Homeownership

Expended Funds: $1,112,327,283
Total Households Served: 4,683

Energy Related Assistance

- Utility bill payment assistance
- Energy consumption education
- Weatherization for energy efficiency

Programs:

- Comprehensive Energy Assistance Program (CEAP)
- Weatherization Assistance Program (WAP)

Expended CEAP Funds: $195,742,052
Total Households Served: 131,518

Homelessness Services

- Shelter building rehabilitation, conversion, operations
- Essential services e.g., health services, transportation, job training, employment services

Programs:

- Emergency Solutions Grant Program (ESG)
- Homeless Housing and Services Program (HHSP)

Expended Funds: $16,525,967
Total Individuals Served: 41,863

Rental Assistance

- Short, long term rent payment help
- Assistance linked with services, Transitional assistance

Programs:

- Tenant-Based Rental Assistance (TBRA)
- Section 8 Housing Choice Vouchers
- Section 811

Expended Funds: $37,682,484
Total Households Served: 3,689

Owner Rehabilitation Assistance

- Home rehabilitation, reconstruction
- Manufactured housing unit replacement
- Accessibility modifications e.g., ramp, grab bar installation

Programs:

- Homeowner Reconstruction Assistance Program (HRA)*
- Amy Young Barrier Removal Program Expended Funds: $21,447,545
  Total Households Served: 202

Supportive Services

Provides administrative support for essential services for low-income individuals through Community Action Agencies

Program:

- Community Services Block Grant Program (CSBG)

Expended Funds: $35,631,054
Total Individuals Served: 282,211

Single Family Development

- Single family development, reconstruction, rehabilitation
- NSP, Do-it-yourself, "sweat equity" construction (bootstrap), rehabilitation, Contract for Deed refinance

Programs:

- Single Family Development Program (SFD)*
- Contract for Deed (CFD)

Expended Funds: $2,533,190
Total Households Served: 52

Total Expended Funds: $1,780,217,549
Total Households Served: 484,392

All FY2025 data as reported in TDHCA's 2025 performance measures.

Note: Some households may have been served by more than one TDHCA program. For some programs, allocation is used as a proxy for expenditures. Because of timing of funds request, the funds expended for the quarter may be readjusted substantially by year end.

Reporting Period: 9/1/2024-8/31/2025 (4% Program figures as of 9/5/2025; 9% LIHTC Program figures as of 6/27/2025)

* Administered through the federally funded HOME Investment Partnerships Program

CALL TO ORDER

ROLL CALL

CERTIFICATION OF QUORUM

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

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

CONSENT AGENDA

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

EXECUTIVE

1.	Presentation, discussion, and possible action on the Board meeting minutes summaries for October 9, 2025, and November 6, 2025	Beau Eccles

ASSET MANAGEMENT

2.	Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Red Oaks (HTC #22135)	Rosalio Banuelos
3.	Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Belmont (HTC #21402)	Rosalio Banuelos
4.	Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for The Element (HTC #21456)	Rosalio Banuelos
5.	Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Bridge at Estancia (HTC #21457)	Rosalio Banuelos

HOME-ARP

6.	Presentation, discussion, and possible action regarding an award from the 2024 HOME American Rescue Plan Non-Congregate Shelter Invitation to Apply for The Other Ones Foundation	Naomi Cantu

RULES

7.	Presentation, discussion, and possible action on an order proposing action on five sections of the Department's rules in 10 TAC to be amended to implement changes necessary to bring them into consistency with §1.410 Determination of Alien Status for Program Beneficiaries and directing their publication for public comment in the Texas Register: §6.204 Use of Funds for the Community Services Block Grant Program; §7.28 Program Participant Eligibility and Program Participant Files for the Homeless Housing and Services Program, §7.44 Program Participant Eligibility and Program Participant Files for the Emergency Solutions Grant Program; §20.4 Eligible Single Family Activities in the Single Family Programs Umbrella Rule; and §20.6 Administrator Applicant Eligibility in the Single Family Programs Umbrella Rule	Brooke Boston
8.	Presentation, discussion, and possible action on an order proposing new 10 Texas Administrative Code Chapter 10, Uniform Multifamily Rules, Subchapter J, Housing Finance Corporation Compliance Monitoring and directing its publication for public comment in the Texas Register	Wendy Quackenbush

SINGLE FAMILY & HOMELESS PROGRAMS

9.	Presentation, Discussion, and Possible Action on the 2026 Section 8 Payment Standards	Andre Adams

MULTIFAMILY FINANCE

10.	Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Commons at St. Anthony's	Cody Campbell
11.	Presentation, discussion, and possible action on the adoption of the 2026 Multifamily Programs Application Procedures Manual	Josh Goldberger
12.	Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Heights at Crowley	Josh Goldberger
13.	Presentation, discussion, and possible action on a request for return and reallocation of tax credits for The Reserves at Magnolia	Josh Goldberger

CONSENT AGENDA REPORT ITEMS

14.	TDHCA Quarterly Status Report on Temporary Allocations - December 2025	Brooke Boston
15.	Media Analysis and Outreach Report, October 2025	Michael Lyttle
16.	Report on the Draft Computation of Housing Finance Division Total and Unencumbered Fund Balances and Transfers to the State of Texas Housing Trust Fund.	Joe Guevara

ACTION ITEMS

Executive Session: the Chair may call an Executive Session at this point in the agenda in accordance with the below-cited provisions

EXECUTIVE

17.	Executive Director's Report	Bobby Wilkinson

INTERNAL AUDIT

18.	Report on the Meeting of the Internal Audit and Finance Committee	Ajay Thomas Board Member
19.	Presentation, Discussion and Possible Action on approval of the Fiscal Year 2026 Internal Audit Work Plan.	Mark Scott

FUNDING ANNOUNCEMENTS AND AWARDS

20.	Presentation, discussion, and possible action on Inducement Resolution No. 26-008 for Multifamily Housing Revenue Bonds or Notes regarding authorization for filing applications to be added to the Department's Waiting List for private activity bond authority for Lariat Apartments.	Teresa Morales
21.	Presentation, discussion, and possible action on awards for 2026 Community Services Block Grant discretionary funds for education and employment services to Native American and Migrant and Seasonal Farm Worker populations	Gavin Reid
22.	Presentation, discussion, and possible action to authorize the issuance of the 2026 HOME Investment Partnerships Program Single Family General Set-Aside Notice of Funding Availability and publication of the NOFA in the Texas Register	Chad Landry
23.	Presentation, discussion, and possible action regarding material amendments to previous 9% Competitive Housing Tax Credit Applications to award State Housing Tax Credits and approval of the waiting list for 2025 State Housing Tax Credit Applications.	Josh Goldberger
24.	Presentation, discussion, and possible action regarding the approval for publication in the Texas Register of the 2026-2 Multifamily Direct Loan Notice of Funding Availability	Connor Jones

ASSET MANAGEMENT

25.	Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and Land Use Restriction Agreement for Roseland Townhomes (HTC #99111) and Roseland Estates (HTC #02006)	Rosalio Banuelos

LEGAL

26.	Presentation, discussion, and possible action on recommendation to consider early termination of the remaining debarment term for Evan J. Hunden, David B. Ratliff, and Michael Volz	Sascha Stremler

MULTIFAMILY FINANCE

27.	Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit (HTC) Application of The Lantern at Robstown (HTC #25177)	Cody Campbell
28.	Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Sweetwater Station	Cody Campbell
29.	Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Pioneer Crossing Brownwood	Cody Campbell
30.	Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Melody Grove	Josh Goldberger
31.	Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Westwind of Plainview	Josh Goldberger
32.	Presentation, discussion, and possible action on a request for return and reallocation of tax credits for The Residence at Red Cedar	Josh Goldberger
33.	Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Sherry Pointe	Cody Campbell

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

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

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

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

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

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

OPEN SESSION

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

ADJOURN

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

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Nancy Dennis, at 512-475-3959 or Relay Texas at 1-800-735-2989, at least five days before the meeting so that appropriate arrangements can be made. Non-English speaking individuals who require interpreters for this meeting should contact Danielle Leath, 512-475-4606, at least five days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Danielle Leath, al siguiente número 512-475-4606 por lo menos cinco días antes de la junta para hacer los preparativos apropiados.

There is not a remote online or telephone option for public participation in this meeting, so those wishing to make public comment during the meeting must appear in person. This meeting will, however, be streamed online for public viewing.

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1248 **Agenda Date:** 12/11/2025 **Agenda #:** 1.

Presentation, discussion, and possible action on the Board meeting minutes summaries for October 9, 2025, and November 6, 2025

RECOMMENDED ACTION

Approve the Board meeting minutes summaries for October 9, 2025, and November 6, 2025.

RESOLVED, that the Board meeting minutes summaries for October 9, 2025, and November 6, 2025, are hereby approved as presented.

Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
October 9, 2025

On Thursday, the ninth day of October 2025, at 10:00 a.m., the monthly meeting of the Governing Board (Board) of the Texas Department of Housing and Community Affairs ("TDHCA" or "the Department") was held at the Barbara Jordan State Office Building, Room 2.034, 1601 Congress Ave., Austin, TX 78701.

The following members, constituting a quorum, were present and voting:

- Leo Vasquez, III, Chair
- Kenny Marchant, Vice Chair
- Cindy Conroy
- Anna Maria Farias
- Holland Harper
- Ajay Thomas

Mr. Vasquez served as Chair, and James "Beau" Eccles served as Secretary.

1) The Board unanimously approved Consent Agenda items 1-6, 8-11, and Consent Agenda report item 13. Pulled from the agenda were Item 7 – Presentation, discussion, and possible action regarding an award from the 2024 HOME American Rescue Plan Non Congregate Shelter Invitation to Apply for The Other Ones Foundation; and Item 12 – Presentation, discussion, and possible action on an extension of the development period for Southton Apartments.

2) Bobby Wilkinson, TDHCA Executive Director, presented Action Item 14 – Executive Director's Report. The Board heard the report and took no further action.

3) Action Item 15 – Report on the closing of the Department's Residential Mortgage Revenue Bonds 2025 Series D (Non AMT) – was presented by Scott Fletcher, TDHCA Deputy Executive Director of Housing Finance. The Board heard the report and took no further action.

4) Action Item 16 – Presentation, discussion, and possible action regarding resolution no. 26 001 authorizing the issuance, sale and delivery of Texas Department of Housing and Community Affairs single family mortgage revenue bonds or residential mortgage revenue bonds in one or more series and installments; approving the form and substance of related documents; authorizing the execution of documents and instruments necessary or convenient to carry out the purposes of this resolution; and containing other provisions relating to the subject – was presented by Mr. Fletcher. The Board unanimously adopted staff recommendation to approve the bond resolution.

5) Mr. Fletcher also presented Action Item 17 – Presentation, discussion, and possible action regarding Resolution No. 26-003 authorizing the implementation of Texas Department of Housing and Community Affairs Mortgage Credit Certificate Program 113, approving the form and substance of the program manual and the program summary, authorizing the execution of documents and instruments necessary or convenient to carry out Mortgage Credit Certificate Program 113, and containing other provisions relating to the subject. The Board unanimously adopted staff recommendation to approve the MCC resolution.

6) Action Item 18 – Presentation, discussion, and possible action regarding eligibility under 10 TAC §11.101(b)(1)(D) related to Ineligibility of Developments within Areas of High Crime for Bernicia Place (#25476) – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds. Additional information was provided by Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board did not approve staff recommendation to find the site ineligible but instead voted unanimously to table the item for a further meeting.

- Dominque King, Harris County Housing Authority, provided comments in opposition to staff recommendation
- Jervon Harris, SuperUrban Realty and consultant for Bernicia Place, provided comments in opposition to staff recommendation
- Holland Jones, Harris County Precinct 7 Constable's Office, provided comments in opposition to staff recommendation
- Keith Dillman, Houston Police Department, provided comments on the item
- Antoinette "Toni" Jackson, Banks Law Firm and development counsel for the Harris County Housing Authority, provided comments on the item

7) Action Item 19 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Athens Trails (HTC #24215) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management. Additional information was provided by Mr. Wilkinson; Mr. Eccles; Jeanna Adams, TDHCA Director of Real Estate Analysis; and Cody Campbell, TDHCA Director of Multifamily Finance. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the material amendment and force majeure request with a new placed-in-service deadline of June 30, 2027.

- Michael Fogel, Trinity Housing and the developer, provided comments in support of staff recommendation

8) Action Item 20 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Gatesville Crossing (HTC #24224) – was presented by Mr. Banuelos with additional

information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the material amendment and force majeure requests.

9) Action Item 21 – Presentation, discussion, and possible action on recommendation to adopt an Agreed Final Order assessing an administrative penalty relating to Jubilee at Texas Parkway (HTC 17317 / CMTS 5333) – was presented by Sascha Stremler, TDHCA Lead Enforcement Attorney. Following public comment (listed below), the Board approved staff recommendation to adopt the agreed final order.

- Rick Anderson, attorney associated with the development, provided comments in support of staff recommendation

10) Action Item 22 – Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 2, Subchapter C, Administrative Penalties, §2.302 Administrative Penalty Process; an order proposing new 10 TAC Chapter 2, Subchapter C, Administrative Penalties, §2.302 Administrative Penalty Process; and directing their publication for public comment in the *Texas Register* – was presented by Ms. Stremler. Additional information was presented by Mr. Wilkinson and Ysella Kaseman, TDHCA Enforcement Committee secretary. Following public comment (listed below), the Board adopted staff recommendation to repeal the existing administrative penalty rules and publish the new draft rules for public comment.

- Donna Rickenbacker, Marque Real Estate Consultants, provided comments on the item

11) Action Item 23 – Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 12, concerning the Multifamily Housing Revenue Bond Rules, and an order proposing new 10 TAC Chapter 12 concerning the Multifamily Housing Revenue Bond Rules, and directing their publication for public comment in the *Texas Register* – was presented by Ms. Morales. The Board unanimously adopted staff recommendation to approve the repeal of the existing multifamily housing revenue bond rules and publishing the new draft rules for public comment.

12) Action Item 24 – Presentation, discussion, and possible action on an order proposing new 10 Texas Administrative Code Chapter 10, Uniform Multifamily Rules, Subchapter J, Housing Finance Corporation Compliance Monitoring and directing its publication for public comment in the *Texas Register* – was presented by Wendy Quackenbush, TDHCA Director of Multifamily Compliance. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve publishing the new draft housing finance corporation compliance monitoring rules for public comment.

- Todd Kercheval, Texas Association of Local Housing Finance Agencies, provided comments on the item
- Kaylin Rubin, Travis County Strategic Housing Finance Corporation, provided comments in opposition to staff recommendation

13) Action Item 25 – Presentation, discussion, and possible action regarding awards from the 2025 HOME American Rescue Plan Nonprofit Capacity Building and Operating Notice of Funding Availability (NOFA), as amended – was presented by Naomi Cantu, TDHCA Director of the HOME-ARP Program. The Board unanimously adopted staff recommendation to approve the awards as referenced in the item.

14) Action Item 26 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Retirement Living for Seniors – was presented by Joshua Goldberger, TDHCA Manager of the Competitive Housing Tax Credit Program. The Board unanimously adopted staff recommendation to approve the force majeure request.

15) Action Item 27 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Retreat at Esther – was presented by Mr. Goldberger. Additional information from Mr. Eccles corrected a typo in the Board Action Request item to show the new placed-in-service deadline would be June 30, 2027. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the force majeure request.

- Samson Babalola, representing the developer, provided comments on the item

16) Action Item 28 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Inn Town Lofts – was presented by Mr. Goldberger. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the force majeure request.

- Jordan Finkelman, Housing Trust Group, provided comments on the item

17) Action Item 29 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Northpark Garden Villas – was presented by Mr. Goldberger. The Board unanimously adopted staff recommendation to approve the force majeure request.

18) Action Item 30 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Andover Village – was presented by Mr. Campbell with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the force majeure request.

- Donna Rickenbacker, Marque Real Estate Consultants and representing the developer, provided comments in support of staff recommendation

19) Action Item 31 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Sunset Ridge – was presented by Mr. Campbell. Following public comment (listed below), the Board did not approve staff recommendation for a 12-month placed-in-service extension but did adopt, by a 5-1 vote (Member Farias voted nay), a measure which provided a six-month extension for the development to place-in-service to June 30, 2027.

- Robbye Meyer, Arx Advantage and representing the developer, provided comments in support of staff recommendation

20) During the general public comment section, the following persons made comment:

- Erin Hahn, Texas Housers, provided comments indicating her organization's concerns regarding how the 2026 draft Qualified Allocation Plan dealt with opportunity zones.

Except as noted otherwise, all materials presented to and reports made to the Board were approved, adopted, and accepted. These minutes constitute a summary of actions taken. The full transcript of the meeting, reflecting who made motions, offered seconds, etc., questions and responses, and details of comments, is retained by TDHCA as an official record of the meeting.

There being no further business to come before the Board, the meeting adjourned at 1:27 p.m. The next meeting is scheduled for Thursday, November 6, 2025.

_____
Secretary

Approved:

_____
Chair

Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
November 6, 2025

On Thursday, the sixth day of November 2025, at 10:00 a.m., the monthly meeting of the Governing Board (Board) of the Texas Department of Housing and Community Affairs ("TDHCA" or "the Department") was held at the Omni Austin Hotel Downtown, Pennybacker Room, 700 San Jacinto at Eighth Street, Austin, TX 78701.

The following members, constituting a quorum, were present and voting:

- Leo Vasquez, III, Chair
- Kenny Marchant, Vice Chair
- Cindy Conroy
- Anna Maria Farias
- Holland Harper
- Ajay Thomas

Mr. Vasquez served as Chair, and James "Beau" Eccles served as Secretary.

1) The Board unanimously approved Consent Agenda items 1-11 and Consent Agenda Report Items 12-14 as presented.

2) Action Item 15 – Executive Director's Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.

3) Action Item 16 – Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Bonds (The Gateway at Trinity Forest) Series 2025, Resolution No. 26-006, and a Determination Notice of Housing Tax Credits – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds. The Board unanimously adopted staff recommendation to approve the bond resolution and issuance of the housing tax credit determination notice.

4) Action Item 17 – Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Notes (Waters at Waterchase) Series 2025 Resolution No. 26-007, and a Determination Notice of Housing Tax Credits – was pulled from the agenda.

5) Action Item 18 – Presentation, discussion, and possible action to authorize the issuance of the 2026 HOME Investment Partnerships Program Single Family Contract for Deed Set-Aside Notice of Funding Availability and publication of the NOFA in the *Texas Register* – was presented by Chad Landry, TDHCA Manager of Single Family Programs, with additional information from Mr. Wilkinson. The Board unanimously approved staff recommendation to issue and publish the NOFA.

6) Action Item 19 – Presentation, discussion, and possible action to authorize the issuance of the 2026 HOME Investment Partnerships Program Single Family Persons with Disabilities Set-Aside Notice of Funding Availability and publication of the NOFA in the *Texas Register* – was presented by Mr. Landry. The Board unanimously approved staff recommendation to issue and publish the NOFA.

7) Action Item 20 – Presentation, discussion, and possible action regarding the approval for publication in the *Texas Register* of the 2026-1 Multifamily Direct Loan Notice of Funding Availability – was presented by Connor Jones, TDHCA Manager of the Multifamily Direct Loan Program. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the publishing of the NOFA.

- Lora Myrick, BETCO Consulting, provided comments on the item

8) Action Item 21 – Report on TDHCA Performance Measures for the fourth quarter of Fiscal Year 2025 and a year-end summary – was presented by Matthew Lovitt, TDHCA Senior Legislative Affairs Advisor, with additional information from Mr. Wilkinson. The Board heard the report and took no further action.

9) Action Item 22 – Presentation, discussion, and possible action regarding eligibility under 10 TAC §11.101(b)(1)(D) related to Ineligibility of Developments within Areas of High Crime for Bernicia Place (#25476) – was presented by Ms. Morales. Following public comment (listed below), the Board by a 3-2 vote (Members Farias and Harper voted nay) did not adopt staff recommendation to find the site ineligible but instead conditionally approved a measure finding the site as an eligible site.

- Dominque King, Harris County Housing Authority, provided comments in opposition to staff recommendation
- Jervon Harris, SuperUrban Realty, provided comments in opposition to staff recommendation
- Toni Jackson, Banks Law Firm and representing the housing authority, provided comments in opposition to staff recommendation

10) Action Item 23 – Presentation, discussion and possible action regarding a waiver of 10 TAC §11.101(b)(1)(A)(vii) of the Qualified Allocation Plan (QAP) relating to the percentage of efficiency and/or one-bedroom units for Bridge at St. John – was presented by Jonathan Galvan, TDHCA Manager of the 4% Housing Tax Credit Program, with additional information from Mr. Wilkinson. With a neutral staff recommendation, the Board, following public comment (listed below), unanimously denied the waiver request.

- Jake Brown, LDG Development, provided comments on the item

11) Action Item 24 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and a request for return and reallocation of

tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Autumn Parc (HTC #23229) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management. Additional information was provided by Mr. Eccles and Cody Campbell, TDHCA Director of Multifamily Finance. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the material amendment and force majeure requests. The Board also identified that the 10% test date would be July 15, 2026.

- Deepak Sulakhe, OM Housing and the developer, provided comments in support of staff recommendation
- Cynthia Bast, Baker Hostetler attorney and representing the developer, provided comments in support of staff recommendation
- Taylor Thomas, Palladium, provided comments on the item

12) The following items were pulled from the agenda and not heard:

- Action Item 25 – Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreement for McKinney Manor Apartments (HTC #16077)

- Action Item 26 – Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreement for Lake Ridge Apartments (HTC #16082)

- Action Item 27 – Presentation, discussion, and possible action regarding a partial waiver of Amendment Fees required under 10 TAC §11.901(10)

13) Action Item 28 – Presentation, discussion, and possible action regarding authorization to release a Notice of Funding Availability for 2026 Reentry Activities funded with Community Services Block Grant Discretionary funds – was presented by Gavin Reid, TDHCA Manager of Planning in the Community Affairs Division. The Board unanimously adopted staff recommendation to approve releasing the NOFA.

14) Action Item 29 – Presentation, discussion, and possible action on the 2026-2027 Ending Homelessness Fund Biennial Plan – was presented by Rosy Falcon, TDHCA Manager of Homeless Programs. The Board unanimously adopted staff recommendation to approve the plan.

15) Action Item 30 – Presentation, discussion, and possible action on an appeal from the City of Slaton related to a denial of draw request submission and deobligation of funds for HOME Homeowner Reconstruction Assistance activity 53727 – was presented by Abigail Versyp, TDHCA Director of Single Family and Homeless Programs, with additional information from Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board did not adopt staff recommendation to deny the appeal. Instead, the Board unanimously voted to partially

grant the appeal of Slaton and to the extent that the city can demonstrate that the project at issue was completed on or by October 5, 2025 and can demonstrate that there were expenses that were incurred on this project prior to or on July 7, 2025, that they may be reimbursed.

- Clifton Shaw, Mayor of Slaton, provided comments in opposition to staff recommendation
- Chelsey Baldivia, South Plains Association of Governments, provided comments in opposition to staff recommendation
- Demenica Prince, South Plains Association of Governments, provided comments in opposition to staff recommendation

16) Action Item 31 – Presentation, discussion, and possible action on the adoption of the repeal of 10 TAC Chapter 11 concerning the Housing Tax Credit Program Qualified Allocation Plan, adoption of new 10 TAC Chapter 11 concerning the Housing Tax Credit Program Qualified Allocation Plan, and directing their publication for adoption in the *Texas Register* following the statutory opportunity for gubernatorial acceptance, revision, or rejection – was presented by Mr. Campbell with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the draft rules as amended during the presentation of the item.

- Audrey Martin, Purple Martin Real Estate, provided comments in opposition to staff recommendation
- Tracey Fine, National Church Residences, provided comments in opposition to staff recommendation
- Tim Smith, Hoke Development Services, provided comments on the item
- Brad McMurray, Prospera Housing Community Services, provided comments in opposition to staff recommendation
- Abby Tatkow, O-SDA Industries, provided comments in opposition to staff recommendation
- Patricia Murphy, Housing Support Services Alliance, provided comments in opposition to staff recommendation
- Lora Myrick, BETCO Consulting, provided comments on the item
- Michelle Snedden, Shackelford, McKinley, and Norton, LLP, provided comments on the item
- Ann Lott, Inclusive Communities Project, provided comments in opposition to staff recommendation
- Erin Hahn, Texas Housers, provided comments in opposition to staff recommendation
- Robbye Meyer, Arx Consulting, provided comments in opposition to staff recommendation
- Sarah Anderson, S. Anderson Consulting, provided comments on the item
- Jonathan Campbell, LCJ Development, provided comments in support of staff recommendation

- Roger Arriaga, Texas Affiliation of Affordable Housing Providers, provided comments on the item

17) Action Item 32 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Freedom's Path at Kerrville – was presented by Mr. Campbell. The Board unanimously adopted staff recommendation to approve the force majeure request.

18) Action Item 33 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for multiple housing tax credit awardees from the USDA Set-Aside – was presented by Mr. Campbell. The Board unanimously adopted staff recommendation to approve the force majeure requests.

19) Action Item 34 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Sherry Pointe – was pulled from the agenda.

20) Action Item 35 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Pebble Hills – was presented by Mr. Campbell. With Member Conroy abstaining, the Board adopted staff recommendation to approve the force majeure request.

21) Action Item 36 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Meadow View – was presented by Joshua Goldberger, TDHCA Manager of the 9% Housing Tax Credit Program. With Member Conroy abstaining, the Board adopted staff recommendation to approve the force majeure request.

22) Action Item 37 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Pinehurst Villas – was presented by Mr. Goldberger. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the force majeure request.

- Jeff Beckler, representing Pinehurst Villas LLP, provided comments on the item

23) Action Item 38 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Red Oaks – was presented by Mr. Goldberger. The Board adopted staff recommendation to approve the force majeure request.

24) Action Item 39 – Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for 3606 Cockrell Hill – was presented

by Mr. Goldberger. The Board unanimously adopted staff recommendation to approve the extension request.

Except as noted otherwise, all materials presented to and reports made to the Board were approved, adopted, and accepted. These minutes constitute a summary of actions taken. The full transcript of the meeting, reflecting who made motions, offered seconds, etc., questions and responses, and details of comments, is retained by TDHCA as an official record of the meeting.

There being no further business to come before the Board, the meeting adjourned at 2:38 p.m. The next meeting is scheduled for Thursday, December 11, 2025.

_____
Secretary

Approved:

_____
Chair

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1253 **Agenda Date:** 12/11/2025 **Agenda #:** 2.

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Red Oaks (HTC #22135)

RECOMMENDED ACTION

WHEREAS, Red Oaks (the Development) received an award of 9% Housing Tax Credits (HTCs) in 2022 and was approved for reallocation of tax credits under force majeure in 2023 and 2025 for the construction of 70 units of multifamily housing in Austin, Travis County;

WHEREAS, HTG Anderson, LLC (the Development Owner or Owner) requests approval for changes to the architectural design, which include a redesign of the building, changes in the unit mix, replacing one efficiency unit and one one-bedroom unit with an additional two-bedroom unit and an additional three-bedroom unit, and changes to the Common Area resulting in a reduction of 6,512 square feet (29.37%), going from 22,173 square feet to 15,661 square feet;

WHEREAS, Board approval is required for a significant modification of the site plan, a modification of the bedroom mix of units, a reduction of 3% or more in the square footage of the common areas, and a significant modification of the architectural design of the Development as directed in Tex. Gov't Code §2306.6712(d)(1), (2), (4), and (5) and 10 TAC §10.405(a)(4)(A), (B), (D), and (E), and the Owner has complied with the amendment requirements therein;

WHEREAS, Board approval of this amendment does not constitute a waiver of any of the rules or statutes applicable to the 2022 HTC Application, including but not limited to the accessibility requirements stated in Chapter 1, Subchapter B; and

WHEREAS, the requested changes do not negatively affect the Development, impact the viability of the transaction, impact the scoring of the Application, or affect the amount of funding awarded;

NOW, therefore, it is hereby

RESOLVED, that the requested amendment for Red Oaks is approved as presented at this meeting, and the Executive Director and his designees are each hereby authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Red Oaks received an award of 9% Housing Tax Credits in 2022 and was approved for reallocation of tax credits under force majeure in 2023 and 2025 for the construction of 70 units of multifamily housing in Austin, Travis County. Construction of the Development is currently in progress. In a letter dated November 19, 2025, Matthew Rieger, the Owner's representative, requested approval for a material amendment to the Application.

Following the HTC award, the Owner engaged a new architect to refine the building design and elevation. After a comprehensive review of the plans included in the HTC Application, the new architect recommended strategic modifications to the site plan to address critical factors impacting marketability, cost efficiency, and site constraints. Key revisions included, among other changes, the addition of private balconies, the reduction of interior corridor space, and the transition to double-loaded corridors. Common Area decreased 6,512 square feet (29.37%), going from 22,173 square feet to 15,661 square feet. The originally proposed laundry room was removed following consultation with the Owner's property management company, who confirmed that residents in this submarket overwhelmingly prefer the convenience and option of having in-unit washer and dryer installations, which has now been provided.

At Application, the proposed bedroom mix was 10 efficiency units, 25 one-bedroom units, 27 two-bedroom units, and 8 three-bedroom units. After further review of the market that the Development intends to serve, the Owner believes that the Development would benefit from a revised bedroom mix, which includes reducing efficiencies and one-bedroom units by one each and increasing two- and three-bedroom units by one each. Due to the revised unit mix and other changes to the unit square footages, the Net Rentable Area increased slightly from 56,829 square feet at Application to 57,804 square feet.

The Owner stated that local population growth, especially among families and multi-person households, has increased the need for larger units and that market studies show that two- and three-bedroom units are leasing faster and offer more flexibility for shared living, which is critical in an area where housing costs remain high. Additionally, the Owner indicated that these adjustments to the Development ensure the project remains competitive, responsive to community needs, and financially sustainable. The change to the unit mix does not change the total unit count but improves the overall livability and appeal of the Development for the target population.

The requested changes do not materially alter the Development in a negative manner and were not reasonably foreseeable or preventable by the Development Owner at the time of Application. Staff recommends approval of the amendment request as presented herein.

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November 19, 2025

Mr. Rosalio Banuelos,
Director of Asset Management
Texas Department of Housing and Community Affairs ("TDHCA")
221 E 11th Street
Austin, Texas 78701
Via Email: rosalio.banuelos@tdhca.state.tx.us

RE: TDHCA Application #22135 (CMTS 5915) – Red Oaks – Material Amendment Request

Dear Mr. Banuelos,

On behalf of HTG ANDERSON, LLC (the "Owner"), a Texas limited liability company, please accept this correspondence as our formal request for approval of a material amendment, pursuant to §10.405(a)(4) of the 2022 Qualified Allocation Plan ("QAP") for TDHCA#22135, Red Oaks (the "Development"). The Owner respectfully requests TDHCA approval in order to formally change (1) the bedroom mix, (2) the architectural design/layout and (3) the amount of Common Area in the Development.

Revising the bedroom mix, architectural design/layout and optimizing the Common Area space results in a more efficient design framework that enhances overall livability, minimizes unnecessary construction expenditures, and introduces amenities that deliver measurable value and improved comfort for residents.

Change to Bedroom Mix:

Located in Austin, Texas, the Development intends to serve the general population and comprises of seventy (70) efficiency, one, two and three-bedroom units. The Owner submitted an application to TDHCA in February 2022 for the 2022 Housing Tax Credit application cycle that included a bedroom mix of:

# of Bedrooms	# of Baths	# of Units
0	1	10
1	1	25
2	2	27
3	2	8
Total Units:		**70 units**

After further review of the submarket and demographics that the Development intends to serve, the Owner believes that the Development would greatly benefit from the following minor change

to the bedroom mix which includes reducing studios and one-bedrooms by one unit each while increasing two- and three-bedrooms by one unit each:

# of Bedrooms	# of Baths	# of Units
0	1	9
1	1	24
2	2	28
3	2	9
Total Units:		**70 units**

The updated bedroom mix reflects and aligns with current demographics and demand in the submarket. While not proposing a significant change to the bedroom mix, local population growth, particularly among families and multi-person households, has increased the need for larger units. This is particularly true and relevant in suburban, family-oriented areas such as Anderson Mill and Northwest Austin. Market studies indicate that two- and three-bedroom units are leasing at a faster pace and provide greater flexibility for shared living arrangements, which is critical in a market where housing costs remain elevated. Within 1-, 3- and 5-mile radii of the property, the average household size is 2.4 persons, further highlighting this trend. Additionally, given the softening in the Austin rental market due to oversupply, the Owner aims to ensure that the Development once completed will be competitive not only amongst rent-restricted affordable housing communities, but also relative to non-restricted market-rate properties. For reference, the studio and one-bedroom restricted rents are closest in difference to the non-restricted market-rate rents whereas two- and three-bedroom units have a larger differential. This ensures these units are more affordable, attractive and accessible relative to the supply in submarket.

This adjustment to the bedroom mix ensures the Development remains competitive, responsive to community needs, and financially sustainable. It does not change the total unit count and instead improves the overall livability and appeal of the Development for the target population.

The Owner as evidence of this revised bedroom mix has attached Exhibits A-C herein as supporting documentation.

Change to Architectural Design:

Following the award of Tax Credits, the Owner engaged a new architect to refine the building design and elevation while remaining within the framework of the approved application. After a comprehensive review of the plans included in the TDHCA application, the new architect recommended strategic modifications to the site plan to address critical factors impacting marketability, cost efficiency, and site constraints. Key revisions included:

1. **The addition of private balconies** to enhance marketability and competitiveness with nearby market-rate communities in light of a softening rental market in Austin;

2. **The reduction of interior corridor space** to eliminate unnecessary construction costs and improve overall efficiency;
3. **The adaptation to site conditions**, including an 18-foot gradual slope across the property, which presented drainage and elevation challenges. To maintain ADA accessibility and avoid excessive fill costs, the design incorporated a split-slab foundation solution;
4. **The transition to double-loaded corridors** to improve circulation efficiency and replace exterior corridors with fully interior corridors featuring open breezeways;
5. **Architectural enhancements to the elevation**, including a pitched shingle roof, fiber cement siding, and stone veneer, to complement the surrounding single-family neighborhood; and
6. **Increased setback from adjacent single-family homes** to provide greater privacy and minimize potential impacts on neighboring properties.

These revisions were essential to ensure long-term viability, resident satisfaction, and neighborhood compatibility. The updated design reflects a deliberate effort to balance program compliance with practical considerations of market demand, accessibility, and cost management, ultimately delivering a development that is both sustainable and responsive to community needs.

The Owner as evidence of this revised architectural design has attached Exhibits B, D & E herein as supporting documentation.

Change to Common Area:

The Owner's application to TDHCA in February 2022 for the 2022 Housing Tax Credit application cycle included 3,975 of Common Area Square Footage, as certified in the applications Architect Certification form. On July 25, 2022, the Owner responded to administrative deficiency items issued by TDHCA related to its application. As a part of its response, the Owner provided an updated Architect Certification form reflecting an updated Common Area calculation of 22,173 square feet. This adjustment accounted for interior corridors and a workroom that were not included in the initial calculation, resulting in a 458% increase from the original figure.

As mentioned above, following the award of Tax Credits, the Owner engaged a new architect to refine the building design and elevation while remaining within the framework of the approved application. After studying the proposed layout and floorplans, the Architect recommended that the site plan be modified to primarily reduce the inefficient interior corridor space. The original design included excessive open areas at corridor turns, which would have significantly increased construction costs without adding value to the Development or its residents. The redesign reduced corridor space by 6,324 square feet, lowering costs considerably while maintaining functionality. This revision primarily explains the variance between the information submitted to TDHCA in response to the administrative deficiency and the final design being constructed today. Even with this reduction, the revised Common Area square footage as proposed still remains a 294% increase over what was originally presented in its application.

For reference, below is a side-by-side comparison of the Common Area square footage at each of the different stages:

Area	TDCHA Common Area – per App	TDCHA Common Area – per App (after revising for Admin. Deficiency)	TDCHA Common Area – per this Material Amendment Request
Business Center	512 SF	512 SF	0 SF*
Fitness Center	691 SF	691 SF	608 SF
Interior Corridor	0 SF	18,198 SF	11,874 SF
Laundry	403 SF	403 SF	0 SF**
Leasing Lobby	434 SF	434 SF	582 SF
Lounge	188 SF	188 SF	1,040 SF
Pool Clubhouse	947 SF	947 SF	899 SF
Restroom	277 SF	277 SF	363 SF
Meeting Room	132 SF	132 SF	0 SF*
Office	280 SF	280 SF	0 SF*
Workroom	0 SF	113 SF	0 SF*
Dog Washroom	0 SF	0 SF	80 SF
Mail/Packages	0 SF	0 SF	215 SF
Total	**3,975 SF**	**22,173 SF**	**15,661 SF**

- * = included within Pool Clubhouse
- ** = included within each of the residential units

By optimizing corridor space, the Owner not only improved design efficiency but also reinvested the resulting cost savings into resident-focused amenities that enhance quality of life and promote community engagement. While these features do not meet the QAP definition of Common Area space, they represent substantial value-added improvements accessible to all residents, including: a dog park, playground, outdoor kitchen island with BBQ grill and lounge seating, bicycle storage, storage closets, EV charging stations, and perimeter site fencing. These enhancements align with QAP objectives by fostering livability, sustainability, and resident well-being.

Additionally, essential functional spaces that were previously included such as the Business Center, Meeting Room, Office, and Workroom were preserved through a thoughtful consolidation strategy. These areas have been integrated into the Pool Clubhouse, which now includes a glass-enclosed workspace designed to support collaborative activities and private meetings, ensuring residents retain access to critical resources for work and community interaction. The Laundry Room was removed following consultation with our property management company, who confirmed that residents in this submarket overwhelmingly prefer the convenience and option of having in-unit washer and dryer installations. This design decision reflects a resident-centric approach and aligns with market expectations, further strengthening the Development's compliance with QAP goals of providing modern, desirable housing solutions.

These enhancements underscore the Owner's strategic commitment to creating a thoughtfully designed, high-quality residential environment that prioritizes functionality, convenience, and community engagement.

The Owner as evidence of this reduction to its Common Area space has attached Exhibits E-F herein as supporting documentation.

Conclusion:

Pursuant to section 10.405(a)(4) of the 2022 Asset Management Rules, the Owner respectfully requests TDHCA approval of this material amendment request in order to formally change the bedroom mix, architectural design/layout and the amount of Common Area in the Development.

The Owner further affirms to TDHCA that neither of these changes would negatively impact application scoring.

If staff has any questions, please contact Matthew Rieger or Mauricio Teran via email at operationalcontact_tx@htgf.com or via phone at 305-860-8188.

Sincerely,

HTG ANDERSON LLC,
a Texas limited liability company

By: HTG ANDERSON MEMBER, LLC,
a Florida limited liability company,
its managing member

By: _____
Matthew Rieger, Manager

Enclosure

EXHIBIT "A"

BUILDING CODE ANALYSIS
2021 INTERNATIONAL BUILDING CODE

GENERAL CODE PARAMETERS (IBC 2021) - BUILDINGS

BUILDING CODE DESCRIPTION	CODE REFERENCE	BUILDING IDENTIFICATION	
		BUILDING 1 - AREA A	BUILDING 1 - AREA B
BUILDING OCCUPANCY CLASSIFICATION:	IBC SECTION 303, 310, & 311	R-2* / S-1 / A-3 (MIXED =USE - SEE NOTE #1) (APARTMENTS/STORAGE/ASSEMBLY) IBC 303.1, 310.3, & 311.2	R-2 (APARTMENTS) IBC 310.4
TYPE OF CONSTRUCTION:	IBC SECTION 602	TYPE V(A)	TYPE V(A)
BUILDING HEIGHT AND AREA:			
ALLOWABLE NUMBER OF STORIES:	IBC TABLE 504.4	4(R-2) / 4(S-1) / 3(A-3)	4
ACTUAL NUMBER OF STORIES:		3(R-2) / 1(S-1) / 2(A-3)	3
ACTUAL BUILDING AREA PER FLOOR:		LEVEL 1: 12,924 SF (R-2) / 383 SF (S-1) / 3,385 SF (A-3) = 16,692 SF	LEVEL 1: 11,915 SF
		LEVEL 2: 13,659 SF (R-2)	LEVEL 2: 11,494 SF
		LEVEL 3: 14,556 SF (R-2)	LEVEL 3: 11,497 SF
ACTUAL TOTAL BUILDING AREA:		44,907 SF	34,906 SF
MAXIMUM ALLOWABLE BUILDING AREA:	IBC TABLE 506.2	R-2 / S-1 / A-3	R-2
		LEVEL 1: 21,000 SF / 37,500 SF / 37,500 SF	LEVEL 1: 21,000 SF
		LEVEL 2: 21,000 SF / NA / 84,000 SF	LEVEL 2: 21,000 SF
		LEVEL 3: 21,000 SF / NA / NA	LEVEL 3: 21,000 SF
ALLOWABLE BUILDING HEIGHT:	IBC TABLE 504.3	60'-0"	60'-0"
ACTUAL BUILDING HEIGHT:		42'-6"	45'-8"
INTERIOR FINISHES:			
INT. EXIT STAIRWAYS / RAMPS, EXIT PSGWAYS:	NFPA 30.3.3.2	(R-2 / A-3): C / B	(R-2): C
CORRIDORS, EXIT ACCESS STAIRWAYS / RAMPS:	NFPA 30.3.3.2	(R-2 / A-3): C / B	(R-2): C
ROOMS AND ENCLOSED SPACES:	NFPA 30.3.3.2	(R-2 / A-3 / S-1): C / C / C	(R-2): C
FLOOR FINISH	IBC 804 / NFPA 253	CLASS II	CLASS II

CODE SUMMARY

APPLICABLE CODES

1. BUILDING CODE:	INTERNATIONAL BUILDING CODE 2021 W/ LOCAL AMENDMENTS	
2. LIFE SAFETY CODE	INTERNATIONAL FIRE CODE 2021 W/ LOCAL AMENDMENTS, NFPA 101 2018	
3. PLUMBING CODE	UNIFORM PLUMBING CODE 2021 W/ LOCAL AMENDMENTS	
4. ENERGY CODE	INTERNATIONAL ENERGY CONSERVATION CODE 2021 W/ LOCAL AMENDMENTS	
5. MECHANICAL CODE	UNIFORM MECHANICAL CODE 2021 W/ LOCAL AMENDMENTS	
6. FIRE CODE	INTERNATIONAL FIRE CODE 2021 W/ LOCAL AMENDMENTS	
7. ACCESSIBILITY CODE	TEXAS ACCESSIBILITY STANDARD 2012 FAIR HOUSING ACCESSIBILITY GUIDELINES	
8. ELECTRICAL CODE	NATIONAL ELECTRIC CODE 2020 W/ LOCAL AMENDMENTS	

MEANS OF EGRESS - BUILDINGS AND UNITS

OCCUPANCY CLASSIFICATION	LOCATION	MAX. TRAVEL DISTANCE (ACTUAL)	MAX. COMMON PATH OF EGRESS TRAVEL(ALLOWABLE) UNSPRINK.	SPRINK.
R-2 - RESIDENTIAL (DWELLING UNIT)	UNIT TYPE D1	32'-11"	75'	125'
	UNIT TYPE A1	36'-3"	SEE NOTES 1 AND 2	
	UNIT TYPE A1-ACCESSIBLE	36'-3"		
	UNIT TYPE B1	46'-2"		
	UNIT TYPE B1-ACCESSIBLE	46'-2"		
	UNIT TYPE C1	45'-0"		
	UNIT TYPE D1	44'-2"		
	UNIT TYPE D1-ACCESSIBLE	44'-2"		
A-3 - ASSEMBLY		141'-0"	200'	250'
S-1 - STORAGE		22'-6"	200'	400'
R-2 - RESIDENTIAL		197'-6"	200'	200'
			SEE NOTES 3	

NOTES:

1.) **NFPA 101 2018 - Chapter 30 - New Apartment Buildings - 30.2.6.2**
Travel distance within a dwelling unit (apartment) to a corridor door shall not exceed 125 ft. (38m) in buildings protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5

2.) **IBC 2021 Table 1006.2.1 Spaces With One Exit Access Doorway**
The length of a common path of egress travel in a Group R-2 occupancy shall not be more than 125 feet (38 100 mm) for :
a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2. (NFPA 13R).

3.) **NFPA 101 2018 - Chapter 30 - New Apartment Buildings - 30.2.6.3.2**
In buildings protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5, the travel distance from a dwelling unit (apartment) entrance door to exit nearest exit shall not exceed 200 ft (61m).

STAIRS

	NFPA 101 TABLE 7.2.2.5.1.1B	AT / WF
STAIR WIDTH (min.provided)		
NUMBER OF FLOORS CONNECTED:		3
ENCLOSURE/FIRE RATING:	IBC 1023	1 HR
NUMBER OF EXITS (IFC 1 min. provided)	IBC 1006	2 / 3
EXTEND TO ROOF (Y/N):	IBC 1023	YES

UNIT BREAKDOWN

BLDG. AREA	UNIT TYPE	AREAS	NUMBER OF FLOORS	NUMBER OF UNITS PER BUILDING AREA	STUDIO UNITS	1-BEDROOM UNITS	2-BEDROOM UNITS	3-BEDROOM UNITS	SUB-TOTAL	TOTAL UNITS
AREA A	UNIT A1	731 SF	3	11						70
	UNIT A1-ACCESSIBLE	731 SF		1						
	UNIT B1	979 SF		11						
	UNIT B1-ACCESSIBLE	979 SF		2						
	UNIT C1	1,001 SF		5						
	UNIT D1	1,222 SF		5						
	UNIT D1-ACCESSIBLE	1,222 SF		1						
						12	16	6	34	
AREA B	UNIT A1	840 SF	3	8						
	UNIT A1	731 SF		1						
	UNIT A1-ACCESSIBLE	731 SF		2						
	UNIT B1-EQUAL HOUSING	979 SF		1						
	UNIT B1	979 SF		15						
	UNIT B1-ACCESSIBLE	979 SF		1						
	UNIT B1-EQUAL HOUSING	979 SF		1						
	UNIT D1	1,222 SF		3						
					9	12	12	3	36	
				SUB-TOTAL	9	24	28	9		

GENERAL CODE PARAMETERS (IBC 2021)

DESCRIPTION	REQUIRED OR ALLOWABLE	PROVIDED	REFERENCE	REMARKS
BUILDING RISK CATEGORY	II	II	TABLE 1604.5	
WIND SPEED Vasd	83 MPH	83 MPH	SECTION 1609.3.1 TABLE 1609.3.1	
WIND SPEED Vult	107 MPH	107 MPH	SECTION 1609.3 FIGURE 1609A	
SURFACE ROUGHNESS	C	C	SECTION 1609.4.2	
EXPOSURE CATEGORY	B	B	SECTION 1609.4.3	
PRESSURE COEFFICIENT	-	-	-	SEE NOTE 1 BELOW
SEISMIC ZONE	-	-	-	SEE NOTE 1 BELOW

NOTE:
1.) SEE STRUCTURAL DRAWINGS FOR INFORMATION REGARDING COMPONENTS AND CLADDING PRESSURES.

UNIFORM PLUMBING CODE - TABLE 422.1

OCCUPANCY CLASS	LOCATION	WATER CLOSETS (URINALS) MALE	WATER CLOSETS (URINALS) FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	DRINKING FOUNTAIN	SERVICE SINK
A-3	CLUBHOUSE	1 / 500	1 / 125	1 / 500	1 / 500	1 / 1000	1
TOTAL OCCUPANTS = 151		75.5	75.5	75.5	75.5	151	
FIXTURES REQUIRED		0.75	3.02	0.30	0.30	0.00	
TOTAL FIXTURES REQUIRED		3.79 = 4		1 = 2		0.00 = 1	1
TOTAL FIXTURES PROVIDED		5		4		1	1

OCCUPANCY CLASS	LOCATION	WATER CLOSETS (URINALS) MALE	WATER CLOSETS (URINALS) FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	DRINKING FOUNTAIN	SERVICE SINK
S-1	MAINTENANCE	1 / 100	1 / 100	1 / 1000	1 / 1000	1 / 1000	1
TOTAL OCCUPANTS = 2		1	1	1	1	2	
FIXTURES REQUIRED		0.01	0.01	0.00	0.00	0.01	
TOTAL FIXTURES REQUIRED		0.02 = 1		0.00 = 1		0.01 = 1	1
TOTAL FIXTURES PROVIDED		1		1		1	1

NOTE:
FOR EACH URINAL ACCESSIBLE ON EITHER SIDE OF THE MINIMUM REQUIRED, ONE WATER CLOSET SHALL BE PERMITTED TO BE DEDUCTED. THE NUMBER OF WATER CLOSETS SHALL NOT BE REDUCED TO LESS THAN TWO-THIRDS OF THE MINIMUM REQUIRED.

OCCUPANT LOAD TABLE 1004.5

SPACE NAME	FUNCTION OF SPACE	FLOOR AREA	AREA PER OCCUPANT	OCCUPANT
ACCESSIBILITY				
RECEPTION / LEASING	BUSINESS	199 S.F.	100 GROSS	2
OFFICE	BUSINESS	130 S.F.	100 GROSS	2
WORK / URBAN	BUSINESS	90 S.F.	100 GROSS	1
CLUBROOM	ASSEMBLY (UNCONCENTRATED)	886 S.F.	15 NET	60
FITNESS	EXERCISE	696 S.F.	50 GROSS	13
COWORKING	ASSEMBLY (UNCONCENTRATED)	1,040 S.F.	15 NET	70
BUSINESS CENTER	BUSINESS	236 S.F.	100 GROSS	3
		SUB-TOTAL (NA)		151
RESIDENTIAL (NA)				
UNIT A - JEFFERSON / UNIT A1	RESIDENTIAL	686 S.F.	200 GROSS	36
UNIT A - (A1 ACCESSIBLE) (A1 HEARING & VISUAL IMPAIRED) 1/20	RESIDENTIAL	731 S.F.	200 GROSS	36
UNIT A - (A1 ACCESSIBLE) (A1 HEARING & VISUAL IMPAIRED) 1/20	RESIDENTIAL	979 S.F.	200 GROSS	125
UNIT B1 - (B1)	RESIDENTIAL	1,001 S.F.	200 GROSS	18
UNIT B1 / C1 / ACCESSIBLE - (B1)	RESIDENTIAL	1,222 S.F.	200 GROSS	83
			SUB-TOTAL (RA)	338
STORAGE (S-1)				
MAINTENANCE	ACCESSORY / STORAGE	371 S.F.	300 GROSS	2
			SUB-TOTAL (S-1)	2
			TOTAL (BUILDING OCCUPANT LOAD)	491

ENERGY CONSERVATION REQUIREMENTS (IBC 2021 - ZONE 2A)

SECTION R401 GENERAL

R401.1 Scope.
This chapter applies to residential buildings.

R401.2 Application.
Residential buildings shall comply with Section R401.2.5 and either Sections R401.2.1, R401.2.2, R401.2.3, R401.2.4, R401.2.5, or R401.2.6.

R401.2.5 Certificate (Mandatory).

R401.3 Mandatory energy rating.

R401.4 Mandatory verification by approved agency (Mandatory).

R401.4.1 Building thermal envelope.
The building thermal envelope shall comply with Sections R402.4.1.1 through R402.4.1.2. The building methods between distinctly installed and alternative systems approved and constructed in accordance with Section R402.1.1 shall allow for different inspection and corrections.

R401.4.1.1 Installation.
The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, or deemed to comply with the provisions of Section R402.1.1. Where required by the code official or an approved third party, shall inspect all components and verify compliance.

Air barrier and thermal barrier.
Criteria: A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as a sealing material.

Ceilings/attic.
Criteria: The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be treated as exterior walls and shall be insulated and sealed.

Walls.
Criteria: Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plates and the top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier, free walls shall be sealed.

Windows, skylights and doors.
Criteria: The space between window/door jambs and framing, and skylights and framing shall be sealed.

Rim joists
Criteria: Rim joists shall be insulated and include an exterior air barrier. The junctions of the rim board to the floor sheathing and the rim board and the subfloor shall be air sealed. Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.

Floors (including above-garage and cantilevered floors)
Criteria: Insulation shall be installed to maintain permanent contact with the underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.

Crawl Space Walls
Criteria: Where provided in place of floor insulation, insulation shall be permanently attached to the crawlspace walls. Exposed earth in unvented crawlspaces shall be covered with a Class I vapor retarder with overlapping joints taped.

Shafts and penetrations
Criteria: Duct shafts and flue shafts opening to exterior or unconditioned spaces shall be sealed. Cable penetrations of the air barrier shall be caulked, sealed or otherwise sealed and shall allow for expansion, contraction or material and mechanical vibration. Insulation shall be fitted tightly around and allow passing through shafts and penetrations of the building thermal envelope to maintain required R-value.

Garage separation
Criteria: Air sealing is provided between the garage and conditioned spaces.

Recessed lighting
Criteria: Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated, and subject in accordance with Section R402.5.

Plumbing and wiring
Criteria: Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.

Shower/tub on exterior wall
Criteria: Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.

Electrical/phone box on exterior walls
Criteria: The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.

HVAC register boots
Criteria: HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.

Fireplace
Criteria: An air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors.

R401.4.1.2 Testing.
The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour at 50 Pa (0.30 inches of water) (50 Pa) per square foot of dwelling unit enclosed area. When complying with section R402.2.2, the building or dwelling unit shall have an air leakage rate not exceeding 5.0 air changes per hour in Climate Zones 3 through 8. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 pascals). Testing shall be conducted by individuals licensed as set forth in Section 406.4(3)(3)(i), (g) or (j) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.
Exception: Testing is not required for additions, alterations, renovations or repairs of the building thermal envelope of existing buildings in which the new construction is less than 60 percent of the building thermal envelope.

During testing:
1. Dwelling windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilation shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, where installed at the time of the test, shall be fully open.

R401.4.2 Fireplaces.
New wood burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.

R401.4.3 Fenestration air leakage.
Windows, skylights and sliding glass doors may have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.
Exceptions: Site-built windows, skylights and doors.

R401.5 Recessed lighting.
Recessed luminaires installed in the building thermal envelope shall be sealed to the subfloor, air tight and IC rated to prevent convective loops, all recessed luminaires installed in ceiling and labeled as meeting ASTM E 283 when tested at 1.57 psf (75 Pa) pressure differential with no more than 2.0 cfm (944 cc) of air movement from the conditioned space to the ceiling cavity. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

Exceptions:
Section R401.5 means that building envelope tightness and insulation installation comply with one of two options.
1. It is met with a blower door that meets the building envelope air barrier test or changes per hour (ACH).
2. An independent approved party visually inspects and verifies criteria in table R402.4.1.1.

R401.5 Maximum fenestration U-factor and SHGC (Mandatory)

UNIFORM PLUMBING CODE - TABLE 422.1

OCCUPANCY CLASS	LOCATION	WATER CLOSETS (URINALS) MALE	WATER CLOSETS (URINALS) FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	DRINKING FOUNTAIN	SERVICE SINK
A-3	CLUBHOUSE	1 / 500	1 / 125	1 / 500	1 / 500	1 / 1000	1
TOTAL OCCUPANTS = 151		75.5	75.5	75.5	75.5	151	
FIXTURES REQUIRED		0.75	3.02	0.30	0.30	0.00	
TOTAL FIXTURES REQUIRED		3.79 = 4		1 = 2		0.00 = 1	1
TOTAL FIXTURES PROVIDED		5		4		1	1

OCCUPANCY CLASS	LOCATION	WATER CLOSETS (URINALS) MALE	WATER CLOSETS (URINALS) FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	DRINKING FOUNTAIN	SERVICE SINK
S-1	MAINTENANCE	1 / 100	1 / 100	1 / 1000	1 / 1000	1 / 1000	1
TOTAL OCCUPANTS = 2		1	1	1	1	2	
FIXTURES REQUIRED		0.01	0.01	0.00	0.00	0.01	
TOTAL FIXTURES REQUIRED		0.02 = 1		0.00 = 1		0.01 = 1	1
TOTAL FIXTURES PROVIDED		1		1		1	1

NOTE:
FOR EACH URINAL ACCESSIBLE ON EITHER SIDE OF THE MINIMUM REQUIRED, ONE WATER CLOSET SHALL BE PERMITTED TO BE DEDUCTED. THE NUMBER OF WATER CLOSETS SHALL NOT BE REDUCED TO LESS THAN TWO-THIRDS OF THE MINIMUM REQUIRED.

OCCUPANT LOAD TABLE 1004.5

SPACE NAME	FUNCTION OF SPACE	FLOOR AREA	AREA PER OCCUPANT	OCCUPANT
ACCESSIBILITY				
RECEPTION / LEASING	BUSINESS	199 S.F.	100 GROSS	2
OFFICE	BUSINESS	130 S.F.	100 GROSS	2
WORK / URBAN	BUSINESS	90 S.F.	100 GROSS	1
CLUBROOM	ASSEMBLY (UNCONCENTRATED)	886 S.F.	15 NET	60
FITNESS	EXERCISE	696 S.F.	50 GROSS	13
COWORKING	ASSEMBLY (UNCONCENTRATED)	1,040 S.F.	15 NET	70
BUSINESS CENTER	BUSINESS	236 S.F.	100 GROSS	3
		SUB-TOTAL (NA)		151
RESIDENTIAL (NA)				
UNIT A - JEFFERSON / UNIT A1	RESIDENTIAL	686 S.F.	200 GROSS	36
UNIT A - (A1 ACCESSIBLE) (A1 HEARING & VISUAL IMPAIRED) 1/20	RESIDENTIAL	731 S.F.	200 GROSS	36
UNIT A - (A1 ACCESSIBLE) (A1 HEARING & VISUAL IMPAIRED) 1/20	RESIDENTIAL	979 S.F.	200 GROSS	125
UNIT B1 - (B1)	RESIDENTIAL	1,001 S.F.	200 GROSS	18
UNIT B1 / C1 / ACCESSIBLE - (B1)	RESIDENTIAL	1,222 S.F.	200 GROSS	83
			SUB-TOTAL (RA)	338
STORAGE (S-1)				
MAINTENANCE	ACCESSORY / STORAGE	371 S.F.	300 GROSS	2
			SUB-TOTAL (S-1)	2
			TOTAL (BUILDING OCCUPANT LOAD)	491

FIRE PROTECTION SYSTEMS

BUILDING CODE DESCRIPTION	CODE REF.	BLDG. 1A & BLDG. 1B TYPE V(A)	
		REQUIRED	PROVIDED
FIRE RESISTANCE RATING BUILDING ELEMENTS:	IBC TABLE 601		
STRUCTURAL FRAME:		1	1
EXTERIOR BEARING WALLS:		1	1
INTERIOR BEARING WALLS:		1	1
EXTERIOR NON-BEARING WALLS:	IBC TABLE 705.5		
FIRE SEP. DISTANCE: LESS THAN 5'-0"		1	NA
FIRE SEP. DISTANCE: BETWEEN 5'-0" to 10'-0":		1	NA
FIRE SEP. DISTANCE: BETWEEN 10'-0" to 30'-0":		1	NA
FIRE SEP. DISTANCE: GREATER THAN 30'-0":		0	NA
INTERIOR NON-BEARING WALLS:		0	0
FLOOR CONSTRUCTION:		1	1
ROOF CONSTRUCTION:		1	1
ROOF CLASSIFICATION / MATERIAL PROVIDED:	IBC 1505	B	ASPHALT SHINGLES
SHAFT ENCLOSURES:	IBC 713.4	1 HR	NA
CORRIDORS (SEE NOTE #5):	IBC 1020.1	0 HR	1 HR
FIRE PARTITIONS:	IBC 708.3	1 HR	1 HR
FIRE BARRIERS:	IBC TABLE 707.3.10	2 HR	2 HR
FIRE WALLS:	IBC TABLE 706.4	2 HR	2 HR

OPENING PROTECTIVES:	IBC TABLE 716.1		
ASSUMED PROPERTY LINE DIST.			
0'-0" TO LESS THAN 3'-0":		NOT PERMITTED	NA
3'-0" TO LESS THAN 5'-0":		NOT PERMITTED	NA
5'-0" TO LESS THAN 10'-0":		10%	NA
10'-0" TO LESS THAN 15'-0":		15%	NA
15'-0" TO LESS THAN 20'-0":		25%	NA
20'-0" TO LESS THAN 25'-0":		45%	NA
25'-0" TO LESS THAN 30'-0":		75%	NA
30'-0" OR GREATER:		NO LIMIT	NO LIMIT

FIRE PROTECTION SYSTEM:			
SPRINKLER SYSTEM (R): (SEE NOTE #)	IBC 903.2.8		NFPA 13R
SPRINKLER SYSTEM (A3 / S-1): (SEE NOTE #)	IBC 903.2.8		NFPA 13
STANDPIPES REQUIRED:	IBC 905.1 NFPA 1		NO
STANDPIPES TYPE - PER NFPA 1 - 13.2.2.2:	IBC 905.3.2		NO
SMOKE DETECTION/FIRE ALARM SYSTEMS:	IBC 907.2		YES
SMOKE CONTROL SYSTEMS:	IBC 909, 916		NO
FIRE EXTINGUISHERS (BUILDING):	IBC 906.1 NFPA 10		MAY 79
FIRE EXTINGUISHERS (EACH UNIT):	IBC 906 NFPA 10		2A 10 B:C

SMOKE SEPARATION / DRAFTSTOPPING:			
FLOOR CAVITY (yes/no):	718.3	YES	YES
ATTIC AREA (yes/no):	718.4	YES	YES

OCCUPANCY AND USE SEPARATION

BUILDING CODE DESCRIPTION	CODE REFERENCE	REQD. / PROVIDED
MIXED USE AND SEPARATION :		
ACCESSORY OR INCIDENTAL USES:	IBC 508.2 / 509	NOT REQD.
HORIZONTAL SEPARATION (if Separated):	IBC TABLE 508.4	2 HR
DWELLING UNIT SEPARATION :		
VERTICAL SEPARATION:	IBC 420.2 / 708.3	1 HR
HORIZONTAL SEPARATION:	IBC 420.3 / 711.2	1 HR

MEANS OF EGRESS

EXITS:	CODE REFERENCE	REQUIRED	PROVIDED
BUILDING EXITS:	IBC SECTION 1006	2 MIN.	2
HORIZONTAL EXITS (<50% of req. exits):	IBC 1026	0	1
TRAVEL DISTANCE:	IBC TABLE 1017.2	200' MAX.	197'-5"
DEAD END CORRIDOR:	IBC 1020.5	20' MAX.	17'-5 1/2"
CAPACITY FACTORS:	NFPA 101 TABLE 7.3.3.1	0.3 STAIRWAYS / 0.2 LEVEL	0.3 STAIRWAYS / 0.2 LEVEL
EXIT PASSAGEWAYS:	IBC SECTION 1024	44" MIN.	62"
CORRIDOR FIRE RESISTANCE RATING:	IBC TABLE 1020.2	0.5 HR. for R-2	1 HR
CORRIDOR WIDTH:	IBC TABLE 1020.3	44" MIN.	52"

BUILDING AREA CALCULATION [IBC SECTIONS 506.2.2, 506.3.2, & 506.3.3]

PERCENTAGE OF BUILDING PERIMETER	OPEN SPACE (FEET) 40 TO LESS THAN 50	30 TO LESS THAN 40	20 TO LESS THAN 30	10 TO LESS THAN 20	10 OR GREATER
0 TO LESS THAN 25	0	0	0	0	0
25 TO LESS THAN 50	0	0.19	0.21	0.25	
50 TO LESS THAN 75	0	0.28	0.42	0.50	
75 TO 100	0	0.38	0.63	0.75	

MINIMUM PERIMETER DISTANCE									
	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT
	BLDG. A - AREA "A" (A2 - LEVEL 1 TYPE V(A))	BLDG. A - AREA "A" (A2 - LEVEL 2 TYPE V(A))	BLDG. A - AREA "A" (A2 - LEVEL 3 TYPE V(A))	BLDG. A - AREA "A" (A3 - LEVEL 1 TYPE V(A))	BLDG. A - AREA "A" (A3 - LEVEL 2 TYPE V(A))	BLDG. A - AREA "A" (A3 - LEVEL 3 TYPE V(A))	BLDG. A - AREA "B" (S1 - LEVEL 1 TYPE V(A))	BLDG. A - AREA "B" (S1 - LEVEL 2 TYPE V(A))	BLDG. A - AREA "B" (S1 - LEVEL 3 TYPE V(A))
MIXED-OCCUPANCY BUILDINGS (IBC 508.3.2)	$I_{sum} = \left[A_1 / \left(NO_1 \times I_{f1} \right) \right] + \left[A_2 / \left(NO_2 \times I_{f2} \right) \right] + \left[A_n / \left(NO_n \times I_{fn} \right) \right]$								
A = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2,	12,000 SF	84,000 SF	42,000 SF	12,000 SF	84,000 SF	12,000 SF	12,000 SF	12,000 SF	12,000 SF
NO = TABULAR AREA FACTOR (NO AGS, NS, OR NS1) FOR NONSPRINKLERED BLDG.	12,000 SF	11,500 SF	14,000 SF	12,000 SF	11,500 SF	12,000 SF	12,000 SF	12,000 SF	12,000 SF
I = PERCENTAGE FACTOR PER TABLE 506.3	.75	.25	.75	.75	.25	.75	.75	.25	.75
A = ALLOWABLE BUILDING AREA PER STORY	21,000 SF	37,375 SF	53,500 SF	21,000 SF	34,500 SF	21,000 SF	21,000 SF	21,000 SF	21,000 SF
SEE A2.2 ALLOWABLE BUILDING AREA IN EACH STORY. THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL BUILDING AREA OF EACH OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH GENERATED OCCUPANCY SHALL NOT EXCEED 1.									
	LEVEL 1: 12,924 SF (R-2) / 21,000 SF (R-2) = .62 + 383 SF (A-3) / 37,375 SF (A-3) = .010 SF (S-1) / 53,500 SF (S-1) = .24 = .86 < 1 LEVEL 2: 13,659 SF (R-2) / 21,000 SF (R-2) = .65 + 0 SF (A-3) / 37,375 SF (A-3) = .00 SF (S-1) / 53,500 SF (S-1) = .00 = .65 < 1 LEVEL 3: 14,556 SF (R-2) / 21,000 SF (R-2) = .69 < 1 **AREA "A" = 0.70 (T) + 0.2 (OR = 0.9) (R) + 0.2 (R = 1.1)**						**AREA "B":** LEVEL 1: 11,915 SF (S-1) / 21,000 SF (S-1) = .57 < 1 LEVEL 2: 11,494 SF (S-1) / 21,000 SF (S-1) = .55 < 1 LEVEL 3: 11,497 SF (S-1) / 21,000 SF (S-1) = .55 < 1 **AREA "B": 0.70 (T) + 0.2 (R = 1.1) + 0.2 (S-1 = 1.1) (T = 1.1)**	

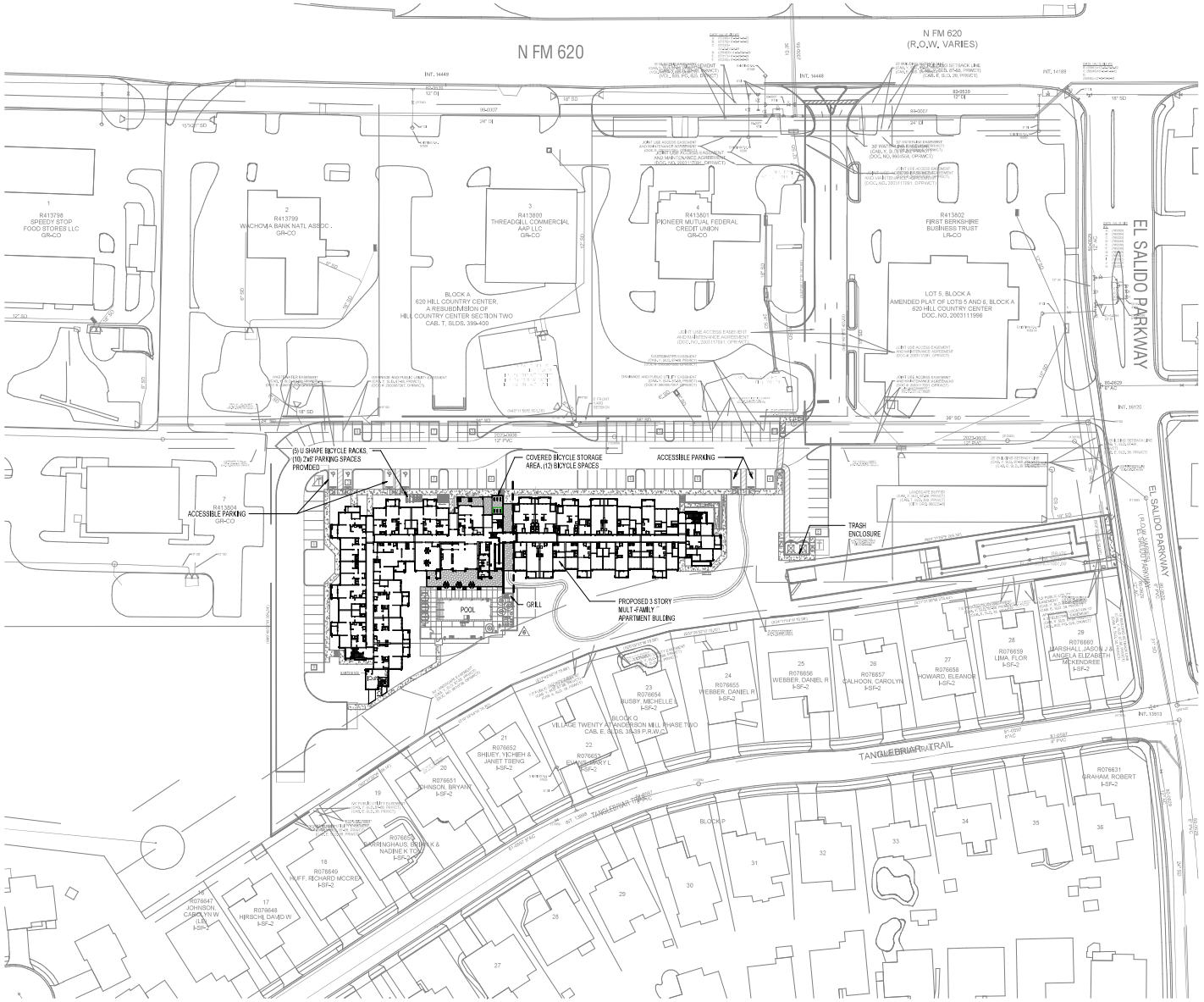
FAIR HOUSING ACCESSIBILITY GUIDELINES - REQUIREMENT SUMMARY

REQUIREMENT 1	ACCESSIBLE BUILDING ENTRANCE ON A ACCESSIBLE ROUTE
REQUIREMENT 2	ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS
REQUIREMENT 3	USABLE DOORS
REQUIREMENT 4	ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT
REQUIREMENT 5	LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS
REQUIREMENT 6	REINFORCED WALLS FOR GRAB BARS
REQUIREMENT 7	USABLE KITCHEN & BATHROOMS

FAIR HOUSING ACCESSIBILITY GUIDELINES

01. ACCESSIBLE BUILDING ENTRANCES ON AN ACCESSIBLE ROUTE. 36" WIDE MIN. CLEAR PATH.
02. ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS, PER CHAPTER TWO.
03. USABLE DOORS. ALL DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ALL PREMISES MUST HAVE A 32" MIN. CLEAR WIDTH. PER CHAPTER THREE.
04. ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT. 36" WIDE MIN. CLEAR PATH.
05. ALL PREMISES WITHIN THE DWELLING UNIT MUST CONTAIN LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS. PER CHAPTER FIVE.
06. ALL PREMISES WITHIN DWELLING UNITS MUST CONTAIN REINFORCEMENTS IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER STALL AND SHOWER SEAT, WHERE SUCH FACILITIES ARE PROVIDED. PER CHAPTER SIX.
07. USABLE KITCHENS AND BATHROOMS SHALL COMPLY WITH CHAPTER

EXHIBIT "B"



K1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

FK ARCHITECTURE
2555 Temple Trail
Winter Park, FL 32789
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Conceptual

GENERAL NOTES:

1. SEE CIVIL PLAN FOR PARKING SUMMARY.
2. THIS SITE PLAN IS FOR ARCHITECTURAL INFORMATION ONLY. SEE CIVIL & LANDSCAPE DOCUMENTS FOR SPECIFIC BUILDING LOCATION & OTHER SITE REQUIREMENTS.
3. SEE LANDSCAPE DRAWINGS UNDER SEPARATE COVER FOR SITE CONFIGURATION, LAYOUT, GRADING AND RELATED INFORMATION.
4. THE SWIMMING POOLS SHOWN ON THE DRAWINGS ARE PROVIDED FOR GENERAL LOCATION AND SHAPE SUGGESTION PURPOSES ONLY. FK ARCHITECTURE IS NOT QUALIFIED TO PROVIDE SERVICES FOR POOLS AND MAKES NO ATTEMPT TO DO SO. POOL DESIGN DOCUMENTS FOR CONSTRUCTION, CODE COMPLIANCE AGENCY APPROVALS, CONSTRUCTION CERTIFICATION AND OTHER SERVICES REQUIRED FOR THE POOLS SHALL BE PERFORMED BY OTHERS UNDER THE SEPARATE CONTRACT WITH THE OWNER

LEGEND:

MC METER CENTER, APPOX 2000 AMP LOAD PER MEC

DESIGNATED ACCESIBLE UNIT

DESIGNATED HEARING/VISUAL IMPAIRED UNIT

ISSUE HISTORY

No.	Date	Description
1	02/19/2024	PERMIT SET

REVISION HISTORY

No.	Date	Description
6	04/10/2025	ID & RFI 25 Changes

EDWARD R. HUNTON
TEXAS LICENCE # 23161

HTG - RED OAKS

AUSTIN, TX

Drawn:	L.P.
Checked:	E.H.
Approved:	E.H.
Date:	10/29/24
Project #:	5954-00

ARCHITECTURAL SITE PLAN

A1.01

EXHIBIT "D"

C1 OVERALL NORTH BUILDING ELEVATION
3/32" = 1'-0"

G1 OVERALL EAST BUILDING ELEVATION
3/32" = 1'-0"

G7 OVERALL WEST BUILDING ELEVATION
3/32" = 1'-0"

K1 OVERALL SOUTH BUILDING ELEVATION
3/32" = 1'-0"

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ISSUE HISTORY

No.	Date	Description
1	02/19/2024	PERMIT SET

REVISION HISTORY

No.	Date	Description
3	10/16/2024	Cycle 4 - Plumbing Stack Changes
4	12/10/2024	Mechanical & Owner Changes
6	04/10/2025	ID Changes

EDWARD M. HUNTON
TEXAS LICENSE #28161

FOR REFERENCE ONLY

HTG - RED OAKS

AUSTIN, TX

Drawn:	L.P.
Checked:	E.H.
Approved:	E.H.
Date:	10/28/24
Project #:	5955-00

OVERALL BUILDING ELEVATIONS

A4.01

EXHIBIT "D"

E1 CLUBHOUSE PERSPECTIVE

E5 WEST AXONOMETRIC

K5 EAST AXONOMETRIC

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ISSUE HISTORY

No.	Date	Description
1	02/19/2024	PERMIT SET

REVISION HISTORY

No.	Date	Description
4	12/10/2024	Mechanical & Owner Changes

EDWARD M. HUNTON
TEXAS LICENSE #32161

FOR REFERENCE ONLY

HTG - RED OAKS

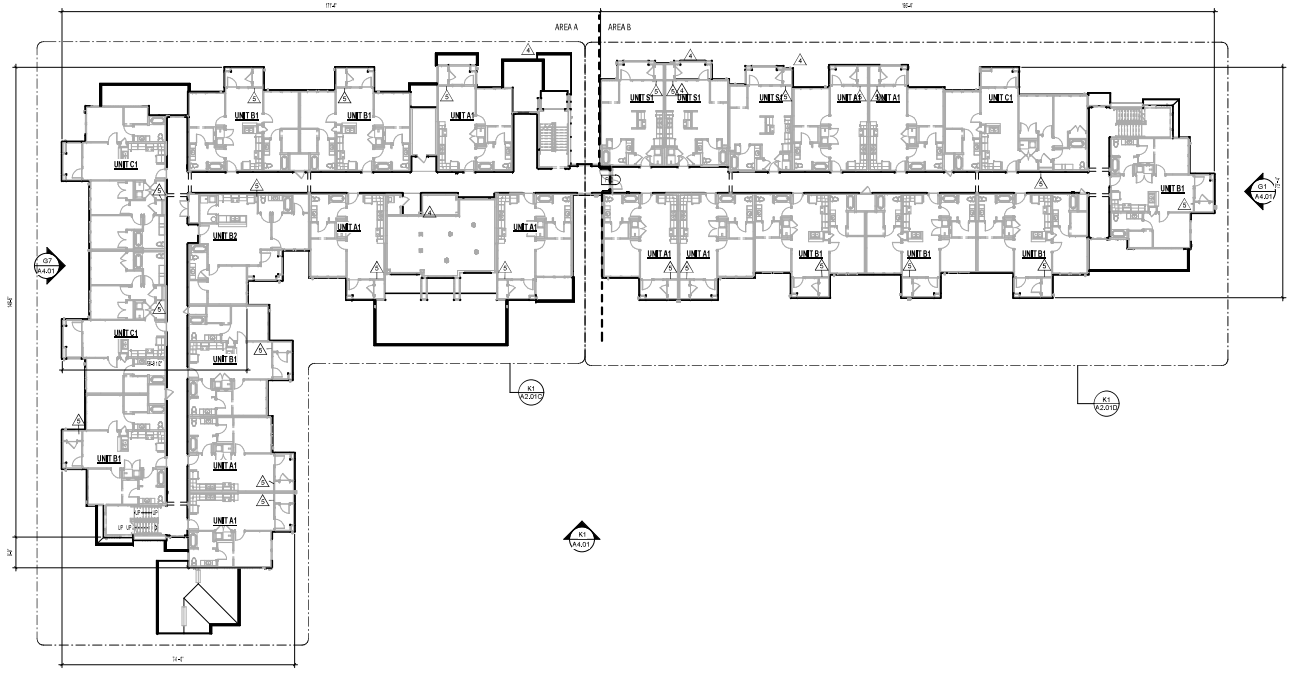
AUSTIN, TX

Drawn:	L.P.
Checked:	E.H.
Approved:	E.H.
Date:	10/28/24
Project #:	595400

BUILDING AXONOMETRICS

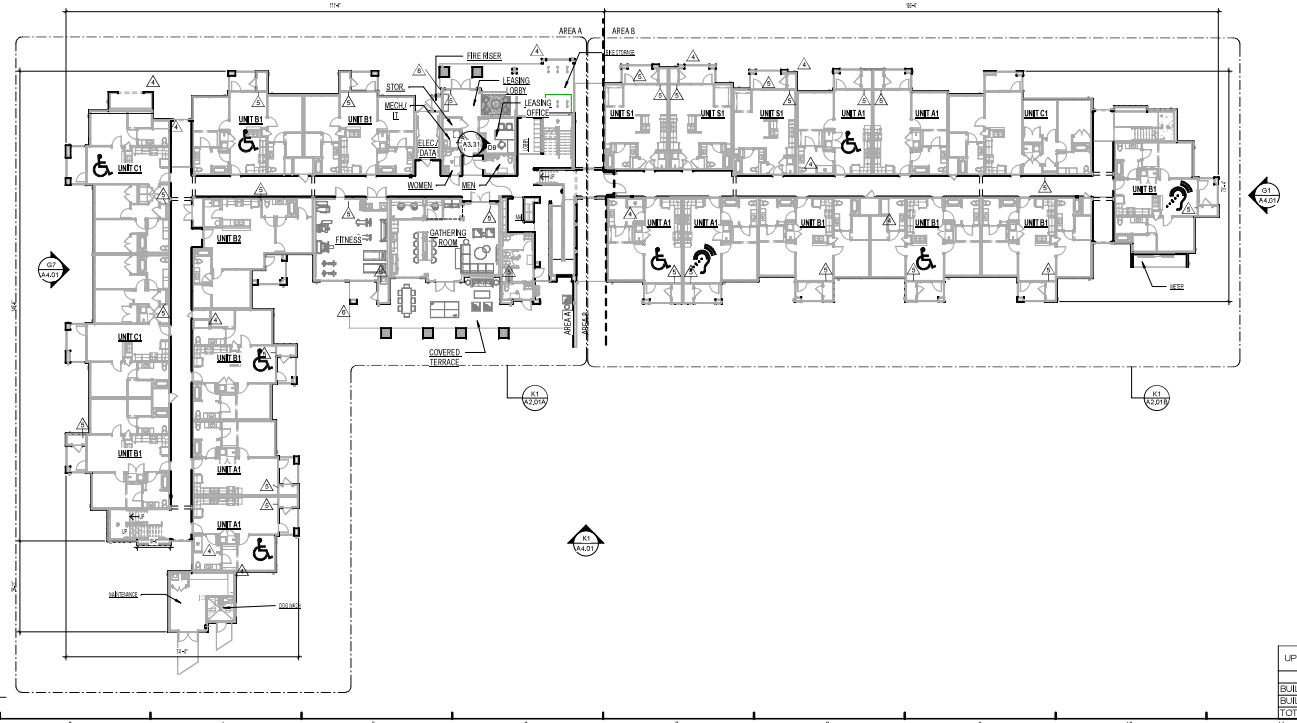
A4.10

EXHIBIT "E"



E1 OVERALL LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

SECOND LEVEL AREA SUMMARY	
BUILDING AREA A	13,879 SF
BUILDING AREA B	11,494 SF
TOTAL	25,373 SF



K1 OVERALL GROUND LEVEL FLOOR PLAN
1/16" = 1'-0"

UPPER & LOWER GROUND LEVEL AREA SUMMARY	
BUILDING AREA A	16,692 SF
BUILDING AREA B	11,915 SF
TOTAL	28,607 SF

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Consultant

GENERAL NOTES:

1. DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE, SEE UNIT PLANS FOR FURTHER DIMENSIONS.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. REFER TO SHEET A1.01 TO A1.11 FOR ENLARGED UNIT PLANS.
4. ALL ACCESSIBLE LABELED UNITS ARE TO BE COMPLIANT PER TAS & THE FAIR HOUSING ACT (FHA). ALL OTHER GROUND LEVEL UNITS TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
5. SEE DETAIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.
6. REFER TO SHEETS A1.10 - A2.01 FOR LIFE SAFETY INFORMATION.
7. ALL DOORS AND WINDOWS LOCATIONS ARE NOTED ON ENLARGED PLANS UNLESS NOTED OTHERWISE.
8. CAULK, WEATHER-STRIP OR OTHERWISE SEAL ALL HOLES GAPS, CRACKS, PENETRATIONS AND ELECTRICAL RECEPTACLES IN BUILDING ENVELOPE.

DENOTES ACCESSIBLE UNIT, SEE UNIT PLANS FOR DETAILS

DENOTES HEARING/VISUAL IMPAIRED UNIT, SEE MEP DRAWINGS FOR DETAILS

D.S. 4 in 4 ALUM. DOWNSPOUT

ISSUE HISTORY

No.	Date	Description
1	02/19/2024	PERMIT SET

REVISION HISTORY

No.	Date	Description
4	12/10/2024	Mechanical & Owner Changes
5	01/31/2025	A2L Shaft & Window Removal
6	04/10/2025	ID & RFI 25 Changes

EDWARD M. HUNTON
TEXAS LICENCE # 28161

HTG - RED OAKS

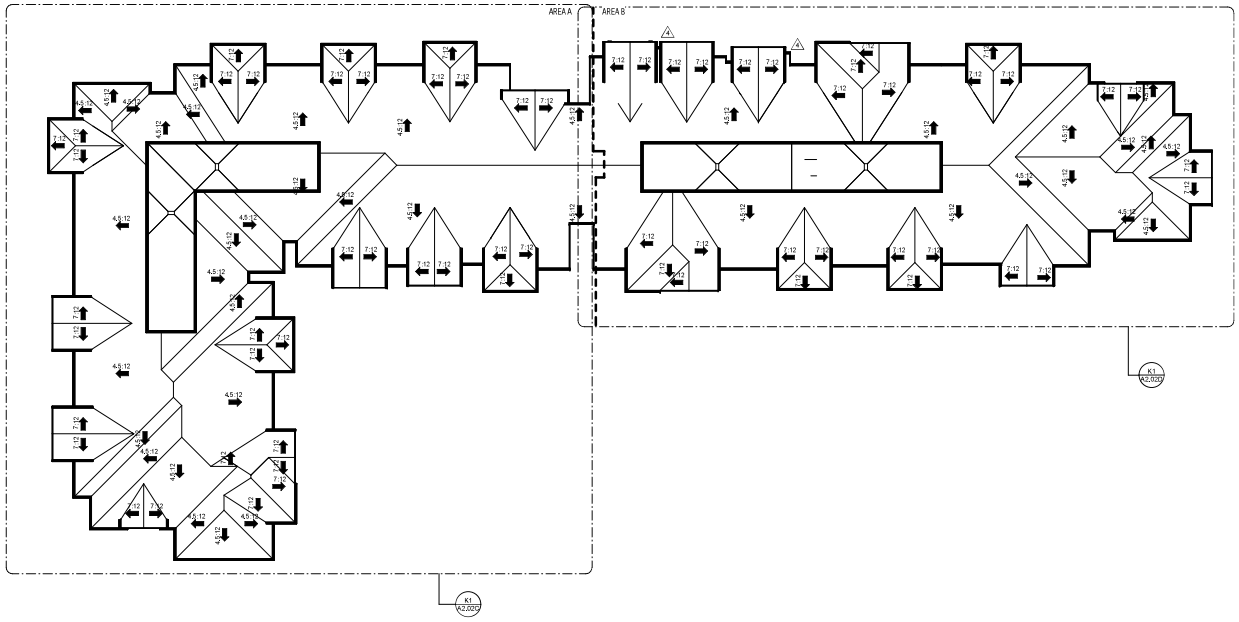
AUSTIN, TX

Drawn:	L.R.
Checked:	E.H.
Approved:	E.H.
Date:	10/28/24
Project #:	5955-20

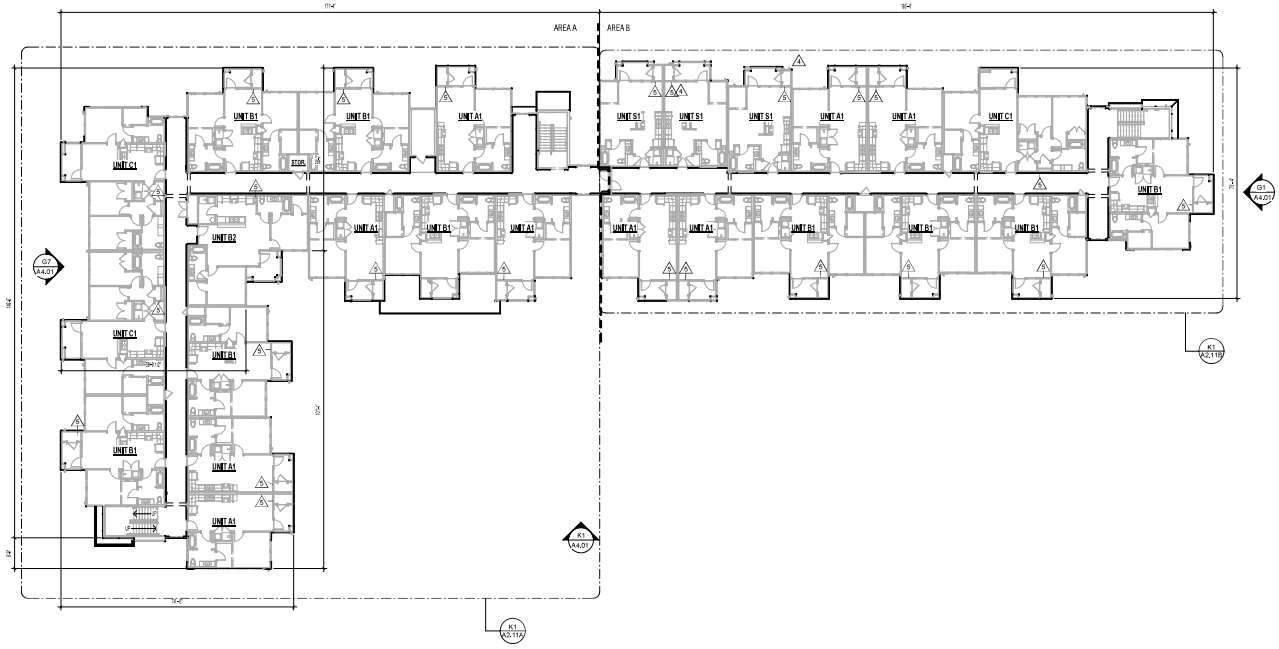
OVERALL GROUND & LEVEL 2 FLOOR PLAN

A2.01

EXHIBIT "E"



E1 OVERALL ROOF PLAN
1/16" = 1'-0"



K1 OVERALL LEVEL 3 FLOOR PLAN
1/16" = 1'-0"

THIRD LEVEL AREA SUMMARY	
BUILDING AREA A	14,556 SF
BUILDING AREA B	11,497 SF
TOTAL	26,053 SF

FK ARCHITECTURE
2555 Temple Trail
Winter Park, FL 32789
(407) 574-2915
www.fkcompanies.com
FL LICENSE # AR0017385

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Consultant

GENERAL NOTES:

1. DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. REFER TO SHEETS A0.11 TO A0.11 FOR ENLARGED UNIT PLANS.
4. ALL ACCESSIBLE LABELED UNITS ARE TO BE COMPLIANT PER TAC & THE FAIR HOUSING ACT (FHA). ALL OTHER GROUND LEVEL UNITS TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
5. SEE C1.0 PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.
6. REFER TO SHEETS A0.11 - A0.21 FOR LIFE SAFETY INFORMATION.
7. ALL DOORS AND WINDOWS LOCATIONS ARE NOTED ON ENLARGED PLANS UNLESS NOTED OTHERWISE.
8. CAULK WEATHER STRIP OR OTHERWISE SEAL ALL HOLES GAPS, CRACKS, PENETRATIONS AND ELECTRICAL RECEPTACLES IN BUILDING ENVELOPE.

DENOTES ACCESSIBLE UNIT, SEE UNIT PLANS FOR DETAILS

DENOTES HEARING (B.A.) IMPAIRED UNIT, SEE RCP DRAWINGS FOR DETAILS

D.O. 4 I-4 ALUM. DOWNSPOUT

ISSUE HISTORY

No.	Date	Description
1	02/19/2024	PERMIT SET

REVISION HISTORY

No.	Date	Description
4	12/10/2024	Mechanical & Owner Changes
5	01/31/2025	A2L Shaft & Window Removal

EDWARD M. HUNTON
TEXAS LICENSE # 23781

HTG - RED OAKS

AUSTIN, TX

Drawn:	L.P.
Checked:	E.H.
Approved:	E.H.
Date:	10/28/24
Project #:	5950-00

OVERALL LEVEL 3 FLOOR & ROOF PLAN

A2.02

Engineer/Architect Certification

I (We) certify that the Development will be designed and built to meet the accessibility requirements of the Federal Fair Housing Act as implemented by HUD at 24 CFR Part 100 and the Fair Housing Act Design Manual, Titles II and III of the Americans with Disabilities Act (42 U.S.C. Sections 12131-12189) as implemented by the Department of Justice regulations at 28 CFR Parts 35 and 36, and the Department's Accessibility rules in 10 TAC Chapter 1, Subchapter B, in effect at the time of certification.

I (we) certify that all materials submitted to the Department by the Architect or Applicant constitute records of the Department subject to Chapter 552, Tex. Gov't Code, and the Texas Public Information Act.

I (We) certify that in accordance with Section 504 of the Rehabilitation Act of 1973 and implemented at 24 CFR. Part 8, if the Development includes the New Construction or substantial rehabilitation of multifamily units (4 or more units), at least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise compliant with the 2010 ADA Standards with the exceptions listed in "Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities" (Federal Register 79 FR 29671) meets this requirement. In addition, at least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing or vision impairments.

I (We) certify that the requirements of Section 504 of the Rehabilitation Act of 1973 and implemented at 24 CFR. Part 8 and Tex. Gov't Code §§2306.6722 and 2306.6730, will be met as described in 10 TAC Chapter 1, Subchapter B, including the accessibility requirements relating to Unit Type distribution.

I (We) certify that I (We) have reviewed and understand the Department's fair housing educational materials posted on the Department's website as of the beginning of the Application Acceptance Period.

I (We) acknowledge that the Department may publish the full Development Plan on the Department's website, release the Development Plan in response to a request for public information and make other use of the Development Plan as authorized by law.

I (We) certify that if the Development includes the New Construction or Rehabilitation of single family units (1 to 3 units per building), every unit will be designed and built to meet the accessibility requirements of Tex. Gov't Code §2306.514, as it may be amended from time to time.

I (We) have attached a statement describing how, regardless of building type, all Units accessed by the ground floor or by elevator (affected units) meet the visitability requirements at 10 TAC §11.101(b)(8)(B), or the Applicant has requested a waiver of specific provisions of the visitability requirements at 10 TAC §11.101(b)(8)(B) as necessary for Rehabilitation Developments.

EXHIBIT "F"

I (We) certify that all accessible Units under 10 TAC Chapter 1, Subchapter B will be dispersed throughout the Development.

If the Applicant is applying for Multifamily Direct Loan funds, I (We) further certify that the Development meets the Property Standards in 24 CFR §92.251 or 24 CFR §93.301 and as further outlined in 10 TAC Chapters 11 and 13, as applicable.

If the Applicant is applying for Housing Tax Credits, Tex. Gov't Code §2306.6712(d)(4) requires that the board by vote approve or reject an amendment that would result in a reduction of three percent (3%) or more in the square footage of the units or common areas. I (We) certify that the net rentable square footage as defined by 10 TAC §11.1(d)(82) of the Development is 57,804 square feet, and the common area square footage as defined by 10 TAC §11.1(d)(22) is 15,661 square feet. This certification will be applied for square footage comparison at Cost Certification, unless the application is amended prior to Cost Certification.

This certification meets the requirement that the Applicant provide a certification from the Development engineer or an accredited architect after careful review of the Department's accessibility requirements, including Tex. Gov't Code §§2306.6722 and 2306.6730.

By:

Signature

November 18, 2025

Date

Edward Hunton

Printed Name of Architect or Engineer

TX 28761

License Number and State

Fugleberg Koch, LLC

Firm Name (If applicable)

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1260 **Agenda Date:** 12/11/2025 **Agenda #:** 3.

Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Belmont (HTC #21402)

RECOMMENDED ACTION

WHEREAS, Belmont (the Development) received a 4% Housing Tax Credit (HTC) award in 2021 for the new construction of 146 units for the general population in Austin, Travis County;

WHEREAS, construction of the Development has been completed, and LDG Belmont, LP (the Development Owner or Owner) requests, at cost certification, to increase the annual HTC amount from $1,264,833, the amount reflected in the Determination Notice, to $1,712,224, a difference of $447,391, which represents a 35.37% increase;

WHEREAS, §42(m)(2) of the Internal Revenue Code allows an increase of tax credits for a bond financed project when the increase is determined necessary as demonstrated through the submission of the cost certification package;

WHEREAS, 10 TAC §10.401(d) requires approval by the Board if an increase to the amount of tax credits exceeds 120% of the amount of credit reflected in the Determination Notice; and

WHEREAS, a review of the cost certification package submitted by the Development Owner supports the need for the additional tax credits requested, and staff has determined that the increase is necessary for the viability of the transaction;

NOW, therefore, it is hereby

RESOLVED, that the housing tax credit increase for Belmont requested by the Development Owner is approved as presented to this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Belmont received a 4% HTC award in 2021 for new construction of 146 units for the general population in Austin, Travis County. On April 12, 2021, a Determination Notice was issued with an approved annual tax credit amount of $1,264,833. Construction of the Development was completed in late 2024, and the cost certification documentation for the Development is currently under review by the Department.

In the cost certification documentation, the Development Owner requested an annual tax credit award of $1,712,224, and this amount represents an increase of $447,391 (35.37%) from the amount reflected in the Determination Notice. Through the cost certification review process, the representative for the Development Owner explained that the Development incurred increased costs during construction. A comparison of the development costs from the time of the Application, in 2021, to Cost Certification indicates that total development costs increased $9,970,997 (27.76%), from $35,921,263 to $45,892,260.

In a letter as of October 8, 2025, Jason Trevino, the Owner's representative, explained that direct construction costs were underestimated at the time of application, as the applicant did not have actual construction bids at that time. Additionally, there were several change orders and material price escalations, which also increased the direct construction costs. There was also an erroneous Geotech report; the initial Geotech report was flawed and required additional excavation and deepening of piers. There was also an upgraded insulation package associated with Green Building codes. The Owner also stated that there was the need for the excavation and elimination of an unknown city sewer line that was not initially disclosed by the City of Austin (the City). Furthermore, the City delayed the project more than six months due to internal miscommunications related to permitting. General Conditions and Overhead costs increased due to lengthened construction schedule. Construction delays caused an increase to financing costs such as construction interest and financing fees. Developer fee also increased due to the increased costs.

Staff's analysis of this transaction at cost certification has concluded that the Development supports an annual tax credit allocation of $1,712,224, and that the requested increase is necessary for the financial feasibility of the project and its viability as a qualified low-income housing project throughout the credit period. This results in a 35.37% increase from $1,264,833, the original annual HTC amount in the Determination Notice. In accordance with 10 TAC §10.401(d), Board approval is required because the requested tax credit amount exceeds 120% of the HTC amount reflected in the Determination Notice. The Development Owner will be required to submit the Tax-Exempt Bond Credit Increase Request Fee required in 10 TAC §11.901(8) for the increase to the HTC amount prior to issuance of Forms 8609. Additionally, all required pending documentation for the cost certification review must be provided for the issuance of 8609s.

Staff recommends approval of the increase in the tax credit award as presented herein.

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UNIT MIX/RENT SCHEDULE

The Belmont , Austin, # 21402

LOCATION DATA	
CITY:	Austin
COUNTY:	Travis
PROGRAM REGION:	7

UNIT DISTRIBUTION					
# Beds	# Units	% Total		Income	# Units
Eff				20%	0
1	48	32.9%		30%	0
2	53	36.3%		40%	0
3	37	25.3%		50%	47
4	8	5.5%		60%	52
TOTAL	146	100.0%		70%	47
				80%	0
				MR	0
				TOTAL	146
				Average Income:	60.00%

Applicable Programs
4% Housing Tax Credits

PRO FORMA ASSUMPTIONS	
REVENUE GROWTH:	2.00%
EXPENSE GROWTH:	3.00%
HIGH COST ADJUSTMENT:	100%
APPLICABLE FRACTION:	100.00%
APP % - ACQUISITION:	
APP % - CONSTRUCTION:	4.00%
AVERAGE SF	1,172

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		Unit Mix				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS					TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Tenant Pd UA's (Verified)	Max Net Program Rent	Delta to Max Program	Rent per NRA	Net Rent per Unit		Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent per NRA	Delta to Max Program	Market Rent	Rent per NRA	TDHCA Savings to Market
TC50%	$1,255	17	1	1	868	$1,255	$116	$1,139	$0	$1.31	$1,139		**$19,363**	**$19,363**	$1,139	$1.31	$0		0.00	
TC60%	$1,506	17	1	1	868	$1,506	$116	$1,390	$0	$1.60	$1,390		**$23,630**	**$23,630**	$1,390	$1.60	$0		0.00	
TC70%	$1,757	14	1	1	868	$1,757	$116	$1,641	$0	$1.89	$1,641		**$22,974**	**$22,974**	$1,641	$1.89	$0		0.00	
TC50%	$1,506	16	2	1	1,087	$1,506	$132	$1,374	$0	$1.26	$1,374		**$21,984**	**$21,984**	$1,374	$1.26	$0		0.00	
TC60%	$1,807	19	2	1	1,087	$1,807	$132	$1,675	$0	$1.54	$1,675		**$31,825**	**$31,825**	$1,675	$1.54	$0		0.00	
TC70%	$2,108	18	2	2	1,087	$2,108	$132	$1,976	$0	$1.82	$1,976		**$35,568**	**$35,568**	$1,976	$1.82	$0		0.00	
TC50%	$1,740	12	3	2	1,526	$1,740	$155	$1,585	$0	$1.04	$1,585		**$19,020**	**$19,020**	$1,585	$1.04	$0		0.00	
TC60%	$2,088	12	3	2	1,526	$2,088	$155	$1,933	$0	$1.27	$1,933		**$23,196**	**$23,196**	$1,933	$1.27	$0		0.00	
TC70%	$2,436	13	3	2	1,526	$2,436	$155	$2,281	$0	$1.49	$2,281		**$29,653**	**$29,653**	$2,281	$1.49	$0		0.00	
TC50%	$1,941	2	4	2	1,915	$1,941	$180	$1,761	$0	$0.92	$1,761		**$3,522**	**$3,522**	$1,761	$0.92	$0		0.00	
TC60%	$2,329	4	4	2	1,915	$2,329	$180	$2,149	$0	$1.12	$2,149		**$8,596**	**$8,596**	$2,149	$1.12	$0		0.00	
TC70%	$2,717	2	4	2	1,915	$2,717	$180	$2,537	$0	$1.32	$2,537		**$5,074**	**$5,074**	$2,537	$1.32	$0		0.00	
TOTALS / AVERAGE		**146**			**171,057**				**$0**	**$1.43**	**$1,674**		**$244,405**	**$244,405**	**$1,674**	**$1.43**	**$0**	**$0**	**$0.00**	**($1,674)**
ANNUAL POTENTIAL GROSS RENT:													**$2,932,860**	**$2,932,860**						

PRO FORMA ANALYSIS & DEVELOPMENT COSTS

					TDHCA CC	TDHCA -Prior	% DIFF	APP - Orig	Owner CC	$ DIFF			
POTENTIAL GROSS RENT					$2,932,860	$2,191,776	0%	$2,191,776	$2,932,860	$0			
Secondary Income		Per Unit/Month	$20.00		$35,040	$35,040	-100%	$35,040	$0	($35,040)	$0.00	Per Unit Per Month	
Other Income:	W/D Rentals						#DIV/0!	$0	$16,200	$16,200	$9.25	Per Unit Per Month	
Other Income:	Late, Pet & application Fees						#DIV/0!	$0	$35,040	$35,040	$20.00	Per Unit Per Month	
POTENTIAL GROSS INCOME					$2,967,900	$2,226,816	1%	$2,226,816	$2,984,100	$16,200			
Vacancy & Collection Loss		% of PGI	-7.5%		($222,593)	(167,011)	1%	(167,011)	(223,808)	($1,215)	-7.5%	% of PGI	
EO/Non-Rental Units/Concessions					$0	-	#DIV/0!	-	-	$0			
EFFECTIVE GROSS INCOME					$2,745,308	$2,059,805	0.55%	$2,059,805	$2,760,293	$14,985			

EXPENSES		% of EGI	Per Unit	Per SF							Per SF	Per Unit	% of EGI
General & Administrative		2.20%	$414	$0.35	$60,384	$76,623	3%	$62,050	$62,050	$1,666	$0.36	$425	2.25%
Management		2.50%	$470	$0.40	$68,633	$51,495	22%	$51,495	$83,700	$15,067	$0.49	$573	3.03%
Payroll & Payroll Tax		7.71%	$1,449	$1.24	$211,584	$204,400	62%	$204,400	$343,760	$132,176	$2.01	$2,355	12.45%
Repairs & Maintenance		3.20%	$601	$0.51	$87,795	$94,900	12%	$94,900	$98,098	$10,303	$0.57	$672	3.55%
Electric/Gas		2.11%	$397	$0.34	$57,984	$36,548	-7%	$50,400	$53,900	($4,084)	$0.32	$369	1.95%
Water, Sewer, & Trash		4.42%	$831	$0.71	$121,293	$83,925	-27%	$81,000	$88,549	($32,744)	$0.52	$607	3.21%
Property Insurance		2.13%	$400	$0.34	$58,400	$43,681	0%	$43,800	$58,400	$0	$0.34	$400	2.12%
Property Tax	0%	0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0.00	$0	0.00%
Reserve for Replacements		1.33%	$250	$0.21	$36,500	$36,500	0%	$36,500	$36,500	$0	$0.21	$250	1.32%
Cable TV		0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0.00	$0	0.00%
Supportive service contract fees		0.90%	$169	$0.14	$24,720	$0	0%	$0	$24,720	$0	$0.14	$169	0.90%
TDHCA Compliance fees		0.21%	$40	$0.03	$5,840	$5,840	0%	$5,840	$5,840	$0	$0.03	$40	0.21%
TDHCA Bond Administration Fees (TDHCA as Bond I		0.00%	$0	$0.00	$0	$4,500	#DIV/0!	$4,500	$0	$0	$0.00	$0	0.00%
Security		0.31%	$58	$0.05	$8,400	$10,220	79%	$10,220	$15,000	$6,600	$0.09	$103	0.54%
Other	Trustee Fee	0.16%	$31	$0.03	$4,500	$5,840	227%	$5,840	$14,720	$10,220	$0.09	$101	0.53%
TOTAL EXPENSES		27.17%	$5,110	$4.36	$746,032	$654,471	18.7%	$650,945	$885,237	$139,205	$5.18	$6,063	32.07%
NET OPERATING INCOME		72.83%	$13,694	$11.69	$1,999,275	$1,405,334	-6.2%	$1,408,860	$1,875,056	($124,220)	$10.96	$12,843	67.93%

DEBT										
First Lien: Bond issuer AUSTIN AFFORDABLE PFC, INC, Bond Holder Ready capital. (Redstone)				$1,419,821	$1,190,961	0%	$1,190,983	$1,419,821	$0	
Other: LDG INVESTMENT FUND TX, LLC,					$0	#VALUE!	$0		#VALUE!	
TOTAL DEBT SERVICE				$1,419,821	$1,190,961	0%	$1,190,983	$1,419,821	$0	
NET CASH FLOW				$579,455	$214,373	-21%	$217,877	$455,235	($124,220)	
AGGREGATE DEBT COVERAGE RATIO				1.41	1.18		1.18	1.32		
RECOMMENDED DEBT COVERAGE RATIO				1.41						

CONSTRUCTION COST		% of TOTAL	Per Unit	Per SF	TDHCA CC	TDHCA -Prior		APP - Orig	Owner CC		Per SF	Per Unit	% of TOTAL
Land Acquisition		1.10%	$3,423	$2.92	$499,814	$499,814	107%	$890,974	$1,035,436	$535,622	$6	$7,092	2.26%
Building Acquisition		0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0	$0	0.00%
Closing costs & acq. legal fees		0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0	$0	0.00%
Off-Sites		0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0	$0	0.00%
Sitework		5.12%	$15,919	$13.59	$2,324,207	$1,792,270	21%	$1,792,270	$2,822,909	$498,702	$17	$19,335	6.15%
Site Amenities						$425,000		$425,000					
Other Construction Cost						$0	#DIV/0!	$0		$0			
Building Costs		51.82%	$160,997	$137.41	$23,505,539	$18,699,889	-2%	$17,187,730	$23,006,837	($498,702)	$134	$157,581	50.13%
Contingency						$1,081,860	#DIV/0!	$1,081,860		$0			
Contractor's Fees		7.97%	$24,768	$21.14	$3,616,164	$2,657,200	0%	$2,657,200	$3,616,166	$2	$21	$24,768	7.88%
Indirect Construction		6.65%	$20,657	$17.63	$3,015,866	$2,132,439	0%	$2,132,439	$3,015,866	$0	$18	$20,657	6.57%
Developer's Fees	13.33%	11.10%	$34,489	$29.44	$5,035,368	$4,124,456	0%	$4,124,456	$5,035,368	$0	$29	$34,489	10.97%
Financing		14.70%	$45,678	$38.99	$6,669,012	$4,889,192	0%	$4,889,192	$6,669,012	$0	$39	$45,678	14.53%
Reserves		1.52%	$4,731	$4.04	$690,666	$740,143	0%	$740,143	$690,666	$0	$4	$4,731	1.50%
TOTAL COST		100%	$310,662	$265	$45,356,637	$37,042,262	1%	$35,921,263	$45,892,260	$535,623	$268	$314,331	100%
Construction Cost Recap		**56.95%**	**$176,916**	**$151.00**	**$25,829,746**				**$25,829,746**		**$151.00**	**$176,916**	**56.28%**

SOURCES OF FUNDS									% TDC	RECOMMENDED	
First Lien: Bond issuer AUSTIN AFFORDABLE PFC, INC,	62%	$193,904	$166	$28,310,000	$24,286,000	-17%	$24,286,000	$28,310,000	62%	$28,310,000	Developer Fee Available
Other: LDG INVESTMENT FUND TX, LLC,	6%	$17,540	$15	$2,560,845	$0	#DIV/0!	$0	$2,560,845	6%	2,560,845	$5,035,368
HTC Equity: R4 BATX Acquisition LLC	31%	$94,977	$81	$13,866,680	$11,001,847	-14%	$11,001,847	$12,507,000	31%	13,866,680	
AAHC BELMONT GP, LLC	0%	$1	$0	$100	$0	#DIV/0!	$0	$100	0%	100	
LDG BELMONT SLP, LLC	0%	$1	$0	$100	$0	#DIV/0!	$0	$100	0%	100	% of Dev. Fee Deferred
Deferred Developer Fee: LDG Multifamily	1%	$4,239	$4	$618,912	$242,255	-297%	$633,416	$2,514,215	1%	618,912	12%
Additional (Excess) Funds Req'd	0%	$0	$0	$0	$1,512,159	100%	($0)	$0	0%	0	15-Yr Cumulative Cash Flow
TOTAL SOURCES				$45,356,637	$37,042,262	-28%	$35,921,263	$45,892,260	100%	$45,356,637	$12,392,652

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

The Belmont , Austin, # 21402

PROPOSED PAYMENT COMPUTATION

First Lien: Bond issuer AUSTIN AFFORDABLE PFC, INC, Bond Hol	$28,310,000	Amort	480
Int Rate	4.00%	DCR	1.41
Other: LDG INVESTMENT FUND TX, LLC,	$2,560,845	Amort	0
Int Rate	6.00%	DCR	1.41
Other:	$0	Amort	0
Int Rate	0.00%	DCR	1.41

RECOMMENDED FINANCING STRUCTURE: TDHCA NOI

First Lien: Bond issuer AUSTIN AFFORDABLE PFC, INC, Bond Holder Ready capital. (Redstone)	$1,419,821
Other: LDG INVESTMENT FUND TX, LLC,	0
Other:	0
TOTAL DEBT SERVICE	**$1,419,821**

First Lien: Bond issuer AUSTIN AFFORDABLE PFC, INC, Bond Hol	$28,310,000	Amort	480
Int Rate	4.00%	DCR	1.41
Other: LDG INVESTMENT FUND TX, LLC,	$2,560,845	Amort	0
Int Rate	6.00%	Aggregate DCI	1.41
Other:	$0	Amort	0
Int Rate	0.00%	Aggregate DCI	1.41

LONG TERM OPERATING PRO FORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 25	YEAR 30	YEAR 35	YEAR 40
EFFECTIVE GROSS INCOME	$2,745,308	$2,800,214	$2,856,218	$2,913,342	$2,971,609	$3,280,897	$3,622,375	$3,999,395	$4,415,655	$4,875,240	$5,382,659	$5,942,890
LESS: TOTAL EXPENSES	746,032	767,727	790,058	813,046	$836,709	965,875	$1,115,187	1,287,809	1,487,405	1,718,217	1,985,157	2,293,914
NET OPERATING INCOME	**$1,999,275**	**$2,032,487**	**$2,066,159**	**$2,100,296**	**$2,134,900**	**$2,315,022**	**$2,507,188**	**$2,711,586**	**$2,928,250**	**$3,157,023**	**$3,397,501**	**$3,648,976**
LESS: DEBT SERVICE	1,419,821	1,419,821	1,419,821	1,419,821	1,419,821	1,419,821	1,419,821	1,419,821	1,419,821	1,419,821	1,419,821	1,419,821
NET CASH FLOW	**$579,455**	**$612,666**	**$646,339**	**$680,476**	**$715,079**	**$895,201**	**$1,087,368**	**$1,291,765**	**$1,508,429**	**$1,737,202**	**$1,977,681**	**$2,229,155**
CUMULATIVE NET CASH FLOW	$579,455	$1,192,121	$1,838,460	$2,518,936	$3,234,015	$7,345,012	$12,392,652	$18,437,772	$25,541,700	$33,765,382	$43,168,263	$53,806,878
DEFERRED DEVELOPER FEE BALANCE	$39,457	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
DCR ON UNDERWRITTEN DEBT (Must-Pay)	1.41	1.43	1.46	1.48	1.50	1.63	1.77	1.91	2.06	2.22	2.39	2.57
EXPENSE/EGI RATIO	27.17%	27.42%	27.66%	27.91%	28.16%	29.44%	30.79%	32.20%	33.68%	35.24%	36.88%	38.60%

HTC ALLOCATION ANALYSIS - The Belmont , Austin, # 21402

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
Acquisition Cost				
Purchase of land	$1,035,436	$499,814		
Purchase of buildings	$0	$0		
Closing costs & Acq. Legal Fees	$0	$0		
Off-Site Improvements	$0	$0		
Sitework	$2,822,909	$2,324,207	$2,822,909	$2,324,207
Building Costs	$23,006,837	$23,505,539	$22,983,325	$23,482,027
Contingency	$0	$0		
Contractor's Fees	$3,616,166	$3,616,164	$3,612,873	$3,612,873
Indirect Construction	$3,015,866	$3,015,866	$2,958,847	$2,958,847
Interim Financing	$6,669,012	$6,669,012	$5,392,275	$5,392,275
Developer Fees				
Developer Fees	$5,035,368	$5,035,368	$5,035,368	$5,035,368
Development Reserves	$690,666	$690,666		
TOTAL DEVELOPMENT COSTS	$45,892,260	$45,356,637	$42,805,597	$42,805,597

TOTAL ELIGIBLE BASIS			$42,805,597	$42,805,597
High Cost Area Adjustment			100%	100%
TOTAL ADJUSTED BASIS			$42,805,597	$42,805,597
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			$42,805,597	$42,805,597
Applicable Percentage			4.00%	4.00%
TOTAL AMOUNT OF TAX CREDITS			$1,712,224	$1,712,224

Syndication Rate	**0.8099**	**$13,866,678**	**$13,866,678**
Total Tax Credits (Eligible Basis Method)		**$1,712,224**	**$1,712,224**
Syndication Proceeds		**$13,866,678**	**$13,866,678**
Requested Tax Credits		**$1,712,224**	
Syndication Proceeds		**$13,866,678**	
Gap of Syndication Proceeds Needed		**$14,485,592**	
Total Tax Credits (Gap Method)		**$1,788,646**	
Recommended Tax Credits		**1,712,224**	
Syndication Proceeds		**$13,866,680**	

October 8, 2025

Rosalio Banuelos, Director of Multifamily Asset Management
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: The Belmont #21402 – Request for Additional Tax Credits

Mr. Banuelos,

The Determination Notice issued on 4/12/2021 for the above referenced application reflected an Annual Tax Credit Amount of $1,264,833. The final Eligible Basis of $42,805,597 now calculates an Annual Tax Credit amount of $1,712,224 which is approximately 35.37% higher. These figures are supported by an Independent Auditor's Report which has been included in the Cost Certification Package. Per TDHCA rules any increase over 20% from the initial Tax Credit amount must be approved by the board. Therefore, LDG is formally requesting the additional credits due to unavoidable obstacles and increased costs during the construction of this development.

Below are some of the main reasons for the cost increases since the time of the initial application:

Construction Costs:

- Direct construction costs were underestimated at the time of application as we did not have actual construction bids at that time. Therefore, Building Costs and Site Work Costs had significant variances from the time of initial application. Additionally, there were several change orders and material price escalations which also increased the direct construction costs. These change orders are included within the Cost Cert package.
- Lumber/Trim had a significant price escalation during this timeframe.
- Erroneous Geotech Report: the initial Geotech report was flawed and required additional excavation and deepening of piers.
- Upgraded insulation package associated with Green Building codes.
- Excavation and elimination of unknown city sewer line that was not initially disclosed by the City of Austin.
- General Conditions and Overhead costs increased due to lengthened schedule/construction delays from issues described in the following paragraph:

Construction Delays:

- The City of Austin delayed the project over their own internal miscommunications related to permitting (+6 months delay)

- Inaccurate soils testing from the Geotech required additional excavation. (+2 months delay)
- The City of Austin failed to disclose a sanitary sewer main that went through the excavation site and caused delays (+2 months delay)
- Austin Energy's inability to get transformers to our project as originally scheduled (+4 months delay)

Financing Costs:

- Construction delays caused an increase to financing costs such as construction interest and financing fees.

Developer Fees:

- Developer fees are calculated at 15% of the project's eligible costs and this increase is a direct result of the increases detailed above.

Please let us know if you need any further information to process this request.

Sincerely,

Jason Trevino

Jason Trevino
Owner Representative
LDG Development, LLC
512-578-8488

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1270 **Agenda Date:** 12/11/2025 **Agenda #:** 4.

Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for The Element (HTC #21456)

RECOMMENDED ACTION

WHEREAS, The Element formerly known as Residences at Howard Lane (the Development) received a 4% Housing Tax Credit (HTC) award in 2021 for the new construction of 300 units for the general population in Austin, Travis County;

WHEREAS, construction of the Development has been completed, and The Residences at Howard Lane Ltd. (the Development Owner or Owner) requests, at cost certification, to increase the annual HTC amount from $1,912,595, the amount reflected in the Determination Notice, to $2,430,538, a difference of $517,943, which represents a 27.08% increase;

WHEREAS, the Department's analysis indicates that an annual HTC amount of $2,427,791 is supported, and this amount is $515,196 (26.94%) greater than the amount in the Determination Notice;

WHEREAS, §42(m)(2) of the Internal Revenue Code allows an increase of tax credits for a bond financed project when the increase is determined necessary as demonstrated through the submission of the cost certification package;

WHEREAS, 10 TAC §10.401(d) requires approval by the Board if an increase to the amount of tax credits exceeds 120% of the amount of credit reflected in the Determination Notice; and

WHEREAS, a review of the cost certification package submitted by the Development Owner supports the need for the additional tax credits as adjusted, and staff has determined that the increase is necessary for the viability of the transaction;

NOW, therefore, it is hereby

RESOLVED, that the 26.94% increase to the housing tax credit amount for The Element is approved as presented to this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

The Element formerly known as Residences at Howard Lane received a 4% HTC award in 2021 for the construction of 300 units for the general population in Austin, Travis County. On

October 1, 2021, a Determination Notice was issued with an approved annual tax credit amount of $1,912,595. The residential buildings in the Development placed in service in 2024, and the cost certification documentation for the Development is currently under review by the Department.

The cost certification documentation reflects a requested annual tax credit amount of $2,430,538, and this amount represents an increase of $517,943 (27.08%) from the amount reflected in the Determination Notice. However, the Department's analysis indicates that an annual HTC amount of $2,427,791 is supported, and this amount is $515,196 (26.94%) greater than the amount in the Determination Notice.

A comparison of the development costs from the time of the Application, in 2021, to Cost Certification indicates that total development costs increased $9,869,982 (15.79%), from $62,499,251 to $72,369,233. The Owner contact explained that the cost overruns stem primarily from a 12-month delay in unit delivery, driven by three major construction challenges. The original civil plans misrepresented the elevation of the wastewater tie-in point, requiring a full redesign and extension of the wastewater line. Additionally, gravel backfill around the existing sewer line created unsafe trenching conditions, necessitating wider excavation, enhanced safety measures, and additional paving. Also, revised plans required multiple rounds of approval from the City of Austin and Austin Water Utility, delaying construction start and utility release.

Staff's analysis of this transaction at cost certification has concluded that the Development supports an annual tax credit allocation of $2,427,791, and that this increase is necessary for the financial feasibility of the project and its viability as a qualified low-income housing project throughout the credit period. This results in a 26.94% increase from $1,912,595, the original annual HTC amount in the Determination Notice. In accordance with 10 TAC §10.401(d), Board approval is required because the requested tax credit amount exceeds 120% of the HTC amount reflected in the Determination Notice. The Development Owner will be required to submit the Tax-Exempt Bond Credit Increase Request Fee required in 10 TAC §11.901(8) for the increase to the HTC amount prior to issuance of Forms 8609. Additionally, all required pending documentation for the cost certification review must be provided for the issuance of 8609s.

Staff recommends approval of the increase in the tax credit award as presented herein.

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UNIT MIX/RENT SCHEDULE

The Residences at Howard Lane (The Element), Austin, # 21456

LOCATION DATA	
CITY:	Austin
COUNTY:	Travis
PROGRAM REGION:	7

UNIT DISTRIBUTION					
# Beds	# Units	% Total		Income	# Units
Eff				20%	0
1	12	4.0%		30%	30
2	120	40.0%		40%	0
3	132	44.0%		50%	30
4	36	12.0%		60%	150
TOTAL	300	100.0%		70%	90
				80%	0
				MR	0
				TOTAL	300
				Average Income:	59.00%

Applicable Programs
4% Housing Tax Credits

PRO FORMA ASSUMPTIONS	
REVENUE GROWTH:	2.00%
EXPENSE GROWTH:	3.00%
HIGH COST ADJUSTMENT:	100%
APPLICABLE FRACTION:	100.00%
APP % - ACQUISITION:	
APP % - CONSTRUCTION:	4.00%
AVERAGE SF	1,008

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		Unit Mix				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS					TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Tenant Pd UA's (Verified)	Max Net Program Rent	Delta to Max Program	Rent per NRA	Net Rent per Unit		Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent per NRA	Delta to Max Program	Market Rent	Rent per NRA	TDHCA Savings to Market
TC30%	$708	1	1	1	651	$708	$95	$613	$0	$0.94	$613		$613	$613	$613	$0.94	$0		0.00	
TC50%	$1,181	1	1	1	651	$1,181	$95	$1,086	$0	$1.67	$1,086		$1,086	$1,086	$1,086	$1.67	$0		0.00	
TC60%	$1,417	6	1	1	651	$1,417	$95	$1,322	$0	$2.03	$1,322		$7,932	$7,932	$1,322	$2.03	$0		0.00	
TC70%	$1,653	4	1	1	651	$1,653	$95	$1,558	$0	$2.39	$1,558		$6,232	$6,232	$1,558	$2.39	$0		0.00	
TC30%	$850	12	2	2	902	$850	$118	$732	$0	$0.81	$732		$8,784	$8,784	$732	$0.81	$0		0.00	
TC50%	$1,417	12	2	2	902	$1,417	$118	$1,299	$0	$1.44	$1,299		$15,588	$15,588	$1,299	$1.44	$0		0.00	
TC60%	$1,701	60	2	2	902	$1,701	$118	$1,583	$0	$1.75	$1,583		$94,980	$94,980	$1,583	$1.75	$0		0.00	
TC70%	$1,984	36	2	2	902	$1,984	$118	$1,866	$0	$2.07	$1,866		$67,176	$67,176	$1,866	$2.07	$0		0.00	
TC30%	$982	9	3	2	1,055	$982	$137	$845	$0	$0.80	$845		$7,605	$7,605	$845	$0.80	$0		0.00	
TC50%	$1,638	10	3	2	1,055	$1,638	$137	$1,501	$0	$1.42	$1,501		$15,010	$15,010	$1,501	$1.42	$0		0.00	
TC60%	$1,965	48	3	2	1,055	$1,965	$137	$1,828	$0	$1.73	$1,828		$87,744	$87,744	$1,828	$1.73	$0		0.00	
TC70%	$2,293	29	3	2	1,055	$2,293	$137	$2,156	$0	$2.04	$2,156		$62,524	$62,524	$2,156	$2.04	$0		0.00	
TC30%	$1,096	4	4	2	1,304	$1,096	$163	$933	$0	$0.72	$933		$3,732	$3,732	$933	$0.72	$0		0.00	
TC50%	$1,827	4	4	2	1,304	$1,827	$163	$1,664	$0	$1.28	$1,664		$6,656	$6,656	$1,664	$1.28	$0		0.00	
TC60%	$2,193	18	4	2	1,304	$2,193	$163	$2,030	$0	$1.56	$2,030		$36,540	$36,540	$2,030	$1.56	$0		0.00	
TC70%	$2,558	10	4	2	1,304	$2,558	$163	$2,395	$0	$1.84	$2,395		$23,950	$23,950	$2,395	$1.84	$0		0.00	
TC30%	$982	4	3	2	1,059	$982	$137	$845	$0	$0.80	$845		$3,380	$3,380	$845	$0.80	$0		0.00	
TC50%	$1,638	3	3	2	1,059	$1,638	$137	$1,501	$0	$1.42	$1,501		$4,503	$4,503	$1,501	$1.42	$0		0.00	
TC60%	$1,965	18	3	2	1,059	$1,965	$137	$1,828	$0	$1.73	$1,828		$32,904	$32,904	$1,828	$1.73	$0		0.00	
TC70%	$2,293	11	3	2	1,059	$2,293	$137	$2,156	$0	$2.04	$2,156		$23,716	$23,716	$2,156	$2.04	$0		0.00	
TOTALS / AVERAGE		300			302,400				$0	$1.69	$1,702		$510,655	$510,655	$1,702	$1.69	$0	$0	$0.00	($1,702)
ANNUAL POTENTIAL GROSS RENT:													$6,127,860	$6,127,860						

PRO FORMA ANALYSIS & DEVELOPMENT COSTS

					TDHCA CC	TDHCA -Prior	% DIFF	APP - Orig	Owner CC	$ DIFF			
POTENTIAL GROSS RENT					$6,127,860	$4,529,664	0%	$4,529,664	$6,127,860	$0			
Secondary Income		Per Unit/Month	$20.00		$72,000	$72,000	0%	$72,000	$72,000	$0	$20.00	Per Unit Per Month	
Other Income:	-					$0	#DIV/0!	$0	$0	$0	$0.00	Per Unit Per Month	
Other Income:	-					$0	#DIV/0!	$0	$0	$0	$0.00	Per Unit Per Month	
POTENTIAL GROSS INCOME					$6,199,860	$4,601,664	0%	$4,601,664	$6,199,860	$0			
Vacancy & Collection Loss		% of PGI	-7.5%		($464,990)	(345,125)	0%	(345,125)	(464,990)	$0	-7.5%	% of PGI	
EO/Non-Rental Units/Concessions					$0	-	#DIV/0!	-	-	$0			
EFFECTIVE GROSS INCOME					$5,734,871	$4,256,539	0.00%	$4,256,539	$5,734,871	$0			

EXPENSES		% of EGI	Per Unit	Per SF							Per SF	Per Unit	% of EGI
General & Administrative		3.99%	$762	$0.76	$228,594	$150,000	24%	$150,000	$284,500	$55,906	$0.94	$948	4.96%
Management		4.00%	$765	$0.76	$229,395	$170,262	0%	$170,262	$229,600	$205	$0.76	$765	4.00%
Payroll & Payroll Tax		11.11%	$2,123	$2.11	$637,031	$420,000	-2%	$420,000	$625,000	($12,031)	$2.07	$2,083	10.90%
Repairs & Maintenance		3.57%	$682	$0.68	$204,614	$270,000	-10%	$270,000	$184,600	($20,014)	$0.61	$615	3.22%
Electric/Gas		1.83%	$349	$0.35	$104,805	$51,000	31%	$51,000	$137,000	$32,195	$0.45	$457	2.39%
Water, Sewer, & Trash		4.08%	$780	$0.77	$233,933	$84,000	-38%	$84,000	$145,000	($88,933)	$0.48	$483	2.53%
Property Insurance		4.14%	$792	$0.79	$237,637	$115,500	0%	$115,500	$237,637	$0	$0.79	$792	4.14%
Property Tax	0%	0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0.00	$0	0.00%
Reserve for Replacements		1.31%	$250	$0.25	$75,000	$75,000	0%	$75,000	$75,000	$0	$0.25	$250	1.31%
Cable TV		0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0.00	$0	0.00%
Supportive service contract fees		1.24%	$237	$0.23	$71,000	$36,000	0%	$36,000	$71,000	$0	$0.23	$237	1.24%
TDHCA Compliance fees		0.21%	$40	$0.04	$12,000	$12,000	0%	$12,000	$12,000	$0	$0.04	$40	0.21%
TDHCA Bond Administration Fees (TDHCA as Bond Is		0.00%	$0	$0.00	$0	$3,500	#DIV/0!	$3,500	$0	$0	$0.00	$0	0.00%
Security		1.34%	$256	$0.25	$76,849	$0	0%	$0	$77,000	$151	$0.25	$257	1.34%
Other		0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$3,500	$3,500	$0.01	$12	0.06%
TOTAL EXPENSES		36.81%	$7,036	$6.98	$2,110,857	$1,387,262	-1.4%	$1,387,262	$2,081,837	($29,020)	$6.88	$6,939	36.30%
NET OPERATING INCOME		63.19%	$12,080	$11.98	$3,624,013	$2,869,277	0.8%	$2,869,277	$3,653,034	$29,020	$12.08	$12,177	63.70%

DEBT													
First Lien: Travis County Housing Finance Corporation					$2,327,716	$2,481,381	2%	$2,481,381	$2,371,438	$43,722			
Other: Adjustments to Debt Per §11.302(c)(2)					$107,587		#VALUE!	$0		#VALUE!			
TOTAL DEBT SERVICE					$2,435,304	$2,481,381	-3%	$2,481,381	$2,371,438	($63,866)			
NET CASH FLOW					$1,188,709	$387,896	8%	$387,896	$1,281,596	$92,886			
AGGREGATE DEBT COVERAGE RATIO					1.49	1.16		1.16	1.54				
RECOMMENDED DEBT COVERAGE RATIO									1.50				

CONSTRUCTION COST		% of TOTAL	Per Unit	Per SF	TDHCA CC	TDHCA -Prior		APP - Orig	Owner CC		Per SF	Per Unit	% of TOTAL
Land Acquisition		6.64%	$15,900	$15.77	$4,770,000	$4,770,000	0%	$4,770,000	$4,770,000	$0	$16	$15,900	6.59%
Building Acquisition		0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0	$0	0.00%
Closing costs & acq. legal fees		0.57%	$1,372	$1.36	$411,569	$309,216	0%	$309,216	$411,569	$0	$1	$1,372	0.57%
Off-Sites		2.46%	$5,895	$5.85	$1,768,621	$2,251,200	0%	$2,251,200	$1,768,621	($0)	$6	$5,895	2.44%
Sitework		11.20%	$26,831	$26.62	$8,049,180	$4,974,144	-18%	$4,974,144	$6,620,254	($1,428,926)	$22	$22,068	9.15%
Site Amenities						$1,327,000		$1,327,000					
Other Construction Cost						$0	#DIV/0!	$0		$0			
Building Costs		35.95%	$86,105	$85.42	$25,831,508	$24,530,956	6%	$24,530,956	$27,260,434	$1,428,926	$90	$90,868	37.67%
Contingency						$956,910	#DIV/0!	$956,910		$0			
Contractor's Fees		6.95%	$16,636	$16.50	$4,990,903	$4,765,629	1%	$4,765,629	$5,059,581	$68,678	$17	$16,865	6.99%
Indirect Construction		4.87%	$11,669	$11.58	$3,500,696	$4,609,403	0%	$4,609,403	$3,500,696	$0	$12	$11,669	4.84%
Developer's Fees	12.30%	9.25%	$22,163	$21.99	$6,649,000	$6,230,000	0%	$6,230,000	$6,649,000	$0	$22	$22,163	9.19%
Financing		20.34%	$48,717	$48.33	$14,615,078	$6,030,549	0%	$6,030,549	$14,615,078	$0	$48	$48,717	20.20%
Reserves		1.76%	$4,213	$4.18	$1,264,000	$1,744,244	36%	$1,744,244	$1,714,000	$450,000	$6	$5,713	2.37%
TOTAL COST		100%	$239,502	$238	$71,850,555	$62,499,251	1%	$62,499,251	$72,369,233	$518,678	$239	$241,231	100%
Construction Cost Recap		**49.62%**	**$118,831**	**$117.89**	**$35,649,309**				**$35,649,309**		**$117.89**	**$118,831**	**49.26%**

SOURCES OF FUNDS										% TDC	RECOMMENDED		
First Lien: Travis County Housing Finance Corporatio		58%	$140,000	$139	$42,000,000	$41,450,000	-1%	$41,450,000	$42,000,000	58%	$42,000,000	Developer Fee Available	
Other: Adjustments to Debt Per §11.302(c)(2)		3%	$6,471	$6	$1,941,247	$0	#DIV/0!	$0	$0	3%	1,941,247	$6,649,000	
Other:		0%	$0	$0	$0	$0	#DIV/0!	$0	$0	0%	0		
HTC Equity: PNC Bank, National Association		31%	$74,073	$73	$22,221,967	$17,651,490	-19%	$17,651,490	$20,966,795	31%	22,221,967		
NRP Residences at Howard Lane SPE SLP LLC, a Del		0%	$3	$0	$1,000		#DIV/0!		$1,000	0%	1,000		
GP Equity - TCHFC Howard Lane GP LLC, a Texas lim		0%	$0	$0	$51		#DIV/0!		$51	0%	51		
- Interest Earned		1%	$2,632	$3	$789,516		#DIV/0!		$0	1%	789,516		
NRP Loan Star Development LLC		5%	$12,655	$13	$3,796,412	$0	#DIV/0!	$0	$3,796,412	5%	3,796,412	% of Dev. Fee Deferred	
Deferred Developer Fee: 25% TCHFC Howard Lane		2%	$3,668	$4	$1,100,362	$3,397,761	-65%	$3,397,761	$5,604,975	2%	1,100,362	17%	
Additional (Excess) Funds Req'd		0%	$0	$0	$0	$0	#DIV/0!	$0	$0	0%	0	15-Yr Cumulative Cash Flow	
TOTAL SOURCES					$71,850,555	$62,499,251	-16%	$62,499,251	$72,369,233	100%	$71,850,555	$24,229,127	

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

The Residences at Howard Lane (The Element), Austin, # 21456

PROPOSED PAYMENT COMPUTATION

First Lien: Travis County Housing Finance Corporation	$42,000,000	Amort	480
Int Rate	4.69%	DCR	1.56
Other: Adjustments to Debt Per §11.302(c)(2)	$0	Amort	480
Int Rate	4.69%	DCR	1.49
Other:	$0	Amort	0
Int Rate	0.00%	DCR	1.49

RECOMMENDED FINANCING STRUCTURE: APPLICANT'S NOI

First Lien: Travis County Housing Finance Corporation	$2,327,716
Other: Adjustments to Debt Per §11.302(c)(2)	107,587
Other:	0
TOTAL DEBT SERVICE	**$2,435,304**

First Lien: Travis County Housing Finance Corporation	$42,000,000	Amort	480
Int Rate	4.69%	DCR	1.57
Other: Adjustments to Debt Per §11.302(c)(2)	$1,941,247	Amort	480
Int Rate	4.69%	Aggregate DCR	1.50
Other:	$0	Amort	0
Int Rate	0.00%	Aggregate DCR	1.50

LONG TERM OPERATING PRO FORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 25	YEAR 30	YEAR 35	YEAR 40
EFFECTIVE GROSS INCOME	$5,734,871	$5,849,568	$5,966,559	$6,085,890	$6,207,608	$6,853,701	$7,567,040	$8,354,623	$9,224,179	$10,184,239	$11,244,223	$12,414,531
LESS: TOTAL EXPENSES	2,081,837	2,141,787	2,203,701	2,267,425	$2,333,013	2,690,897	$3,104,356	3,582,094	4,134,184	4,772,287	5,509,905	6,362,666
NET OPERATING INCOME	**$3,653,034**	**$3,707,781**	**$3,762,859**	**$3,818,465**	**$3,874,595**	**$4,162,804**	**$4,462,684**	**$4,772,530**	**$5,089,996**	**$5,411,952**	**$5,734,318**	**$6,051,865**
LESS: DEBT SERVICE	2,435,304	2,435,304	2,435,304	2,435,304	2,435,304	2,435,304	2,435,304	2,435,304	2,435,304	2,435,304	2,435,304	2,435,304
NET CASH FLOW	**$1,217,730**	**$1,272,477**	**$1,327,555**	**$1,383,162**	**$1,439,291**	**$1,727,500**	**$2,027,380**	**$2,337,226**	**$2,654,692**	**$2,976,648**	**$3,299,014**	**$3,616,561**
CUMULATIVE NET CASH FLOW	$1,217,730	$2,490,207	$3,817,762	$5,200,923	$6,640,214	$14,696,358	$24,229,127	$35,291,994	$47,928,036	$62,166,307	$78,017,436	$95,468,287
DEFERRED DEVELOPER FEE BALANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
DCR ON UNDERWRITTEN DEBT (Must-Pay)	1.50	1.52	1.55	1.57	1.59	1.71	1.83	1.96	2.09	2.22	2.35	2.49
EXPENSE/EGI RATIO	36.30%	36.61%	36.93%	37.26%	37.58%	39.26%	41.02%	42.88%	44.82%	46.86%	49.00%	51.25%

HTC ALLOCATION ANALYSIS - The Residences at Howard Lane (The Element), Austin, # 21456

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S ACQUISITION ELIGIBLE BASIS	TDHCA ACQUISITION ELIGIBLE BASIS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
Acquisition Cost						
Purchase of land	$4,770,000	$4,770,000				
Purchase of buildings	$0	$0				
Closing costs & Acq. Legal Fees	$411,569	$411,569				
Off-Site Improvements	$1,768,621	$1,768,621			$1,768,621	$1,768,621
Sitework	$6,620,254	$8,049,180			$6,620,254	$8,049,180
Building Costs	$27,260,434	$25,831,508			$27,260,434	$25,831,508
Contingency	$0	$0				
Contractor's Fees	$5,059,581	$4,990,903			$4,990,903	$4,990,903
Indirect Construction	$3,500,696	$3,500,696	$0	$0	$3,270,836	$3,270,836
Interim Financing	$14,615,078	$14,615,078	$0	$0	$10,134,729	$10,134,729
Developer Fees						
Developer Fees	$6,649,000	$6,649,000	$0	$0	$6,649,000	$6,649,000
Development Reserves	$1,714,000	$1,264,000				
TOTAL DEVELOPMENT COSTS	$72,369,233	$71,850,555	$0	$0	$60,694,777	$60,694,777

Deduct from Basis:						
Describe:						
Describe:						
Describe:						
Describe:						
Describe:					$0	$0
TOTAL ELIGIBLE BASIS			$0	$0	$60,694,777	$60,694,777
High Cost Area Adjustment					100%	100%
TOTAL ADJUSTED BASIS			$0	$0	$60,694,777	$60,694,777
Applicable Fraction			100%	100%	100%	100%
TOTAL QUALIFIED BASIS			$0	$0	$60,694,777	$60,694,777
Applicable Percentage			0.00%	0.00%	4.00%	4.00%
TOTAL AMOUNT OF TAX CREDITS			$0	$0	$2,427,791	$2,427,791
	Syndication Rate	**0.9153**	**$0**	**$0**	**$22,221,968**	**$22,221,968**

Total Tax Credits (Eligible Basis Method)	**$2,427,791**
Syndication Proceeds	**$22,221,968**
Originally Approved Tax Credits	**$1,912,595**
Syndication Proceeds	**$17,506,294**
Requested Tax Credits	**$2,430,538**
Syndication Proceeds	**$22,247,113**
Gap of Syndication Proceeds Needed	**$23,322,329**
Total Tax Credits (Gap Method)	**$2,548,008**
Recommended Tax Credits	**2,427,791**
Syndication Proceeds	**$22,221,967**

the NRP group

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September 2nd, 2025

Ms. Lucy Weber
Asset Manager | Regions 3
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Residences at Howard Lane – HTC #21456
Request for Additional Credits

Dear Ms. Weber:

I am writing on behalf of The Residences at Howard Lane Ltd. regarding TDHCA Application #21456 (The Residences at Howard Lane), a 4% Tax Credit Development recently built in Manor, Texas. We respectfully request an increase in the tax credits awarded for this development due to the significant cost overruns stemming from construction delays.

As shown in Exhibit 9A of the Cost Certification, the development qualifies for credits totaling $2,428,057, representing a 26.95% increase over the original Determination Notice amount of $1,912,595. This increase reflects significant hard cost overruns totaling approximately $1.6 million.

The cost overruns stem primarily from a 12-month delay in unit delivery, driven by three major construction challenges:

- Survey Errors: The original civil plans misrepresented the elevation of the wastewater tie-in point, requiring a full redesign and extension of the wastewater line.
- Unforeseen Subsurface Conditions: Gravel backfill around the existing sewer line created unsafe trenching conditions, necessitating wider excavation, enhanced safety measures, and additional paving.
- Permitting and Coordination Delays: Revised plans required multiple rounds of approval from the City of Austin and Austin Water Utility, delaying construction start and utility release.

These delays materially impacted the qualified basis of the project. Our accountant, Novogradac, has reviewed and certified the additional costs and their contribution to the qualified basis.

In accordance with Subchapter E, Section 11.901(7) of the 2019 QAP, we are prepared to submit a check for $20,618.48 upon request, representing 4% of the increased credit amount ($515,462 in additional credits per year x .04).

We appreciate your consideration and welcome any questions or requests for further information.

Sincerely,

George Currall
Authorized Representative, The Residences at Howard Lane Ltd.

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1273 **Agenda Date:** 12/11/2025 **Agenda #:** 5.

Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Bridge at Estancia (HTC #21457)

RECOMMENDED ACTION

WHEREAS, Bridge at Estancia formerly known as El Prado at Estancia (the Development) received a 4% Housing Tax Credit (HTC) award in 2021 for the construction of 318 units for the general population in Austin, Travis County;

WHEREAS, construction of the Development has been completed, and El Prado at Estancia Ltd. (the Development Owner or Owner) requests, at cost certification, to increase the annual HTC amount from $2,196,552, the amount reflected in the Determination Notice, to $2,645,494, which represents a 20.44% ($448,942) increase;

WHEREAS, §42(m)(2) of the Internal Revenue Code allows an increase of tax credits for a bond financed project when the increase is determined necessary as demonstrated through the submission of the cost certification package;

WHEREAS, 10 TAC §10.401(d) requires approval by the Board if an increase to the amount of tax credits exceeds 120% of the amount of credit reflected in the Determination Notice; and

WHEREAS, a review of the cost certification package submitted by the Development Owner supports the need for the additional tax credits requested, and staff has determined that the increase is necessary for the viability of the transaction;

NOW, therefore, it is hereby

RESOLVED, that the housing tax credit increase for Bridge at Estancia requested by the Development Owner is approved as presented to this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Bridge at Estancia formerly known as El Prado at Estancia received a 4% HTC award in 2021 for the construction of 318 units for the general population in Austin, Travis County. On October 1, 2021, a Determination Notice was issued with an approved annual tax credit amount of $2,196,552. The residential buildings in the Development placed in service between December

10, 2024, and February 24, 2025, and the final cost certification documentation is currently under review by the Department.

The cost certification documentation for the Development requests an annual tax credit award of $2,645,494, and this amount represents an increase of $448,942 (20.44%) from the amount reflected in the Determination Notice. A comparison of the development costs from the time of the Application, in 2021, to Cost Certification indicates that total development costs increased $8,236,252 (11.20%), from $73,544,678 to $81,780,930.

In a letter as of December 1, 2025, George Currall, the representative for the Development Owner, explained that the cost overruns stem primarily from an 11-month delay in unit turns. Additionally, approximately $800k in change orders were due to unexpected increases in the price of construction materials such as plumbing ($264k), precast concrete ($56k), cabinets ($52k), HVAC ($223k), and more. An additional increase of approximately $400k was associated with regulatory, code, and permit-driven changes. Changes required by city officials or discovered during the permitting process led to revisions in civil, structural, and mechanical plans. Examples include added stormwater features, pressure-reducing valves, and foundation changes, all of which increased costs and, in some cases, delayed work. There were also over 80 days of documented weather delays and an additional 57 days of delay due to a delayed water meter application.

Staff's analysis of this transaction at cost certification has concluded that the Development supports an annual tax credit allocation of $2,645,494, and that the requested increase is necessary for the financial feasibility of the project and its viability as a qualified low-income housing project throughout the credit period. This results in a 20.44% increase from $2,196,552, the original annual HTC amount in the Determination Notice. In accordance with 10 TAC §10.401(d), Board approval is required because the requested tax credit amount exceeds 120% of the HTC amount reflected in the Determination Notice. The Development Owner will be required to submit the Tax-Exempt Bond Credit Increase Request Fee required in 10 TAC §11.901(8) prior to issuance of Forms 8609. Additionally, all required pending documentation for the cost certification review must be provided for the issuance of 8609s.

Staff recommends approval of the increase in the tax credit award as presented herein.

UNIT MIX/RENT SCHEDULE

El Prado at Estancia (Bridge at Estancia), Austin, # 21457

LOCATION DATA	
CITY:	Austin
COUNTY:	Travis
PROGRAM REGION:	7

UNIT DISTRIBUTION					
# Beds	# Units	% Total		Income	# Units
Eff				20%	0
1	30	9.4%		30%	0
2	127	39.9%		40%	0
3	129	40.6%		50%	0
4	32	10.1%		60%	318
TOTAL	318	100.0%		70%	0
				80%	0
				MR	0
				TOTAL	318
				Average Income:	60.00%

Applicable Programs
4% Housing Tax Credits

PRO FORMA ASSUMPTIONS	
REVENUE GROWTH:	2.00%
EXPENSE GROWTH:	3.00%
HIGH COST ADJUSTMENT:	100%
APPLICABLE FRACTION:	100.00%
APP % - ACQUISITION:	
APP % - CONSTRUCTION:	4.00%
AVERAGE SF	1,001

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		Unit Mix				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS					TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Tenant Pd UA's (Verified)	Max Net Program Rent	Delta to Max Program	Rent per NRA	Net Rent per Unit		Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent per NRA	Delta to Max Program	Market Rent	Rent per NRA	TDHCA Savings to Market
TC60%	$1,417	28	1	1	662	$1,417	$97	$1,320	$0	$1.99	$1,320		$36,960	$33,572	$1,199	$1.81	($121)	$1,199	1.81	$0
TC60%	$1,417	2	1	1	658	$1,417	$97	$1,320	$0	$2.01	$1,320		$2,640	$1,998	$999	$1.52	($321)	$999	1.52	$0
TC60%	$1,701	31	2	2	931	$1,701	$118	$1,583	$0	$1.70	$1,583		$49,073	$40,300	$1,300	$1.40	($283)	$1,300	1.40	$0
TC60%	$1,701	7	2	2	924	$1,701	$118	$1,583	$0	$1.71	$1,583		$11,081	$9,100	$1,300	$1.41	($283)	$1,300	1.41	$0
TC60%	$1,701	77	2	2	935	$1,701	$118	$1,583	$0	$1.69	$1,583		$121,891	$100,100	$1,300	$1.39	($283)	$1,300	1.39	$0
TC60%	$1,701	12	2	2	939	$1,701	$118	$1,583	$0	$1.69	$1,583		$18,996	$13,188	$1,099	$1.17	($484)	$1,099	1.17	$0
TC60%	$1,965	111	3	2	1,071	$1,965	$135	$1,830	$0	$1.71	$1,830		$203,130	$166,500	$1,500	$1.40	($330)	$1,500	1.40	$0
TC60%	$1,965	6	3	2	1,057	$1,965	$135	$1,830	$0	$1.73	$1,830		$10,980	$7,194	$1,199	$1.13	($631)	$1,199	1.13	$0
TC60%	$1,965	11	3	2	1,217	$1,965	$135	$1,830	$0	$1.50	$1,830		$20,130	$14,850	$1,350	$1.11	($480)	$1,350	1.11	$0
TC60%	$1,965	1	3	2	1,191	$1,965	$135	$1,830	$0	$1.54	$1,830		$1,830	$1,350	$1,350	$1.13	($480)	$1,350	1.13	$0
TC60%	$2,193	32	4	2	1,256	$2,193	$156	$2,037	$0	$1.62	$2,037		$65,184	$57,568	$1,799	$1.43	($238)	$1,799	1.43	$0
TOTALS / AVERAGE		318			318,437				$0	$1.70	$1,704		$541,895	$445,720	$1,402	$1.40	($302)	$1,402	$1.40	$0
ANNUAL POTENTIAL GROSS RENT:													$6,502,740	$5,348,640						

PRO FORMA ANALYSIS & DEVELOPMENT COSTS

					TDHCA CC	TDHCA -Prior	% DIFF	APP - Orig	Owner CC	$ DIFF			
POTENTIAL GROSS RENT					$5,348,640	$5,002,560	22%	$5,002,560	$6,502,740	$1,154,100			
Secondary Income		Per Unit/Month		$15.00	$57,240	$57,240	0%	$57,240	$57,240	$0		$15.00	Per Unit Per Month
Other Income:	-						#DIV/0!		$0	$0		$0.00	Per Unit Per Month
Other Income:	-						#DIV/0!		$0	$0		$0.00	Per Unit Per Month
POTENTIAL GROSS INCOME					$5,405,880	$5,059,800	21%	$5,059,800	$6,559,980	$1,154,100			
Vacancy & Collection Loss		% of PGI		-7.5%	($405,441)	(379,485)	21%	(379,485)	(491,999)	($86,558)		-7.5%	% of PGI
EO/Non-Rental Units/Concessions					$0	-	#DIV/0!	-	-	$0			
EFFECTIVE GROSS INCOME					$5,000,439	$4,680,315	21.35%	$4,680,315	$6,067,982	$1,067,543			

EXPENSES		% of EGI	Per Unit	Per SF							Per SF	Per Unit	% of EGI
General & Administrative		3.96%	$623	$0.62	$198,257	$159,000	51%	$159,000	$298,765	$100,508	$0.94	$940	4.92%
Management		4.00%	$629	$0.63	$200,018	$187,128	21%	$187,128	$242,719	$42,701	$0.76	$763	4.00%
Payroll & Payroll Tax		10.90%	$1,714	$1.71	$544,955	$445,200	1%	$445,200	$549,458	$4,503	$1.73	$1,728	9.06%
Repairs & Maintenance		4.34%	$682	$0.68	$216,891	$286,200	-28%	$286,200	$157,070	($59,821)	$0.49	$494	2.59%
Electric/Gas		1.94%	$305	$0.30	$97,047	$54,117	-23%	$54,117	$74,976	($22,071)	$0.24	$236	1.24%
Water, Sewer, & Trash		5.34%	$840	$0.84	$267,104	$88,983	-49%	$88,983	$137,268	($129,836)	$0.43	$432	2.26%
Property Insurance		4.31%	$677	$0.68	$215,352	$114,480	0%	$114,480	$215,352	($0)	$0.68	$677	3.55%
Property Tax	0%	0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0.00	$0	0.00%
Reserve for Replacements		1.59%	$250	$0.25	$79,500	$79,500	13%	$79,500	$89,676	$10,176	$0.28	$282	1.48%
Cable TV		0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0.00	$0	0.00%
Supportive service contract fees		0.76%	$120	$0.12	$38,160	$38,160	0%	$38,160	$38,160	$0	$0.12	$120	0.63%
TDHCA Compliance fees		0.25%	$40	$0.04	$12,720	$12,720	0%	$12,720	$12,700	($20)	$0.04	$40	0.21%
TDHCA Bond Administration Fees (TDHCA as Bond Is		0.00%	$0	$0.00	$0	$3,500	#DIV/0!	$3,500	$0	$0	$0.00	$0	0.00%
Security		0.30%	$48	$0.05	$15,213	$0	0%		$15,213	$0	$0.05	$48	0.25%
Other		0.63%	$98	$0.10	$31,300	$27,825	0%	$27,825	$31,300	$0	$0.10	$98	0.52%
TOTAL EXPENSES		38.33%	$6,027	$6.02	$1,916,517	$1,496,813	-2.8%	$1,496,813	$1,862,657	($53,860)	$5.85	$5,857	30.70%
NET OPERATING INCOME		61.67%	$9,698	$9.68	$3,083,922	$3,183,502	36.4%	$3,183,502	$4,205,325	$1,121,402	$13.21	$13,224	69.30%

DEBT													
First Lien: Austin Affordable PFC, Inc.					$2,656,502	$2,752,860	0%	$2,752,860	$2,656,502	$0			
Other:							#VALUE!	$0		#VALUE!			
TOTAL DEBT SERVICE					$2,656,502	$2,752,860	0%	$2,752,860	$2,656,502	$0			
NET CASH FLOW					$427,420	$430,642	262%	$430,642	$1,548,822	$1,121,402			
AGGREGATE DEBT COVERAGE RATIO					1.16	1.16		1.16	1.58				
RECOMMENDED DEBT COVERAGE RATIO					1.16								

CONSTRUCTION COST		% of TOTAL	Per Unit	Per SF	TDHCA CC	TDHCA -Prior		APP - Orig	Owner CC		Per SF	Per Unit	% of TOTAL
Land Acquisition		7.57%	$19,182	$19.16	$6,100,000	$6,100,000	0%	$6,100,000	$6,100,000	$0	$19	$19,182	7.46%
Building Acquisition		0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0	$0	0.00%
Closing costs & acq. legal fees		0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0	$0	0.00%
Off-Sites		0.02%	$47	$0.05	$15,000	$0	0%	$0	$15,000	$0	$0	$47	0.02%
Sitework		7.35%	$18,626	$18.60	$5,923,160	$3,614,990	-18%	$3,614,990	$4,875,147	($1,048,013)	$15	$15,331	5.96%
Site Amenities						$1,393,180		$1,393,180					
Other Construction Cost						$1,584,826	#DIV/0!	$1,584,826		$0			
Building Costs		38.49%	$97,532	$97.40	$31,015,284	$30,139,198	3%	$30,139,198	$32,063,297	$1,048,013	$101	$100,828	39.21%
Contingency						$1,957,368	#DIV/0!	$1,957,368		$0			
Contractor's Fees		6.42%	$16,269	$16.25	$5,173,482	$4,920,631	14%	$4,920,631	$5,887,441	$713,959	$18	$18,514	7.20%
Indirect Construction		7.16%	$18,142	$18.12	$5,769,311	$6,465,372	0%	$6,465,372	$5,769,311	$0	$18	$18,142	7.05%
Developer's Fees	15.00%	10.71%	$27,141	$27.10	$8,630,964	$7,165,000	0%	$7,165,000	$8,630,964	$0	$27	$27,141	10.55%
Financing		20.55%	$52,089	$52.02	$16,564,157	$8,305,373	0%	$8,305,373	$16,564,157	$0	$52	$52,089	20.25%
Reserves		1.73%	$4,382	$4.38	$1,393,378	$1,898,740	35%	$1,898,740	$1,875,613	$482,235	$6	$5,898	2.29%
TOTAL COST		100%	$253,411	$253	$80,584,735	$73,544,678	1%	$73,544,678	$81,780,930	$1,196,195	$257	$257,173	100%
Construction Cost Recap		**45.86%**	**$116,206**	**$116.05**	**$36,953,443**				**$36,953,444**		**$116.05**	**$116,206**	**45.19%**

SOURCES OF FUNDS									% TDC	RECOMMENDED	
First Lien: Austin Affordable PFC, Inc.	60%	$150,943	$151	$48,000,000	$47,575,000	-1%	$47,575,000	$48,000,000	60%	$48,000,000	Developer Fee Available
Other:	0%	$0	$0	$0	$0	#DIV/0!	$0	$0	0%	0	$8,630,964
HTC Equity: Hudson El Prado LLC, a Delaware limite	30%	$75,697	$76	$24,071,588	$19,547,366	-23%	$19,547,366	$24,054,987	30%	24,071,588	
El Prado at Estancia GP, LLC, a Texas limited liability	0%	$0	$0	$51		#DIV/0!		$51	0%	51	
NRP El Prado at Estancia SPE SLP LLC, a Delaware lir	0%	$0	$0	$49		#DIV/0!		$49	0%	49	
Hudson SLP LLC, a Delaware limited liability compa	0%	$0	$0	$100		#DIV/0!		$100	0%	100	
- Bond Interest Income	2%	$5,101	$5	$1,622,109		#DIV/0!		$0	2%	1,622,109	
NRP Contractors LLC; NRP Holdings LLC; NRP Contrc	3%	$6,397	$6	$2,034,357	$0	#DIV/0!	$0	$2,034,357	3%	2,034,357	% of Dev. Fee Deferred
Deferred Developer Fee: 70% NRP Lone Star Develo	6%	$15,272	$15	$4,856,482	$6,422,312	-20%	$6,422,312	$7,691,386	6%	4,856,482	56%
Additional (Excess) Funds Req'd	0%	($0)	($0)	($1)	$0	#DIV/0!	$0	$0	0%	0	15-Yr Cumulative Cash Flow
TOTAL SOURCES				$80,584,735	$73,544,678	-11%	$73,544,678	$81,780,930	100%	$80,584,736	$11,243,134

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

El Prado at Estancia (Bridge at Estancia), Austin, # 21457

PROPOSED PAYMENT COMPUTATION

First Lien: Austin Affordable PFC, Inc.	$48,000,000	Amort	480
Int Rate	4.68%	DCR	1.16
Other:	$0	Amort	0
Int Rate	0.00%	DCR	1.16
Other: -	$0	Amort	0
Int Rate	0.00%	DCR	1.16

RECOMMENDED FINANCING STRUCTURE: TDHCA NOI

First Lien: Austin Affordable PFC, Inc.	$2,656,502
Other:	0
Other: -	0
TOTAL DEBT SERVICE	**$2,656,502**

First Lien: Austin Affordable PFC, Inc.	$48,000,000	Amort	480
Int Rate	4.68%	DCR	1.16
Other:		Amort	480
Int Rate	4.68%	Aggregate DCR	1.16
Other: -	$0	Amort	0
Int Rate	0.00%	Aggregate DCR	1.16

LONG TERM OPERATING PRO FORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 25	YEAR 30	YEAR 35	YEAR 40
EFFECTIVE GROSS INCOME	$5,000,439	$5,100,448	$5,202,457	$5,306,506	$5,412,636	$5,975,987	$6,597,973	$7,284,695	$8,042,892	$8,880,003	$9,804,241	$10,824,674
LESS: TOTAL EXPENSES	1,916,517	1,972,012	2,029,132	2,087,925	$2,148,440	2,478,682	$2,860,278	3,301,280	3,811,005	4,400,243	5,081,483	5,869,186
NET OPERATING INCOME	**$3,083,922**	**$3,128,436**	**$3,173,324**	**$3,218,581**	**$3,264,196**	**$3,497,306**	**$3,737,695**	**$3,983,416**	**$4,231,887**	**$4,479,760**	**$4,722,758**	**$4,955,488**
LESS: DEBT SERVICE	2,656,502	2,656,502	2,656,502	2,656,502	2,656,502	2,656,502	2,656,502	2,656,502	2,656,502	2,656,502	2,656,502	2,656,502
NET CASH FLOW	**$427,420**	**$471,933**	**$516,822**	**$562,078**	**$607,693**	**$840,804**	**$1,081,193**	**$1,326,914**	**$1,575,385**	**$1,823,258**	**$2,066,256**	**$2,298,986**
CUMULATIVE NET CASH FLOW	$427,420	$899,353	$1,416,176	$1,978,254	$2,585,947	$6,320,513	$11,243,134	$17,384,592	$24,764,082	$33,385,645	$43,233,866	$54,268,680
DEFERRED DEVELOPER FEE BALANCE	$4,429,062	$3,957,129	$3,440,306	$2,878,228	$2,270,535	$0	$0	$0	$0	$0	$0	$0
DCR ON UNDERWRITTEN DEBT (Must-Pay)	1.16	1.18	1.19	1.21	1.23	1.32	1.41	1.50	1.59	1.69	1.78	1.87
EXPENSE/EGI RATIO	38.33%	38.66%	39.00%	39.35%	39.69%	41.48%	43.35%	45.32%	47.38%	49.55%	51.83%	54.22%

HTC ALLOCATION ANALYSIS - El Prado at Estancia (Bridge at Estancia), Austin, # 21457

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S ACQUISITION ELIGIBLE BASIS	TDHCA ACQUISITION ELIGIBLE BASIS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
Acquisition Cost						
Purchase of land	$6,100,000	$6,100,000				
Purchase of buildings	$0	$0				
Closing costs & Acq. Legal Fees	$0	$0				
Off-Site Improvements	$15,000	$15,000				
Sitework	$4,875,147	$5,923,160			$4,861,147	$5,909,160
Building Costs	$32,063,297	$31,015,284			$32,063,297	$31,015,284
Contingency	$0	$0				
Contractor's Fees	$5,887,441	$5,173,482			$5,010,026	$5,010,026
Indirect Construction	$5,769,311	$5,769,311	$0	$0	$5,362,119	$5,362,119
Interim Financing	$16,564,157	$16,564,157	$0	$0	$10,214,168	$10,214,168
Developer Fees						
Developer Fees	$8,630,964	$8,630,964	$0	$0	$8,626,614	$8,626,613
Development Reserves	$1,875,613	$1,393,378				
TOTAL DEVELOPMENT COSTS	$81,780,930	$80,584,735	$0	$0	$66,137,371	$66,137,370

Deduct from Basis:						
Describe:						
Describe:						
Describe:						
Describe:						
Describe:						
TOTAL ELIGIBLE BASIS			$0	$0	$66,137,371	$66,137,370
High Cost Area Adjustment					100%	100%
TOTAL ADJUSTED BASIS			$0	$0	$66,137,371	$66,137,370
Applicable Fraction			100%	100%	100%	100%
TOTAL QUALIFIED BASIS			$0	$0	$66,137,371	$66,137,370
Applicable Percentage			0.00%	0.00%	4.00%	4.00%
TOTAL AMOUNT OF TAX CREDITS			$0	$0	$2,645,494	$2,645,494
	Syndication Rate	**0.9099**	**$0**	**$0**	**$24,071,589**	**$24,071,589**
	Total Tax Credits (Eligible Basis Method)				**$2,645,494**	**$2,645,494**
	Syndication Proceeds				**$24,071,589**	**$24,071,589**
	Approved Tax Credits				**$2,645,494**	
	Syndication Proceeds				**$24,071,589**	
	Requested Tax Credits				**$2,645,494**	
	Syndication Proceeds				**$24,071,589**	
	Gap of Syndication Proceeds Needed				**$28,928,070**	
	Total Tax Credits (Gap Method)				**$3,179,227**	
	Recommended Tax Credits				**2,645,494**	
	Syndication Proceeds				**$24,071,588**	

the NRP group

1228 Euclid Ave., Suite 400
Cleveland, Ohio 44115
Phone (216) 475-8900
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December 1st, 2025

Mr. Rene Ruiz
Asset Manager | Regions 1 &7
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: El Prado at Estancia – HTC #21457
Request for Additional Credits

Dear Ms. Ruiz:

I am writing on behalf of El Prado at Estancia Ltd. regarding TDHCA Application #21457 (El Prado at Estancia), a 4% Tax Credit Development recently built in Austin, Texas. We respectfully request an increase in the tax credits awarded for this development due to the significant cost overruns stemming from construction delays.

As shown in Exhibit 9A of the Cost Certification, the development qualifies for credits totaling $2,645,494, representing a 20.44% increase over the original Determination Notice amount of $2,196,552. This increase reflects significant hard cost and development cost overruns totaling approximately $11 million.

The cost overruns stem primarily from an 11-month delay in unit turns driven by the following, but not all-encompassing, major construction challenges:

- Market/Inflation Impacts: approx. $800k of change orders were due to unexpected increases in the prices of construction materials such as plumbing ($264k), precast concrete ($56k), cabinets ($52k), HVAC ($223k), and more. These inflation-driven costs exceeded the original budget estimates and required use of contingency funds.
- Regulatory, Code, and Permit-Driven Changes: changes required by city officials or discovered during the permitting process led to revisions in civil, structural, and mechanical plans. Examples include added stormwater features, pressure-reducing valves, and foundation changes, all of which increased costs (approx. $400k) and, in some cases, delayed work.
- External Delays (Weather & Utilities): Over 80 days of documented weather delays (rain, mud, storms), especially during sitework and foundation phases. Additionally, 57 days of delay due to a delayed water meter application impacting the ability to proceed with framing and inspections.

These delays and issues materially impacted the qualified basis of the project. Our accountant, Novogradac, has reviewed and certified the additional costs and their contribution to the qualified basis.

In accordance with Subchapter E, Section 11.901(7) of the 2019 QAP, we are prepared to submit a check for $17,957.68 upon request, representing 4% of the increased credit amount ($448,942 in additional credits per year x .04).

the NRP group

1228 Euclid Ave., Suite 400
Cleveland, Ohio 44115
Phone (216) 475-8900
www.nrpgroup.com

We appreciate your consideration and welcome any questions or requests for further information.

Sincerely,

George Currall
Authorized Representative, The Residences at Howard Lane Ltd.

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1241 **Agenda Date:** 12/11/2025 **Agenda #:** 6.

Presentation, discussion, and possible action regarding an award from the 2024 HOME American Rescue Plan Non-Congregate Shelter Invitation to Apply for The Other Ones Foundation

RECOMMENDED ACTION

WHEREAS, the Department entered into a HOME American Rescue Plan (HOME-ARP) contract with The Other Ones Foundation on April 26, 2024, for $3,224,229 in nonprofit capacity building/operating costs to support the organization while it prepared to apply for a HOME-ARP Non-Congregate Shelter (NCS) award;

WHEREAS, the Governing Board approved publication of the 2024 HOME-ARP Non-Congregate Shelter Invitation to Apply (ITA) on July 11, 2024, which made available $56,511,877 (later amended to $64,005,338) for the development of non-congregate shelters;

WHEREAS, The Other Ones Foundation submitted its application for NCS for Camp Esperanza II for $50,000,000 on December 30, 2024; and

WHEREAS, HOME-ARP staff has reviewed the Application and prepared an NCS Project Analysis and recommends award of $48,420,179 in HOME-ARP funding, which is the amount of the proposed project's HOME-ARP eligible costs;

NOW, therefore, it is hereby

RESOLVED, that the award of HOME-ARP NCS in this Board Action Request for up to $48,420,179 is hereby approved in the form presented at this meeting; and

FURTHER RESOLVED, that the Board's approval is conditioned upon The Other Ones Foundation's satisfaction of all conditions of the NCS Project Analysis, and completion of any other reviews required to assure compliance with applicable rules and requirements and in accordance with the timeframe described further herein.

BACKGROUND

TDHCA was allocated $132,969,147 of funds from HUD under Section 3205 of the American Rescue Plan Act, which was later increased to $133,474,575 due to a HUD reallocation. HOME-American Rescue Plan (HOME-ARP) is designed specifically to address homelessness and while based off of the HOME Program, HUD issued waivers and allowed new activities that varied from HOME annual funds as further provided for in the Community Planning and Development Notice 21-10 and Appendix (HUD 21-10). Non-congregate shelter (NCS) is one of the allowable activities under HOME-ARP; per HUD CPD Notice 21-10, an NCS is one or more buildings that provide private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement. NCS must have, at minimum, units with a bathroom sink, toilet, bath and/or shower; smoke detector; carbon monoxide detector; and either unit kitchens/kitchenettes or a communal space with communal kitchens.

Currently the Department has $64 million of its HOME-ARP allocation programmed for NCS development. As reflected in its HOME-ARP Allocation Plan, as amended, NCS development funds will only be awarded to recipients who first receive the HOME-ARP nonprofit capacity building and operating funds (NCO). The NCO funds were initially targeted in areas that met criteria demonstrating need for at least a medium-scale (50 units) NCS.

In July 2023, the Department conditionally awarded The Other Ones Foundation (TOOF) NCO funds. After submission and review of the application, TOOF entered into a Contract for $3,224,229 in NCO funds that began in April 2024 for a three-year period.

In July 2024, the 2024 HOME-ARP NCS Invitation to Apply released $56,511,887 (later amended to $64,005,338) for NCS acquisition, construction, reconstruction, or rehabilitation of a medium to large scale HOME-ARP NCS. Occupants of the NCS must meet the definition of a HOME-ARP qualified population, which includes persons experiencing homelessness and other vulnerable populations.

For the 2024 HOME-ARP NCS ITA Initial Release, the maximum request was up to $50,000,000, and 100% of the HOME-ARP eligible costs. The loan structure provides interest as low as 0% and deferred forgivable or deferred interest and principal, for no more than 15 years, but not shorter than the Federal Restricted Use period. The Federal Restricted Use period for the NCS will be 15 years for new construction.

The NCS activity is based loosely on rental development rules, with many waivers and alternative requirements to account for the differences between development and operation of a shelter and development and operation of a rental property. For example, in a shelter there is no rental income to support the operation of the shelter. So, NCS applications need to show the availability of alternative sources of operating funds other than rental income. HOME-ARP funds are ineligible to be used for shelter operating per HUD CPD Notice 21-10. Therefore, the Applicant was required to submit a plan for securing non-HOME-ARP sources of operating funds such as private, local, state, or federal funding sufficient for any operating gap associated with the NCS.

Because of the waivers and lack of rental income, NCS projects are not underwritten in the same way that rental projects are. The size, structure, and income requirements for the NCS vary from rental projects so that many of the tests of traditional multifamily underwriting do not apply. In addition, shelters can also use different building techniques than general rental housing, such as tiny homes. Therefore, for the NCS Applicants, a Project Analysis is prepared rather than an underwriting report.

When possible, staff compared building and operating costs to permanent supportive housing developments (which may have smaller unit sizes, larger common areas, and higher operating costs than general population rental housing) and compared operating costs to existing emergency shelters in the same location.

Based on the Project Analysis, staff is recommending approval of this HOME-ARP NCS activity.

App. ID	Application Name	Recommended HOME-ARP Award	Project Type	Source and Layering	City
25800	Camp Esperanza II	$48,420,179	New Construction	HOME-ARP	Austin

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Application Number 25800: Camp Esperanza II

The Other Ones Foundation, nonprofit 501(c)(3), is the proposed owner of Camp Esperanza II, in Austin, Texas, which is proposed to be a new construction NCS. The address of the proposed construction is 626 Bastrop Highway, Austin, TX, on a parcel of land owned by the Texas Department of Transportation which will be leasing the land to Camp Esperanza II. The total cost of the proposed new construction is $49,462,512, down from the original $50,000,000 requested in HOME-ARP funds upon Application. The change in the amount was due to clarifications of scope of work. Upon review of the Application, staff identified up to $48,420,179 in HOME-ARP eligible costs, which is the recommended HOME-ARP award amount. The remaining funds in the amount of $1,042,333 will come from The Other Ones Foundation's owner contributions, with shelter operating costs anticipated from the City of Austin and private donations.

Description: Camp Esperanza II is a 325-unit new construction NCS with all units containing a bedroom and a bathroom. The location of Camp Esperanza II is adjacent to Camp Esperanza I, which consists of 200 tiny homes without individual bathrooms. The Esperanza I and II Community maintains low-barrier entry into services and utilizes person centered, strengths-based, trauma informed, and harm-reduction perspectives. Of the building costs for Esperanza II, approximately 58% is for the Headquarters building (which includes 100 NCS units), and the remainder (roughly 42%) are for 225 tiny homes. The Headquarters building will also include, but is not limited to multipurpose meeting rooms, centralized kitchen, cafeteria, Health and Wellness Center, laundry services, library, kitchen, and office space to support social services and site-based supportive services designed to hasten a person's exit from homelessness and transition into permanent long-term housing. As required by HUD, the use of the Headquarters' amenities will be restricted to Esperanza II occupants.

The costs for each unit type vary but as reflected in the Project Analysis, costs fell within the anticipated range for each unit type based on staff assessment of other tiny homes and other supportive housing.

Camp Esperanza II will commit all 325 units for Qualified Populations (QPs) through the Federal Compliance Period. QPs include persons experiencing homelessness and other vulnerable populations. Because shelters are not able to charge rent, there will be no fees for the residents. The Other Ones Foundation will also be responsible for utilities.

Financing and Regulatory Terms: The $48,420,179 HOME-ARP Loan will be in first lien position with a 15-year term at 0% interest, and no amortization. If there is no non-compliance during this time period, this loan may be forgiven. The loan structure and details are located in Attachment A, Esperanza II NCS Project Analysis.

Having sufficient operating sources was key to showing the financial feasibility for Esperanza II, as required in HUD CPD Notice 21-10. The City of Austin's Public Health Committee indicated at its April 28, 2025, meeting that operating support for Camp Esperanza II could be forthcoming, and confirmation of this commitment is a condition of the HOME-ARP NCS prior to loan closing. A letter of support was also submitted by the City of Austin's Homeless Strategy Office specifying operating amounts per unit.

After the election on November 4, 2025, staff sought further affirmation from the City of Austin regarding the operating commitment to Esperanza II in light of Proposition Q not passing. Proposition Q had proposed an increase in property taxes, part of which would have funded homeless services, and some of the proceeds of Proposition Q were expected to support Esperanza II. The response from the City of Austin's Homeless Strategy Office was that it was reworking its budget in November 2025. On November 20, 2025, Austin City Council voted for shelter operating support in their 2026 budget, however the action item did not specify that this budget category was for existing or new shelter units, and more specifically it did not clearly indicate that the budget includes resources for the Esperanza II property. While it does reference The Other One's Foundation, it does not distinguish between Esperanza I and Esperanza II. As a result, a condition of this award is that within 90 days of the Board's award, evidence of a firm commitment of operating funds that is specific to Esperanza II must be provided or the award may be rescinded.

Per HUD Notice 21-10, the Department was required to evaluate: (1) the appropriate skills and experience related to development of shelters or similar facilities, (2) prior experience operating shelters, (3) budget, timeline, and sources and uses, and (4) proposed operating budget, which if any gaps are identified includes a plan to secure additional private, local, state, or federal funding sufficient for successful operating of the project. These items and more were addressed in the Project Analysis.

Organizational Structure: The proposed borrower is The Other Ones Foundation, which includes principals as indicated in the organization chart included in the NCS Project Analysis.

Risks and Mitigation: As listed in the Project Analysis, the risks and mitigation are restated below:

In looking at the proposal for Esperanza II overall, staff has identified several risks of proceeding and has provided comments on the potential mitigation of those risks.

- The amount of the HOME-ARP award for development of Esperanza II and the estimated operating costs are both quite significant as compared to the organization's current budget. The proposed award for Esperanza II's development ($48.4 million) is more than three times the current budget of the organization which was $14.9 million in fiscal year 2024. The annual operating budget for Esperanza II of $7.5 million will increase the overall yearly budget of The Other Ones Foundation by approximately 50%. Such large and rapid growth may pose a risk if the organization's capacity is unable to adapt to that growth. There may also be a risk of cash flow shortages during construction, especially during the start of construction in which deposits and other startup costs arise.
    - TDHCA staff has worked to prepare The Other Ones Foundation through a HOME -ARP nonprofit capacity building/operating Contract of $3,224,229 which started April 26, 2024. As of July 2025, The Other Ones Foundation is 60% expended on the nonprofit Capacity building/operating Contract. The Other Ones Foundation has hired additional staff (especially in their accounting division, data entry, human resources and information technology division), rented office space, and managed a transition of leadership through the Contract.
    - Staff has modified the draw process for HOME-ARP NCS to allow for more draws

than is typically allowed for rental developments.

- If Esperanza II does not continue to operate as an emergency shelter during the Federal Compliance Period or if there is any other noncompliance with HUD regulations, then the full amount of the HOME-ARP loan would be due to be repaid by The Other Ones Foundation and the loan foreclosed upon. The loan amount is not forgiven yearly; it is forgiven only at the end of the Federal Compliance Period. If this were to transpire, foreclosure and repayment of funds from Esperanza II may also jeopardize The Other Ones Foundation's other programs, including Esperanza I, since The Other Ones Foundation is responsible for the entire amount of the repayment (e.g., no LLC or other entity was created to own the NCS). In the event of a foreclosure by TDHCA on the NCS buildings due to noncompliance, TDHCA would become the owner of the improvements on the parcel (e.g., the NCS buildings themselves). In this case, TDHCA would seek to identify an alternate nonprofit to take over the property, and TxDOT would need to agree to the new owner.
    - The initial support from the City of Austin's Public Health Committee and Homeless Strategy Office at the Meeting on April 28, 2025, shows understanding of the commitment level needed to support Esperanza II as one of the city-run emergency shelters. A challenge of this source is that shelter operators appear to be expected by the City to raise funds from other sources over time, so the city can recapture some of the operating costs and redistribute to other shelters. As noted above, it is also unclear how reliant TOOF can be on the City operating funds.
- TDHCA is the major contributor of building funds at 97.9% of all costs.
    - While TDHCA is the largest contributor for building funds, if approved the City of Austin Public Health Committee budget may be providing operational costs over the 15-year Federal Use Period that would be more than double the building funds from TDHCA.

Conditions: As listed in the Project Analysis, the conditions are restated below.

Conditions Prior to Contract

Prior to execution of the HOME-ARP Contract, the following condition must be met.

1. No more than 90 days after the award, The Other Ones Foundation must show evidence of a two-year commitment in the total amount of needed operating funds or the NCS award may be rescinded. The evidence should include a vote from a governing body of one or more local governments of the commitment of funds, award letters from foundations, award letters from competitive grant applications, or evidence of funds from private donations in an escrow account specifically for operating funds for Esperanza II. If there is an escrow account, TDHCA requires that the operating funds will include the right to assign the operating contract to TDHCA in case of foreclosure or instrument in lieu of foreclosure.

Conditions in the Contract

Throughout the Contract term, The Other Ones Foundation must meet the requirements in the Contract.

1. If the conditions prior to closing are not met within the specified deadlines or if no deadline is specified 12 months from award, then the award amount may be revised, or the award may be rescinded at the Department's sole discretion.
2. If the Development Owner chooses to expand access to the Headquarters for general operations or persons not living at Esperanza II, a cost allocation plan must be submitted to the Department and determined to be reasonable for the access allowed. Any additional funds added to the Development to pay for the portion of the Headquarters with expanded access must be added to the Development by month 12 after loan closing, but no later than October 2027. The Contract and HOME-ARP loan amount would be reduced in proportion to the other funds added for the expanded usage.
3. During construction, to address the noise abatement requirements the Other Ones Foundation must incorporate structurally insulated panels (SIPs) into the wall assemblies of the new buildings similar to the existing, adjacent Esperanza NCS Community buildings. The panels will consist of an insulating, fire resistant (ASTM E119) foam core sandwiched between two structural facings. At the mid-construction physical inspection, The Other Ones Foundation must submit photographic evidence of the installation of the SIP, the spec sheets (product information) and both and owner and architect/engineer's certifications on their company letterhead verifying installation.
4. If Department review of Davis Bacon and Related Acts requirements results in required corrections, The Other One Foundation will make the requested corrections timely. If requested labor standard corrections (if any) are not made by the sixth draw, then funds will be held until the corrections on the previous draws have been made.

Conditions before Closing

Prior to closing the HOME-ARP NCS loan, The Other Ones Foundation will submit:

1. Updated application exhibits: Operating Expenses, Development Cost Schedule, Schedule of Sources, and documentation necessary to support any changes from previous review.
2. Substantially final construction contract between The Other Ones Foundation and its contractor with Schedule of Values.
3. Quotes from property insurers to support the estimated annual amount of insurance.
4. A Shelter Manual or other document that shows occupancy admission requirements that allows for access to HOME-ARP's Qualified Populations.
5. Executed estoppel letters or certificates from each and every lienholder on the Property providing the current status of each prior loan, if other loans are included in the final financing.
6. Fidelity Bond Insurance and Payment and Performance Bond.
7. Environmental mitigation efforts including evidence of submission of the stormwater prevention plan submission to TCEQ.
8. Letter from an attorney confirming the tax code under which The Other Ones Foundation has a tax exemption on the improvements, including the percentage of the tax

exemption.

9. Confirmation of any pending operating sources for at least a two-year period. Funding from any government entity must be approved by its governing body, inclusive of confirmed amounts and funding terms of operating expenses for Esperanza II will be required.
10. Confirmation that operating payment terms from the entity or entities that will provide a majority of the operating funds will include the right to assign the operating contract to TDHCA in case of foreclosure or instrument in lieu of foreclosure.
11. Title Policy in the amount of the loan as TDHCA as an additional insured.
12. Prior to closing, The Other Ones Foundation may be asked to submit applicable documentation to show that all legal, construction, and financial paperwork is complete.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the terms of TDHCA funds may be warranted.

Recommendation: The HOME-ARP Division recommends an award of up to $48,420,179 in the form of a Deferred Forgivable HOME-ARP construction to permanent loan at 0% interest and a 15-year permanent term, dependent on The Other Ones Foundation meeting the conditions listed herein and in the Project Analysis.

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Camp Esperanza II

Non-Congregate Shelter Project Analysis

December 2025

This Project Analysis provides a review of The Other Ones Foundation's Non-Congregate Shelter (NCS) Application for HOME-ARP funds for Camp Esperanza II. Per HUD Community Planning and Development (CPD) Notice 21-10, TDHCA is required to evaluate an Application for NCS by considering:

(1) the appropriate skills and experience related to development of shelters or similar facilities;
(2) prior experience operating shelters;
(3) budget, timeline, and sources and uses; and
(4) proposed operating budget which, if any gaps are identified, includes a plan to secure additional private, local, state, or federal funding sufficient for successful operating of the project.

Staff reviewed The Other Ones Foundation's experience developing and running an emergency shelter called Esperanza I (addressing items 1 and 2 above). In determining financial feasibility (addressing items 3 and 4 above), staff considered the development's hard and soft costs, construction sources, timeline, operating costs, and operating sources. Staff compared the costs proposed for Camp Esperanza II with permanent supportive housing (PSH) developments; such a comparison is a good proxy because PSH properties have smaller unit sizes, larger common areas, and higher operating costs than general population rental housing. Staff also evaluated the proposed shelter costs relative to existing emergency shelters in the same area. While this analysis includes financial considerations including identifying any gaps that would require additional assistance, the Project Analysis is not intended to be an underwriting report as would be prepare for a TDHCA rental application as this activity does not generate income.

Applicant Information

TDHCA Application Number	25800
Program	HOME-ARP NCS New Construction
Name of Development	Esperanza Community Phase II
Address/Location	626 Bastrop HWY, Austin, Texas, 78742
Population	HOME-ARP Qualified Population (persons experiencing homelessness and other vulnerable populations)
Key Principals/Sponsors	
The Other Ones Foundation Texas Department of Transportation (TxDOT)	
Funding Sources TDHCA City of Austin	

Experience Related to Development and Operations of Shelters

The Other Ones Foundation is a nonprofit 501(c)(3) that has operated in Austin, TX, since 2018 to help people experiencing homelessness. The Other Ones Foundation was born out of a desire to find new and innovative approaches to serving Austin's homeless community. Its origins involve extensive outreach, asking unhoused people what they felt was missing from the homelessness response system. The responses gave way to a Workforce First Program, which offers unhoused people an extremely low barrier opportunity to get a day's work.

A site at 780 S. Hwy 183 was originally established as a sanctioned encampment for homeless persons in November 2019 by the State of Texas, and it needed an administrator for operations and service provision. In August 2020, The Other Ones Foundation and the Texas Department of Transportation worked together to have The Other Ones Foundation as the site operator and develop the appropriate infrastructure for an emergency shelter, now known as the Esperanza Community.

The Other Ones Foundation, in partnership with a self-governing group of community members, began development of the Esperanza Community in June 2021, transforming the site into a shelter complex of 200 individual shelter units (100 units developed each in Phase 1 and 2), shaded gathering areas, hygiene facilities, and community space. Phase 1 of Esperanza I began with utility infrastructure installation in Spring 2022, followed by vertical construction of 100 climate-controlled cabins, sixteen restroom/shower structures, and two Quonset hut-style service facilities beginning in Fall 2022. This phase was completed by Fall 2023 at a total cost of $5,710,310. Of this, $3 million was funded by Travis County, while the remainder came from philanthropic support.

Esperanza I, Phase 1, faced some delays due to in-kind donations that created quality control and utility integration challenges. That experience directly informed The Other Ones Foundation's procurement workflows and strategic launch of Phase 2 of Esperanza I, which broke ground on September 13, 2024, with a total budget of $3,223,728. Phase 2 of Esperanza I included the construction of 100 additional cabins, hygiene facilities, a standalone vocational training center, a new community center, and flexible-use spaces on the existing Esperanza campus. Phase 2 of Esperanza I is expected to be completed in October 2025.

The Other Ones Foundation offers housing-focused case management, peer support services, community engagement interventions, and vocational services. The shelter provides clients with 24/7 access to their shelter units and hygiene facilities. It also offers on-site medical and psychiatric care through an established partnership with Community Care (one of the largest Federally Qualified Health Center systems in Texas that provides health care, including prescription drugs at reduced prices, to persons who are uninsured or underinsured) and utilizes the time clients spend in the program to increase their independent living skills, thereby improving housing retention. All The Other Ones Foundation staff receive training on trauma informed care and cultural competence, including specific training on the cultural nuances of the homeless population. The Other Ones Foundation provides language access through a language line and focuses on diverse hiring to ensure that staff are representative of those served.

Summary of the Proposed Project

The proposed Camp Esperanza II NCS project will be a new construction development on Travis County Central Appraisal District Public Improvement District #288440 (626 Bastrop Hwy). The project will have 325 NCS units, of which 225 units will be individual tiny homes (consisting of a bedroom and bathroom), and 100 units are similar to Single Resident Occupancy units in rental development which will be incorporated into a four-story Headquarters Structure that will also provide on-site amenities and services to the occupants of Esperanza II.

The Headquarters' first floor has storage, food prep, meal cooking, trash, pantry, cafeteria, security, electric maintenance, reception, restrooms, offices, library, laundry, and a Health, Wellness, and Fitness Center which will support both physical activity and visiting medical providers. The second and third floors also have offices, which will be used only for service delivery to Esperanza II residents – not general operations or for non-residents. The Other Ones Foundation states that the offices are needed for program leadership, private interactions with personnel and shelter occupants, volunteer coordination, and community partner access. The use of the Headquarters' amenities will be restricted for Esperanza II occupants and their guests if it is paid for with HOME-ARP funds as currently proposed; if The Other Ones Foundation wants to expand the population of those who may use those amenities, they may submit an alternative budget that reflects the non-exclusive portion of the common space to the Department by the earlier of twelve months after loan closing or October 31, 2027, reflecting how they will fund those costs no longer eligible for HOME-ARP funds. Additionally, this would likely involve a reduction to the total award amount, which cannot be done if the reimbursement of costs has already occurred.

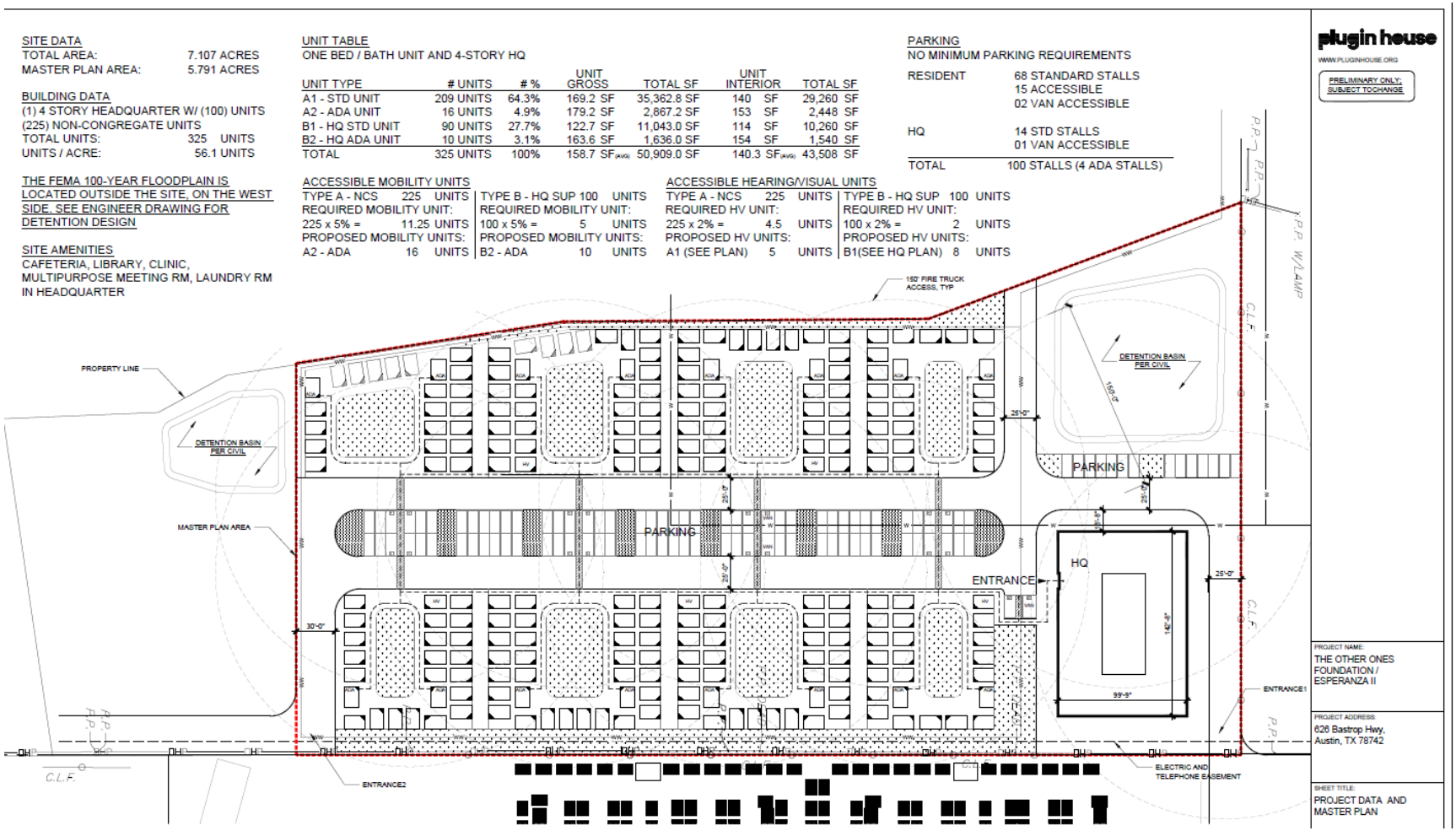
The land for the Esperanza II site is owned by TxDOT. The Other Ones Foundation is proposing to enter into a lease with TxDOT, which will be structured as a lease of the improvements for a minimum of 20 years, with an option to extend. Access to the Esperanza II site will be through an easement granted by TxDOT that runs through the existing Camp Esperanza I community's existing easement. The proposed easement for Esperanza II will be executed in conjunction with the execution of the lease with TxDOT.

Loan Summary and Funding Sources (Construction/Permanent Terms)

Financing Participants	Funding Source	Const. Loan/ Equity Amount	Const. Term	Const. Inter-est	Const. Lien Posi-tion	Perm Loan/Equity Amount	Perm. Inter-est	Perm. Amort-ization	Perm. Term	Perm Lien Posi-tion
TDHCA	HOME-ARP NCS	$48,420,179	36 (mos)	0%	1	$48,420,179	0%	n/a	15 (Yrs)	1
The Other Ones Foundation	Owner Equity	$1,042,333								
Total HOME ARP Project Budget*		$49,462,512								

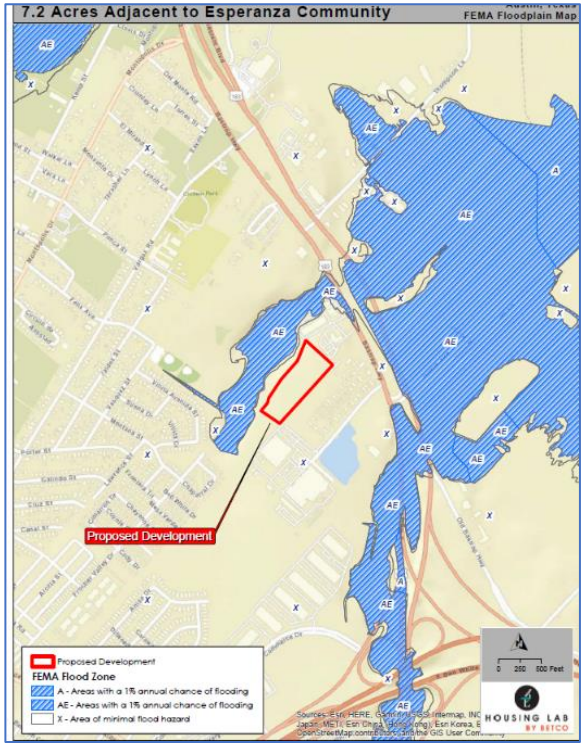
* Project budget was $50,000,000 at initial submission, and was lowered to the amount in the chart due to changes in scope of work and reallocating costs.

Site Plan

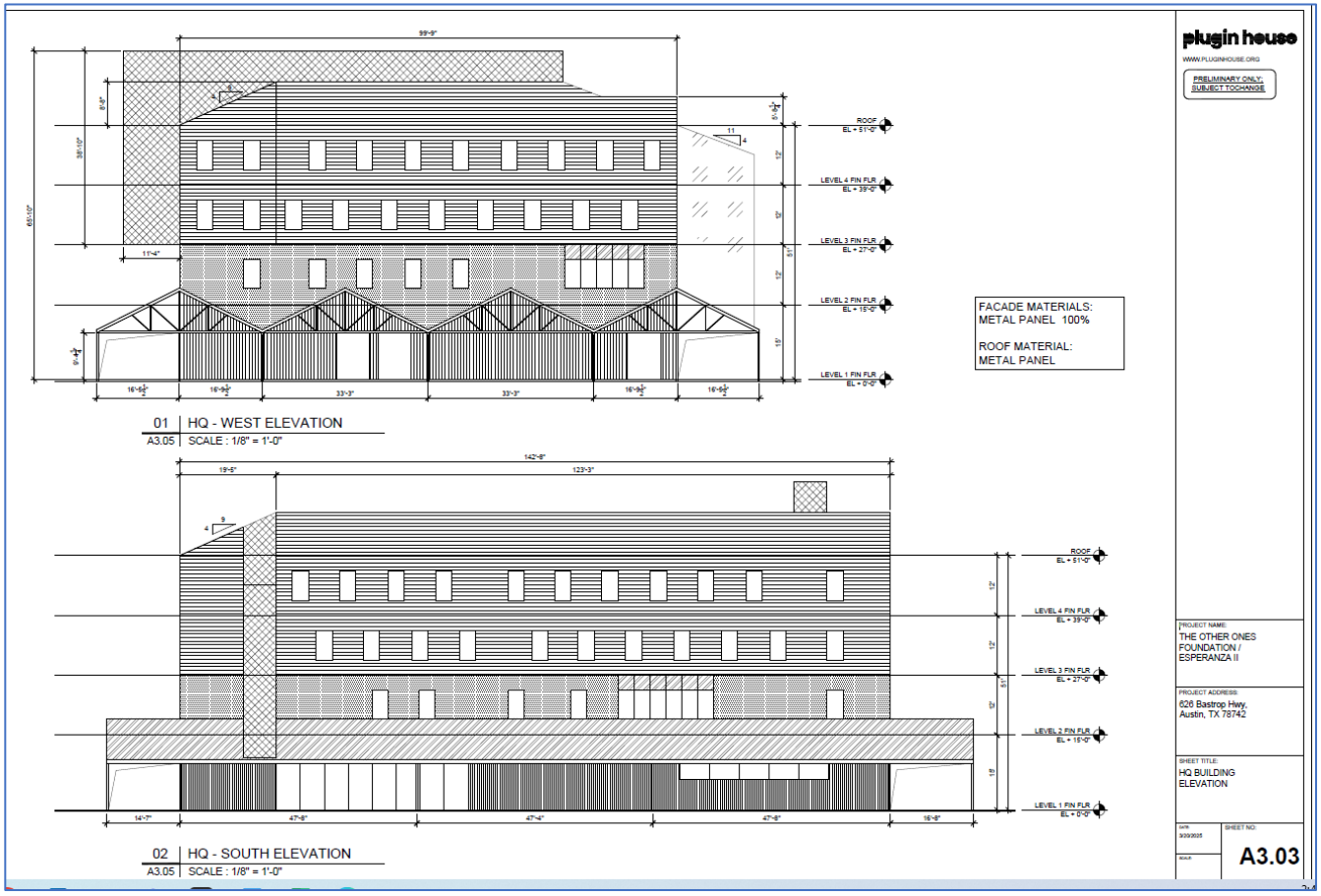


Footnote: The number of ADA parking stalls (e.g., van accessible stalls) is 3; the ADA stalls listed as 4 in the drawing is a typo. ADA parking spots are correctly listed at 15.

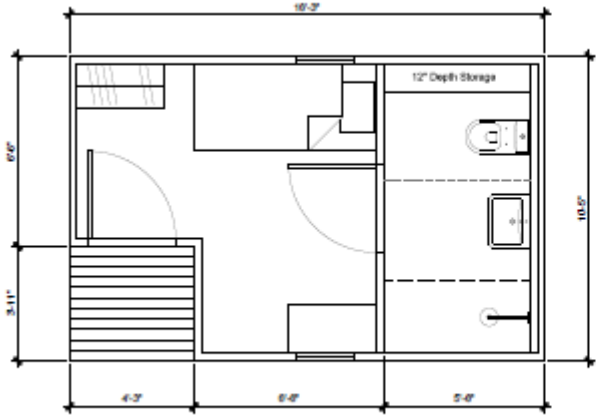
Site Location



Building Elevation

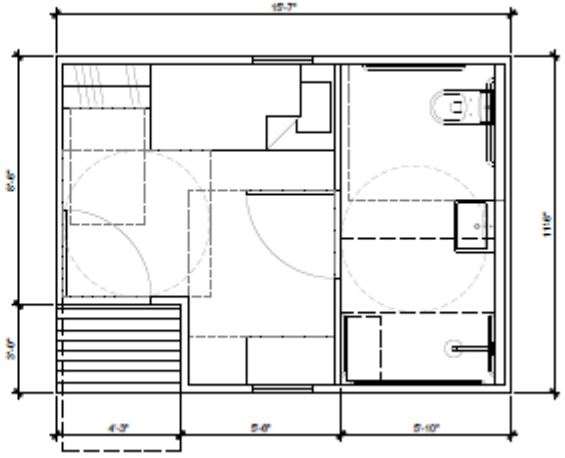


Tiny Home Unit Plan



01 | A1 - STANDARD UNIT PLAN
A2.01 | SCALE : 1/2" = 1'-0"

169.2 SF GROSS FLOOR AREA
140 SF INTERIOR FLOOR AREA



02 | A2 - ADA UNIT PLAN
A2.01 | SCALE : 1/2" = 1'-0"

179.2 SF GROSS FLOOR AREA
153 SF INTERIOR FLOOR AREA

UNIT AMENITIES:
(a) Install Energy Star-labeled ceiling fans in living areas and bedrooms.
(b) All appliances must be Energy Star-labeled.
(c) Install Energy Star-labeled lighting in all interior units.
(d) Install Energy Star-labeled ventilation equipment, including power-vented fans and bathroom fans.
(e) Structural insulated panel (energy efficient alternative construction material) for all unit walls.
(f) Installation of central air conditioning or heat pump equipment with a better Seasonal Energy Efficiency Rating (SEER) than that required by the energy code adopted under Section 388.003, Health and Safety Code.
(g) Covered entries
(h) Thirty year shingle roofing
(i) Closet in primary bedroom
(j) Private storage
(k) Covered patios

Headquarters Specifications and First Floor Drawing

HEADQUARTER SQUARE FOOTAGES

GROSS FLOOR AREA:	52,883 SF
INTERIOR SPACE:	50,265 SF
CONDITIONED SPACE:	46,514 SF
SUPPORTIVE HOUSING (INTERIOR):	
B1 - HQ STD UNIT (114 SF) x 90	10,260 SF
B2 - HQ ADA UNIT(154 SF) x 10	1,540 SF
TOTAL - 100 UNITS:	11,800 SF
COMMON AREA:	
TOTAL COMMON SPACE:	39,257 SF
COMMON SPACE PER UNIT:	120.8 SF/UNIT (TOTAL OF 325 UNITS)

FLOOR AREA BREAKDOWN TABLE

LEVEL 1

GROSS FLOOR AREA:	14,231 SF
COMMON AREA:	
RECEPTION	451 SF
MULTIPURPOSE MEETING RM	1,200 SF
CAFETERIA	3,923 SF
HEALTH, WELLNESS, FITNESS	1,356 SF
LAUNDRY RM	308 SF
LIBRARY	1,141 SF
ELEVATOR	246 SF
RESTROOM	499 SF
EXIT STAIRS*	738 SF
HALLWAY	298 SF
RESIDENT COMMON AREA:	10,160 SF
STAFF COMMON AREAS:	
OFFICE	780 SF
SECURITY	332 SF
KITCHEN	1,370 SF
PANTRY*	229 SF
TRASH RM*	385 SF
TOTAL STAFF SPACES:	3,096 SF
TOTAL COMMON AREA L1:	13,256 SF
IT/MECH/ELEC	527 SF
STORAGE*	448 SF

LEVEL 2

GROSS FLOOR AREA:	12,808 SF
STAFF COMMON AREAS:	
OFFICE	4,052 SF
MEETING RM	673 SF
MULTIPURPOSE RM	1,874 SF
BREAK RM	378 SF
ELEVATOR	225 SF
RESTROOM	689 SF
EXIT STAIRS*	478 SF
HALLWAY	3,588 SF
TOTAL COMMON AREA L2:	11,957 SF
SUPPORT SPACES:	
IT/MECH/ELEC	333 SF
STORAGE*	517 SF

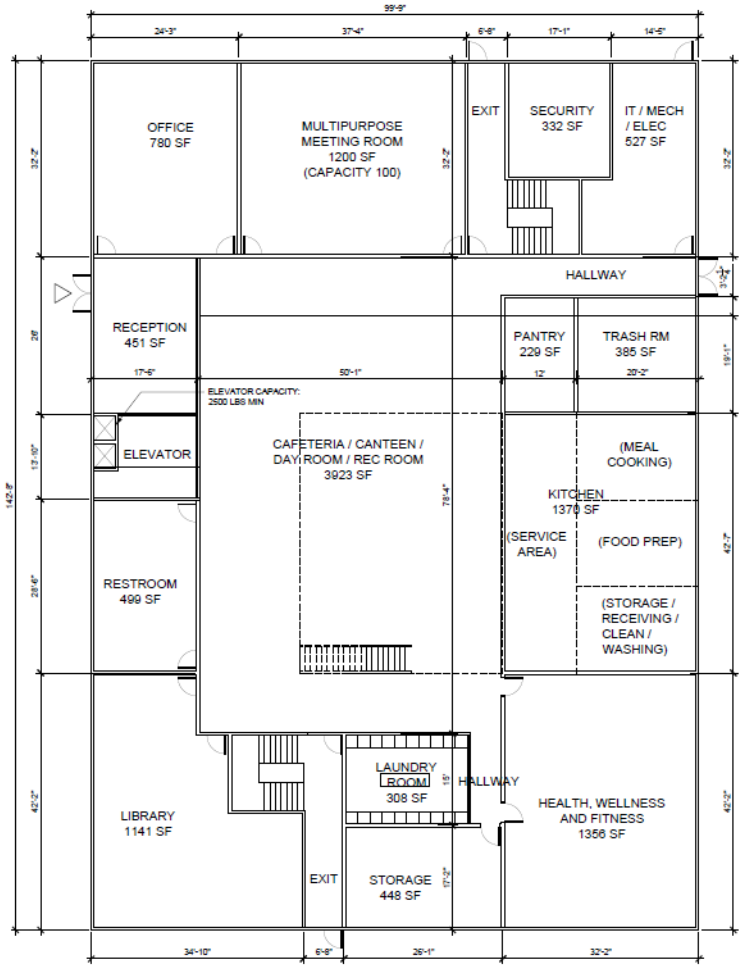
LEVEL 3

GROSS FLOOR AREA:	14,231 SF
SUPPORTIVE HOUSING:	
B1 - HQ STD UNIT (114 SF) x 45	5,130 SF
B2 - HQ ADA UNIT(154 SF) x 5	770 SF
TOTAL SUPPORTIVE HOUSING:	5,900 SF
RESIDENT COMMON AREA:	
ELEVATOR	180 SF
TERRACE*	2,618 SF
EXIT STAIRS*	478 SF
HALLWAY	3,442 SF
STAFF COMMON AREA:	
OFFICE	1,613 SF
TOTAL COMMON AREA L3:	8,331 SF

LEVEL 4

GROSS FLOOR AREA:	11,613 SF
SUPPORTIVE HOUSING:	
B1 - HQ STD UNIT (114 SF) x 45	5,130 SF
B2 - HQ ADA UNIT(154 SF) x 5	770 SF
TOTAL SUPPORTIVE HOUSING:	5,900 SF
RESIDENT COMMON AREA:	
ELEVATOR	180 SF
EXIT STAIRS	478 SF
HALLWAY	3,442 SF
STAFF SPACES:	
OFFICE	1,613 SF
TOTAL COMMON AREA L4:	5,713 SF

NOTE: * SPACES ARE NON-AIR-CONDITIONED; PROPER VENTILATION REQUIRED.



01 | HQ LEVEL 1 PLAN
A2.02 | SCALE : 1/8" = 1'-0"

N
Project N

plugin house
WWW.PLUGINHOUSE.ORG
PRELIMINARY ONLY; SUBJECT TOCHANGE

PROJECT NAME:
THE OTHER ONES FOUNDATION / ESPERANZA II

PROJECT ADDRESS:
626 Bastrop Hwy,
Austin, TX 78742

SHEET TITLE:
HQ BUILDING
LEVEL 1 FLOOR PLAN

DATE: 8/29/2005

SHEET NO:
A2.02

Building Configuration

	Headquarters	Unit Type A1	Unit Type A2	Totals
Building Type	1	1	1	3
Floors/Stories	4	1	1	n/a
Number of Buildings	1	209	16	225
Units per Building	100	1	1	n/a
Total Units	100	209	16	325
Avg. Unit Size (SF)	118	140	153	134
Total NRA (SF)	11,800	29,260	2,448	43,508
Common Area (SF)	39,705	n/a	n/a	39,705

The construction system for the tiny homes (Unit Types A1 and A2) are Cold Formed Steel Frame with life expectancy of 25 years. The wall and roof panels are Polyurethane Painted-Galvanized Metal Insulated. Exterior doors are steel sheet panel door. Windows are U-PVC windows with double-sided glass. The exterior walls, floor and roof have a life expectancy of 20 years.

The Headquarters is a traditionally built structure. All structures shall be constructed pursuant to the 2024 International Building Codes (2024-IBC) and/or the HOME-ARP NCS Property Standards. Because the subject parcel is owned by the Texas Department of Transportation it is not subject to the City of Austin local codes, or design and development regulations.

Site Control Summary

- Site Control: 7.107 acres
- Site Plan: 7.107 acres
- Control Type: Lease
- Grantor: Texas Department of Transportation (TxDOT)
- Grantee: The Other Ones Foundation
- Related-Party Seller/Identity of Interest: No

The Grantor, TxDOT, is the fee owner of a tract of real property located at 626 Bastrop Highway, Austin, Travis County, Texas. Grantor and Grantee entered into an option to lease agreement effective December 31, 2024. The Grantor is in the process of determining which lease option will work for both its own regulations as a state agency and to the meet the site control requirements of HUD for the HOME-ARP award. TxDOT has an active lease with The Other Ones Foundation for twenty (20) years on the parcel for Esperanza II which was approved by TxDOT's Transportation Commission on December 17, 2024. Note that TxDOT is using the development of this shelter as mitigation for some of its highway projects, and has a vested interest in the shelter continuing to operate. TxDOT has a tax exemption as a state agency. The Other Ones Foundation is in the process of providing evidence that they have a 100% tax exemption which would apply to the improvements of the property, which would be owned by the nonprofit. The documentation of tax exemption is a condition prior to closing.

Site Information

Flood Zone	Zone X	Scattered Site?	No
Zoning	Local Government Code 211.013(c)	Within 100-yr floodplain?	No
Re-zoning required?	No	Utilities at Site?	No
Year Constructed	n/a	Title Issues?	No

Highlights of Environmental Report

- Provider: Civil and Environmental Consultants, Inc. Lisa Mash
- Date: 12/13/2024
- Recognized Environmental Conditions (RECs) and Other Concerns:
    - Radon testing data was examined.
    - Noise assessment showed that future exterior noise levels are expected to be within the unacceptable day-night average sound level (Ldn) of 65-75 decibels for HUD projects. 25 db of noise attenuation must be provided per 24 CFR 51B. The mitigation plan consists of incorporating structurally insulated panels (SIPs) into wall assemblies of the new buildings similar to the existing Esperanza I Community. The panels will consist of an insulating, fire resistant (ASTM E119) foam core sandwiched between two structural facings.
    - Texas Council on Environmental Quality's (TCEQ) Construction Stormwater Prevention Permit will be required. The Other Ones Foundation will need to prepare a Construction Stormwater Pollution Prevention Plan to submit to TCEQ during construction.
    - Any removal of trees 8 inches or greater may require City of Austin permission to remove and possible replacement.
    - If historical structures or cultural materials are encountered during construction or disturbance activities, work should cease in the immediate area; work can continue where no historical structures or cultural materials are present. The Texas Historic Commission should be contacted to consult on further actions to protect the cultural resources.

Need Analysis

Per HUD Notice CPD-21-10, a market assessment is not required for HOME-ARP units for qualifying households. The Other Ones Foundation met the HOME-ARP alternate requirement relating to determining need by demonstrating unmet need among qualifying populations.

Timeline

The proposed construction timeline is 25-36 months, which is within the requirements of the HOME-ARP construction period per HUD CPD Notice 21-10 and the NCS Invitation to Apply.

Development Cost Analysis

Development	Cost	Cost per Unit
Land acquisition	$-	$-
Building Acquisition	$-	$-
Off-Site	$650,163	$2,001
Site Work	$3,785,671	$11,648
Site Amenities	$250,000	$769
Building Cost	$30,390,277	$93,509
Contingency	$2,409,816	$7,415
Contractor Fees	$5,248,030	$16,148
Soft Costs	$1,106,983	$3,406
Financing	$-	$-
Developer Fee	$5,621,572	$17,297
Reserves	$-	$-
Total	$49,462,512	$152,192

Development Highlights

- Of the total development costs, up to $48,420,179 is HOME-ARP eligible, consistent with the recommended amount of the HOME-ARP award.
- TxDOT's contribution is leasing the land; not the building itself.
- Esperanza II will meet or exceed ADA requirements, allowing for 26 mobility ADA units, and 13 Hearing/Visual ADA units. In addition, the architect has certified that all units will be visitable.
- The site will include 68 standard parking spaces 15 accessible spaces and 2 van spaces for the tiny homes, and for the headquarters building there will be 14 standard and 1 Van parking spaces, for a total of 100 parking spaces.
- The 2024 NCS ITA waived 10 TAC §13.3(e)(3) to allow certain amenities that are usually not allowed for rental projects if there was HUD approval or guidance to support them. The amenity that was approved with existing HUD guidance was fencing for the property totaling $250,000.
- The Other Ones Foundation has indicated that, at a later date, it may wish to expand access to the Headquarters beyond only Esperanza II residents; if this is the case, the costs become ineligible as HOME-ARP costs. This would require that The Other Ones Foundation provide an alternate source of funds. If the use of the Headquarters' is expanded to include general organizational operations or to serve individuals who are not part of Esperanza II, costs must be prorated to reflect the proportion attributable to use by Esperanza II occupants. Cost allocation is required when a project serves a broader purpose beyond the direct benefit of persons living at the property. The construction costs must be reasonably allocated across all funding sources. The cost allocation of the Headquarters along with timing of additional funds is listed as a condition of the Contract.

Sources and Uses

Cost Category	Cost	Source
HOME-ARP Eligible Costs (97.9% of total costs)	$48,420,179	HOME-ARP
Offsite Costs (HOME-ARP ineligible)	$650,163	The Other Ones Foundation
Furnishings, Furniture, Fixtures, Equipment	$150,000	The Other Ones Foundation
Contingency*	$38,984	The Other Ones Foundation
Soft Costs (1.7% HOME-ARP ineligible)	$203,186	The Other Ones Foundation
Total	$49,462,512	

*Approximately 98% of the contingency has been budgeted as HOME-ARP eligible based on a waiver by the Department's Executive Director of a limitation on this issue in the ITA.

Operating Cost Analysis

Operating Cost Summary

Operating Expense	Cost	Cost per unit
General and Administrative	$220,584	$679
Payroll, Payroll Taxes, Employee Benefits	$3,639,250	$11,198
Repairs and Maintenance	$614,251	$1,890
Utilities Total*	$619,886	$1,907
Property Taxes	$-	$-
Property Insurance**	$17,883	$55
Reserve replacements	$249,925	$769
Other: Food	$1,779,375	$5,475
Other: Services providing work opportunities at the shelter	$547,500	$1,685
Total Yearly Operating	$7,688,634	$23,657

*TDHCA increased water costs from $62,086 yearly to $184,702 yearly, resulting in increase in utilities from $497,250 to $619,886 because the original water estimate was based on Esperanza I which does not have bathrooms in individual units or a commercial kitchen. The new water estimate is based on the average water costs of HOME-ARP supportive housing developments in Austin (page 14.)

**The Property Insurance cost appears approximately 60% lower than Austin supportive housing rentals when adjusting for size. It is unknown if the insurance for a shelter would be less than for rental developments. A condition prior to closing is that The Other Ones Foundation provide quotes documenting the estimated property insurance, and a resubmitted budget reflecting the costs.

Because this is a shelter, no rent nor utilities would be charged. Because HOME-ARP is not permitted to be used to cover operating costs, all operating expenses will be covered by external sources.

Operating Cost Highlights:

- The Other Ones Foundation, not residents, will pay for all utilities.
- While TxDOT has 100% tax exemption for the land, the 100% tax exemption of the improvements on the land is pending. Confirmation of the tax-exempt status for The Other Ones Foundation is listed as a condition prior to loan closing.
- The Other Ones Foundation plans to lease the land for Esperanza II from TxDOT for $12 per year.
- There is no debt service in the annual operating expenses because the HOME-ARP loan is not repayable and will be forgiven at the end of the 15-year federal affordability period.
- The work opportunities at the shelter are costs to run two programs by The Other Ones Foundation for NCS residents: Workforce First and Magnolia Services, junk removal and light demolition services. Both are described as programs that employ persons currently or formerly experiencing homelessness.
- The annual operating budget for Esperanza II will increase the annual overall budget of The Other Ones Foundation by approximately 50% (fiscal year 2024 budget shows $14.97M in expenses). This significant growth is identified as a risk in the Risks and Risk Mitigation Section starting on page 17.

Operating Sources

Support for the operating expenses is generated from two primary sources: a letter of support from the City of Austin Homeless Strategy Officer showing possible payment of $25,000-$34,159 per shelter unit, depending on Esperanza's program and service, and The Other Ones Foundation. The letter from the City of Austin's Homeless Strategy Officer also referenced meeting minutes from the City of Austin Public Health Committee on April 28, 2025, which contained a presentation in which several emergency shelters including Esperanza II are part of an overall homeless strategy.

In the first few years of Esperanza II's operation anticipated opening in 2028, less than the $25,000 per unit from the City would be needed, especially if The Other One's Foundation's private philanthropy was available for operating expenses as discussed below. It should be noted that the City of Austin Public Health Committee meeting minutes also discussed their interest in the property having less reliance on the City of Austin as an operating source over time. However, the operating pro forma below provided by TOOF shows the opposite; they appear to rely on increasing support from the City of Austin over time to address inflation. One factor to offset this concern is that the annual operating budget starts with an operating cost estimate that is below the lowest amount offered by the City of Austin Public Health Committee. In addition, the operating budget does not show that the maximum City of Austin offer would be needed in any of the 15 years projected.

After the election on November 4, 2025, staff sought further affirmation from the City of Austin regarding the operating commitment to Esperanza II in light of Proposition Q not passing. Proposition Q had proposed an increase in property taxes, part of which would have funded homeless services, and some of the proceeds of Proposition Q were expected to support Esperanza II. The response from the City of Austin's Homeless Strategy Office was that it was reworking its budget in November 2025. On November 20, 2025, Austin City Council voted for shelter operating support in their 2026 budget, however the action item did not specify that this budget category was for existing or new shelter units, and more specifically it did not clearly indicate that the budget includes resources for the Esperanza II property. While it does reference The Other One's Foundation, it does not distinguish between Esperanza I and Esperanza II. As a result, a condition of this award is that within 90 days of the Board's award, evidence of a firm commitment of operating funds that is specific to Esperanza II must be provided or the award may be rescinded.

The Other Ones Foundation also included philanthropy /private fundraising as a major source of covering operating costs for Esperanza II. The projections for fundraising are supported by a detailed plan. However, the projections estimated are not substantiated at this time; no evidence of historical increases or a trending increase over several years has been shown. Projections between 2026 and 2027 alone estimates an increase of 28%. Therefore, only a portion of what The Other One's Foundation estimated as their philanthropic support was included in staff's estimated sources for annual operating expenses.

Alternatively, staff has assumed a philanthropy increase rate of 5% yearly, which appears in line with the projected growth between 2024 and 2025 submitted in The Other One's Foundation Feasibility Report. TDHCA staff is considering that 3% of philanthropy income will go to current costs for Esperanza I and general operating based on inflation of 3% per year. Of the 5% projected increase yearly, 2% could then be used for Esperanza II operating expenses starting in 2028 when the project is expected to be completed.

Staff also notes that the Other Ones Foundation originally submitted several operating sources that were proposed to come from awards of competitive grant applications. It is unknown whether The Other Ones

Foundation would be a successful awardee of such funds and whether the sources could be used for shelter operations. While these sources were eventually removed as a source of operating costs because they were replaced with the City of Austin Public Health Committee support, it is important to note that if such funds were received it would allow for less reliance on the City of Austin Public Health Committee and Homeless Strategy Office than is shown in the charts in this document.

Because of the supporting documentation available, HOME-ARP considered the City of Austin support primarily for operating funds, relying only on private philanthropy of 2% increase over inflation. With this division of projected funding, the operating costs appear solvent over the next 15 years. The full operating budget with these sources is shown on the next page.

Operating Projections for Esperanza II

Years in Federal Restricted Use	1	2	3	4	5	6	7	8	9
Year	2027	2028	2029	2030	2031	2032	2033	2034	2035
Annual Operating*	$7,688,634	$7,919,293	$8,156,872	$8,401,578	$8,653,626	$8,913,235	$9,180,632	$9,456,051	$9,739,732
City of Austin Health and Human Services Committee Estimated Per Unit	$23,013	$23,530	$24,053	$24,583	$25,119	$25,661	$26,209	$26,762	$27,320
City of Austin Health and Human Services Commission Total	$7,479,319	$7,647,158	$7,817,206	$7,989,386	$8,163,615	$8,339,799	$8,517,831	$8,697,597	$8,878,967
The Other Ones Foundation Private Philanthropy	$209,315	$272,135	$339,666	$412,192	$490,010	$573,436	$662,800	$758,454	$860,765

Years in Federal Restricted Use	10	11	12	13	14	15	Total
Year	2036	2037	2038	2039	2040	2041	n/a
Annual Operating	$10,031,924	$10,332,882	$10,642,868	$10,962,154	$11,291,019	$11,629,749	$143,000,249
City of Austin Health and Human Services Committee Per Unit	$27,882	$28,449	$29,019	$29,592	$30,168	$30,744	n/a
City of Austin Health and Human Services Commission Total	$9,061,800	$9,245,942	$9,431,222	$9,617,455	$9,804,441	$9,991,959	$130,683,698
The Other Ones Foundation Private Philanthropy	$970,124	$1,086,940	$1,211,646	$1,344,699	$1,486,578	$1,637,791	$12,316,551

*Operating Projections increase 3% yearly for inflation.

** 2% growth estimate above inflation (3% yearly) starting from 2024.

Esperanza II Comparisons to Permanent Supportive Housing (PSH) Rental and Shelters Projects

Because resources relating to costs for developing shelters is limited, staff reviewed the NCS development costs in comparison to permanent supportive housing (PSH) developments in Austin. The PSH projects below were funded with HOME-ARP and were all awarded in the years 2023-2024. What helps to make these projects comparable to Esperanza II is that typically supportive housing projects have smaller unit sizes, larger community space and higher service costs than general rental housing. In addition, all of the projects below are all-bills paid, so the utility costs are better able to be compared.

While the total operating costs for the rental developments are lower than what The Other Ones Foundation estimates will be the case for Esperanza II, it is important to note the PSH projects are much smaller in total units. The Cost Per Unit is a more comparable figure to Esperanza II than the overall cost.

Esperanza II Development Costs compared to Supportive Housing

Project Name	Units	Development Cost	Development Cost Per Unit	Acquisition	Acquisition per Unit	Financing	Financing per Unit
Austin SH Rental 1	100	$24,134,956	$241,350	$2,990,513	$29,905	$1,387,903	$13,879
Austin SH Rental 2	120	$27,973,301	$233,111	$0	$0	$761,482	$6,346
Austin SH Rental 3	61	$18,395,519	$301,566	$2,905,592	$47,633	$697,759	$11,439
Esperanza II NCS	325	$49,462,512	$92,239 per tiny home/ $287,086 per shelter in Headquarters*	$0	$0	$0	$0

*The per unit development cost for Esperanza II can be divided into two calculations: one for 225 tiny homes and one for 100 shelter units in the Headquarters building. When applying the gross square footage percentage to the total cost of development, this is approximately $20,753,919 ($92,239 per tiny home unit), and $28,708,593 for the Headquarters with 100 units with common space office space on three of the floors at $287,086 per residential unit. Regarding tiny homes: staff found a large range of tiny home costs from $27k-$150k in Austin for just the structures, not the land or connections[1]. While tiny home costs were found in studies or online listings, they have not been physically confirmed or inspected.

[1] Tiny House Listings. (2025). https://tinyhouselistings.com/cities/Austin

Esperanza II Operating Costs compared to Supportive Housing

Project Name	Units	Yearly Operating Cost	Yearly Operating Per Unit	Replace-ment Reserves	Replacement Reserves per Unit	Payroll, Employee Benefits	Payroll, Employee Benefits/Unit	Make Ready	Make Ready per Unit
Austin SH Rental 1	100	$1,167,253	$11,673	$30,000	$300	$424,548	$4,245	$24,000	$240
Austin SH Rental 2	120	$1,068,325	$8,902	$30,000	$250	$471,157	$3,926	$8,000	$67
Austin SH Rental 3	61	$302,455	$4,958	$15,250	$250	$85,111	$1,395	$4,575	$75
Esperanza II NCS	325	$7,566,018	$23,280	$249,925	$769	$3,639,250	$11,198	$135,567	$417

Project Name	Units	Electric	Electric per Unit	Water	Water Per Unit
Austin SH Rental 1	100	$55,000	$550	$62,000	$620
Austin SH Rental 2	120	$62,000	$517	$86,000	$717
Austin SH Rental 3	61	$38,649	$634	$22,465	$368

Esperanza II Operating Comparisons to Emergency Shelters

The table below are emergency shelter operating costs from 2023 in Austin Texas.

Project Name	Fund Source	Shelter Type	Units	Operating Cost per Unit per Year
Northbridge Emergency Shelter	City of Austin Grants	Motel	125	$27,620[2]
Southbridge Emergency Shelter	City of Austin Grants	Motel	145	$27,620[3]
Marshalling Yard	City of Austin Grants	Emergency	150	$38,667[4]

[2] *Austin Public Health RFP-2023-010 City of Austin Bridge Shelters. Exhibit C Scope of Work. (2023)* https://www.austintexas.gov/sites/default/files/files/Health/Social%20Services/C%20-%20Scope%20of%20Work%20RFP%202023-10%20COA%20Bridge%20Shelters.pdf

[3] *Ibid.*

[4] Maxin, Ryan. Austin American Statesman. (2023, June 9). *Austin approves $5.8 million plan to reopen downtown Salvation Army homeless shelter for one year*. https://www.statesman.com/story/news/2023/06/09/salvation-army-austin-city-council-approves-plan-lease-reopen-downtown-homeless-shelter/70305506007/

Key Development Differences for NCS and Rental Development

- Esperanza II development costs per unit are less than rental housing for the tiny homes, but a more similar cost per unit for the residential units within the Headquarters building. Of the 325 units for Esperanza II, 225 are tiny homes and 100 shelter units are in the Headquarters. The Headquarters has many common area spaces including, but not limited to multipurpose room, laundry, library, kitchen, pantry, staff offices and storage.
- Esperanza II development costs per unit may also be lower than the SH projects because there are no acquisition or financing costs associated with the Application.

Key Operating Cost Differences for NCS and Rental Development

- Payroll, Payroll Taxes and Employee Benefits are higher than SH developments but appear in line or below staffing estimates for other Austin emergency shelters.
- The make-ready costs for Esperanza IIs NCS units are 42% higher than the highest amount of make ready for the PSH evaluated. (Make-ready is the term used for cleaning, repairing, and inspecting the unit so that it meets required standards before the next occupant moves in.) The Other Ones Foundation stated that the high make-ready costs were based on costs for Esperanza I, including "*paint, flooring, replacement costs of any bedding, AC/heating/hot plate (including replacing filters) and other materials, fixing clogged drains, etc.*" Of note, HUD's HOME-ARP regulations allow for the initial furniture for the NCS to be provided as an eligible cost, but replacement furniture is not an allowable HOME-ARP cost. If furniture/bedding does need to be replaced over time, this could be a substantial cost as illustrated in the make-ready estimates.
- The tiny homes have more than twice the replacement cost per year than the PSH units evaluated. When the higher replacement costs compared to PSH projects were questioned during the Application process, The Other Ones Foundation responded: "[We are] *estimating conservatively based around our experience with our current Esperanza project, as we have experienced substantial replacements needed on individual units. (Roof repairs, doors, windows, etc.) The NCS units have significantly higher exposure to the elements and therefore are not comparable to supportive housing developments."*
- Food is a major cost for Esperanza II (see page 11) and not included in PSH project operating expenses. None of the rental comparisons include food as a line item.

- Esperanza II has higher operating expenses for electricity (86%-90% higher) but lower operating expenses for water costs (93%-275% lower). Electrical costs may be higher because the tiny homes are each separate without shared walls or plumbing. The estimates in the operating expenses are based on Esperanza I costs, and Esperanza I does not have bathrooms in the 200 tiny homes currently built, so staff increased the water costs for this Project Analysis to the average of three HOME-ARP supportive housing development water estimates.

Risks and Risk Mitigation

In looking at the proposal for Esperanza II overall, staff has identified several risks of proceeding and has provided comments on the potential mitigation of those risks.

- The amount of the HOME-ARP award for development of Esperanza II and the estimated operating costs are both quite significant as compared to the organization's current budget. The proposed award for Esperanza II's development ($48.4 million) is more than three times the current budget of the organization which was $14.9 million in fiscal year 2024. The annual operating budget for Esperanza II of $7.5 million will increase the overall yearly budget of The Other Ones Foundation by approximately 50%. Such large and rapid growth may pose a risk if the organization's capacity is unable to adapt to that growth. There may also be a risk of cash flow shortages during construction, especially during the start of construction in which deposits and other startup costs arise.
  - TDHCA staff has worked to prepare The Other Ones Foundation through a HOME-ARP nonprofit capacity building/operating Contract of $3,224,229 which started April 26, 2024. As of July 2025, The Other Ones Foundation is 60% expended on the nonprofit Capacity building/operating Contract. The Other Ones Foundation has hired additional staff (especially in their accounting division, data entry, human resources and information technology division), rented office space, and managed a transition of leadership through the Contract.
  - Staff has modified the draw process for HOME-ARP NCS to allow for more draws than is typically allowed for rental developments.
- If Esperanza II does not continue to operate as an emergency shelter during the Federal Compliance Period or if there is any other noncompliance with HUD regulations, then the full amount of the HOME-ARP loan would be due to be repaid by The Other Ones Foundation and the loan foreclosed upon. The loan amount is not forgiven yearly; it is forgiven only at the end of the Federal Compliance Period. If this were to transpire, foreclosure and repayment of funds from Esperanza II may also jeopardize The Other Ones Foundation's other programs, including Esperanza I, since The Other Ones Foundation is responsible for the entire amount of the repayment (e.g., no LLC or other entity was created to own the NCS). In the event of a foreclosure by TDHCA on the NCS buildings due to noncompliance, TDHCA would become the owner of the improvements on the parcel (e.g., the NCS buildings themselves). In this case, TDHCA would seek to identify an alternate nonprofit to take over the property, and TxDOT would need to agree to the new owner.
  - The initial support from the City of Austin's Public Health Committee and Homeless Strategy Office at the Meeting on April 28, 2025, shows understanding of the commitment level needed to support Esperanza II as one of the city-run emergency shelters. A challenge of this source is that shelter operators appear to be expected by the City to raise funds from other sources over time, so the city can recapture some of the operating costs and redistribute to other shelters. As noted above, it is also unclear how reliant TOOF can be on the City operating funds.
- TDHCA is the major contributor of building funds at 97.9% of all costs.

- While TDHCA is the largest contributor for building funds, if approved the City of Austin Public Health Committee budget may be providing operational costs over the 15-year Federal Use Period that would be more than double the building funds from TDHCA.

Conditions

To address outstanding issues and to mitigate risk, the following conditions will be placed on the award.

Conditions Prior to Contract

Prior to execution of the HOME-ARP Contract, the following condition must be met.

1. No more than 90 days after the award, The Other Ones Foundation must show evidence of a two-year commitment in the total amount of needed operating funds or the NCS award may be rescinded. The evidence should include a vote from a governing body of one or more local governments of the commitment of funds, award letters from foundations, award letters from competitive grant applications, or evidence of funds from private donations in an escrow account specifically for operating funds for Esperanza II. If there is an escrow account, TDHCA requires that the operating funds will include the right to assign the operating contract to TDHCA in case of foreclosure or instrument in lieu of foreclosure.

Conditions in the Contract

Throughout the Contract term, The Other Ones Foundation must meet the requirements in the Contract.

1. If the conditions prior to closing are not met within the specified deadlines or if no deadline is specified 12 months from award, then the award amount may be revised, or the award may be rescinded at the Department's sole discretion.
2. If the Development Owner chooses to expand access to the Headquarters for general operations or persons not living at Esperanza II, a cost allocation plan must be submitted to the Department and determined to be reasonable for the access allowed. Any additional funds added to the Development to pay for the portion of the Headquarters with expanded access must be added to the Development by month 12 after loan closing, but no later than October 2027. The Contract and HOME-ARP loan amount would be reduced in proportion to the other funds added for the expanded usage.
3. During construction, to address the noise abatement requirements the Other Ones Foundation must incorporate structurally insulated panels (SIPs) into the wall assemblies of the new buildings similar to the existing, adjacent Esperanza NCS Community buildings. The panels will consist of an insulating, fire resistant (ASTM E119) foam core sandwiched between two structural facings. At the mid-construction physical inspection, The Other Ones Foundation must submit photographic evidence of the installation of the SIP, the spec sheets (product information) and both and owner and architect/engineer's certifications on their company letterhead verifying installation.
4. If Department review of Davis Bacon and Related Acts requirements results in required corrections, The Other One Foundation will make the requested corrections timely. If requested labor standard corrections (if any) are not made by the sixth

draw, then funds will be held until the corrections on the previous draws have been made.

Conditions before Closing

Prior to closing the HOME-ARP NCS loan, The Other Ones Foundation will submit:

1. Updated application exhibits: Operating Expenses, Development Cost Schedule, Schedule of Sources, and documentation necessary to support any changes from previous review.
2. Substantially final construction contract between The Other Ones Foundation and its contractor with Schedule of Values.
3. Quotes from property insurers to support the estimated annual amount of insurance.
4. A Shelter Manual or other document that shows occupancy admission requirements that allows for access to HOME-ARP's Qualified Populations.
5. Executed estoppel letters or certificates from each and every lienholder on the Property providing the current status of each prior loan, if other loans are included in the final financing.
6. Fidelity Bond Insurance and Payment and Performance Bond.
7. Environmental mitigation efforts including evidence of submission of the stormwater prevention plan submission to TCEQ.
8. Letter from an attorney confirming the tax code under which The Other Ones Foundation has a tax exemption on the improvements, including the percentage of the tax exemption.
9. Confirmation of any pending operating sources for at least a two-year period. Funding from any government entity must be approved by its governing body, inclusive of confirmed amounts and funding terms of operating expenses for Esperanza II will be required.
10. Confirmation that operating payment terms from the entity or entities that will provide a majority of the operating funds will include the right to assign the operating contract to TDHCA in case of foreclosure or instrument in lieu of foreclosure.
11. Title Policy in the amount of the loan as TDHCA as an additional insured.
12. Prior to closing, The Other Ones Foundation may be asked to submit applicable documentation to show that all legal, construction, and financial paperwork is complete.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the terms of TDHCA funds may be warranted.

Recommendation

HOME-ARP recommends an award of up to $48,420,179 in the form of a Deferred Forgivable HOME-ARP construction to permanent loan at 0% interest and a 15-year permanent term, dependent on The Other Ones Foundation meeting the conditions listed in this document.

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1238 **Agenda Date: 12/11/2025** **Agenda #: 7.**

Presentation, discussion, and possible action on an order proposing action on five sections of the Department's rules in 10 TAC to be amended to implement changes necessary to bring them into consistency with §1.410 Determination of Alien Status for Program Beneficiaries and directing their publication for public comment in the Texas Register: §6.204 Use of Funds for the Community Services Block Grant Program; §7.28 Program Participant Eligibility and Program Participant Files for the Homeless Housing and Services Program, §7.44 Program Participant Eligibility and Program Participant Files for the Emergency Solutions Grant Program; §20.4 Eligible Single Family Activities in the Single Family Programs Umbrella Rule; and §20.6 Administrator Applicant Eligibility in the Single Family Programs Umbrella Rule

TO BE POSTED NOT LATER THAN THE THIRD DAY BEFORE THE DATE OF THE MEETING

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1244 **Agenda Date: 12/11/2025** **Agenda #: 8.**

Presentation, discussion, and possible action on an order proposing new 10 Texas Administrative Code Chapter 10, Uniform Multifamily Rules, Subchapter J, Housing Finance Corporation Compliance Monitoring and directing its publication for public comment in the Texas Register

TO BE POSTED
NOT LATER THAN
THE THIRD DAY
BEFORE THE
DATE OF THE
MEETING

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1255 **Agenda Date:** 12/11/2025 **Agenda #:** 9.

Presentation, Discussion, and Possible Action on the 2026 Section 8 Payment Standards

RECOMMENDED ACTION

WHEREAS, the Department is designated as a Public Housing Authority (PHA) and administers both tenant-based and project-based vouchers under the Section 8 Program; and

WHEREAS, 24 CFR §982.503 requires PHAs to establish payment standards annually for areas served by its tenant-based vouchers, including its Housing Choice Vouchers (HCVs), Non-Elderly Disabled Vouchers (NED), Mainstream Vouchers, Veterans Affairs Supportive Housing (VASH) Tenant-Based Vouchers, and Foster Youth to Independence (FYI) Vouchers;

NOW, therefore, it is hereby,

RESOLVED, that the 2026 tenant-based voucher payment standards for the Department in its role as a PHA, and in accordance with 24 CFR §982.505, are hereby approved in the form presented to this meeting.

BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) requires PHAs to adopt a payment standard schedule annually that establishes voucher payment standard amounts for each FMR area in the PHA jurisdiction. The PHA must establish payment standard amounts for each unit size, defined as the number of bedrooms in each housing unit. HUD publishes Small Area Fair Market Rents (SAFMRs) and FMRs for zero-to-four-bedroom units; the payment standard for unit sizes larger than four bedrooms are calculated by adding 15% of the four-bedroom payment standard for each extra bedroom.

The Department, operating as a PHA, may establish the payment standard amount at any level between 90% and 110% of the published SAFMR or FMR without prior authorization from HUD for most voucher types, but this can go up to 120% for VASH and EHV. The establishment of the standard is important because the standard should ensure that tenants are able to rent high-quality units while minimizing the tenant rent burden, but should also allow the PHA to utilize as many vouchers as possible within its funding allocation. An exception to the payment standard may be granted as a reasonable accommodation for a person with a disability.

Small-Area Fair Market Rents (SAFMRs) were created by HUD in response to increasing demand for more localized measures of rents. HUD requires that PHAs managing programs in the Dallas, TX HUD, San Antonio-New Braunfels, and Fort Worth-Arlington Metropolitan Fair Market Rent Areas (FMR Areas), including areas where the Department has jurisdiction, to utilize its published SAFMRs instead of FMRs. HUD has now published SAFMRs for most zip codes in Texas. In the event that a zip code is utilized in more than one county, the SAFMR in all counties included in the zip code area is the SAFMR published for one individual county. The use of the SAFMR is mandatory only in certain areas; however, the SAFMR is designed by HUD to provide tenants with access to a broader range of neighborhoods, thus allowing them the choice to move into areas with more employment, transportation and educational opportunities. To maximize use of the SAFMR, while also acknowledging that its use may not be appropriate in instances where a TDHCA assisted tenant selects a unit in another PHA's regular jurisdiction, staff proposes the following method to determine the payment standard for TDHCA assisted tenants:

- **Housing Choice Vouchers (HCV), inclusive of Emergency Housing Vouchers (EHV)**
- **Non-Elderly Disabled (NED) Vouchers**
- **Mainstream (Mainstream) Vouchers**
- **Veterans Affairs Supportive Housing (VASH) Tenant-Based Vouchers**
    - In areas not included in another PHA's regular jurisdiction, the payment standard will be 100% of the SAFMR in all zip codes where an SAFMR is published by HUD.
    - In areas not included in another PHA's regular jurisdiction where no SAFMR is published by HUD, the payment standard will be 100% of the FMR.
    - In areas included in another PHA's regular jurisdiction, if the PHA's payment standard does not require a waiver from HUD to implement, the payment standard will be the standard utilized by the applicable PHA.
    - In areas included in another PHA's regular jurisdiction, if the PHA's payment standard does require a waiver from HUD to implement, the payment standard will be the payment standard within its authority that is closest to the payment standard used by the applicable PHA.

This payment standard methodology deviates from the methodology utilized last year for EHV tenants. As the EHV Program is not anticipated to be funded past 2026, staff recommends that the payment standard for EHV be aligned with the Department's payment standards for its regular HCV Program. In 2025, the Department adopted a payment standard that was 120% of the SAFMR or FMR, as applicable. However, alignment of the payment standards will encourage EHV participants to apply for placement on the HCV waiting list, as it removes the incentive of a higher payment standard if the EHV is retained when an HCV may be made available.

- **Foster Youth to Independence (FYI) Vouchers**
    - In areas not included in another PHA's regular jurisdiction, the payment standard will be the higher of 110% of the SAFMR in all zip codes where an SAFMR is published by HUD, or 110% of the FMR.

This increased payment standard for this specific voucher type is designed to expand housing choice for youth transitioning out of foster care, enabling them to access neighborhoods with stronger employment, transportation, and educational opportunities, while also ensuing flexibility for the market conditions.

APPLICABILITY

These new payment standards will become effective on January 1, 2026, and will be applied at the first annual reexamination following the effective date of the increase in the payment standard, unless the payment standard decreased, in which case the new payment standard will not be applied for the first year the decreased payment standard is in effect. This will also affect the tenant upon a subsequent change to the HAP contract, such as relocating to a new unit or a change in the family's household composition. Tenants and property owners will be given notice of the updated payment standards approximately 30 days prior to the change, and the payment standards will be made available through TDHCA's website.

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1262 **Agenda Date:** 12/11/2025 **Agenda #:** 10.

Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Commons at St. Anthony's

RECOMMENDED ACTION

WHEREAS, the above listed development was awarded 9% housing tax credits during the 2020 competitive Application round;

WHEREAS, staff executed a Carryover Allocation Agreement with the Development Owner, which included certifications from the Development Owner that each building for which the allocation was made would be placed in service by December 31, 2022;

WHEREAS, the Board previously approved a request for force majeure treatment in 2021, that extended the deadline to be placed in service to December 31, 2023;

WHEREAS, the Board previously approved a request for force majeure treatment in 2022, that extended the deadline to be placed in service to December 31, 2024;

WHEREAS, the Board previously approved a request for force majeure treatment in 2024, that extended the deadline to be placed in service by six months to June 30, 2025, which is considerably earlier than the allowable federal deadline of December 31, 2026;

WHEREAS, in May 2025, the Board extended that previously approved deadline to December 31, 2025, which is still earlier than the allowable federal deadline of December 31, 2026; and

WHEREAS, the Applicant has requested that the Board grant an approval to allow for an additional 90 days;

NOW, therefore, it is hereby

RESOLVED, that the previously approved deadline to place in service for Commons at St. Anthony's is approved to now be March 31, 2026.

BACKGROUND

Commons at St. Anthony's is a 124-unit Adaptive Reuse Development that is nearing completion in Amarillo. The project proposes the conversion of a vacant hospital in Amarillo into a Development for seniors. The project was awarded Housing Tax Credits in 2020. For an

award of 9% housing tax credit, the Applicant has until the end of the second calendar year following the award to complete construction and place the buildings in service, otherwise, the project is not eligible to claim its Tax Credits. The initial deadline for this project was December 31, 2022, but the Board approved requests for the Developer to return the credits have them reallocated in 2021, 2022, and 2024, which effectively resets the federal deadline to place in service (this process is established in the QAP and is colloquially referred to as "force majeure treatment"). For the 2024 approval, the Board elected to impose a shorter deadline than what is federally allowable, and only granted the project an additional six months, which expires on June 30, 2025. In May 2025, that deadline was extended by the Board to December 31, 2025.

This Development has experienced significant difficulties since its inception. Increased costs created a large gap and obtaining additional funds delayed construction until July 2022. After commencing construction, the project encountered further delays due to the complexity of working within a large historic building. This included lengthy mold remediation, asbestos removal, structural issues, and roof repairs. The project has also experienced delays throughout due to difficulties maintaining a large, qualified workforce for an unusual project in a small labor market. One such issue includes the recent sudden departure of the project's original electrical subcontractor. Complications with this departure delayed the delivery of critical electrical components extended the construction timeline into 2025. Throughout the beginning of 2025, the project experienced a multitude of additional delays, including continued labor shortages, theft and vandalism at the Development Site, unexpected local requirements, and delivery delays of key items. Because of these delays, the Owner is requesting a 90-day extension of the placed-in-service date, to March 31, 2026.

Because the Development is finalizing construction completion, staff recommends the Board approve the request to approve a placed-in-service deadline of March 31, 2026. Approval of this request does not change any federal or state deadlines for the Development's other funding; however, if the Board approves this request, the Department will work with the Owner to administratively extend both the NHTF Development Period and the submission deadline of the final draw of loan funds to February 29, 2026.

KRS
HOUSING, LLC

November 20, 2025

Bobby Wilkinson, Executive Director
Cody Campbell, Director of Multi-Family Finance
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: The Commons at St. Anthony's (TDHCA #20042/21706/22801), Amarillo, Potter County

Dear Mr. Wilkinson and Mr. Campbell:

I wanted to give you an update on The Commons at St. Anthony's development in Amarillo that is nearing completion after numerous delays and extensions. Our current deadline is December 31, 2025, and we're hopeful that we will meet that deadline.

Earlier this week, we had a building walk-through with city officials and inspectors and received a short list of items to address. Earlier inspections of electrical and plumbing work have gone well. We are very close to receiving the temporary certificates of occupancy that we need to begin leasing the apartments, thus meeting the TDHCA deadline.

I would like to have this project on the December 11, 2025 board agenda in case we run into any problems completing the city's list. Worst case scenario, I will need to ask for another short extension. No one wants to ask for another extension less than I do. Best case scenario, I can inform the board that the project will meet its deadline and thank them for their support.

Please let me know if I may be on the December 11th board agenda to address this project.

Yours Very Truly,

Kent R. Hance

203 W. 10th Street, Suite 600 - Austin, TX 78701 - Tel: (512) 479-8888 - Fax: (512) 482-6891

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1264 **Agenda Date:** 12/11/2025 **Agenda #:** 11.

Presentation, discussion, and possible action on the adoption of the 2026 Multifamily Programs Application Procedures Manual

RECOMMENDED ACTION

WHEREAS, the rules relating to multifamily program funding are contained in the Administration Rules, Housing Tax Credit Qualified Allocation Plan, Multifamily Housing Revenue Bond Rules, and the Multifamily Direct Loan Program Rules;

WHEREAS, pursuant to Tex. Gov't Code §2306.67022, the Board shall adopt a manual to provide information regarding the administration of and eligibility for participation in the housing tax credit program; and

WHEREAS, the Department has created the Multifamily Programs Application Procedures Manual (Manual) as a resource guide for applicants, and the Manual and its contents are not rules;

NOW, therefore, it is hereby

RESOLVED, the 2026 Multifamily Programs Application Procedures Manual is hereby approved as is the publication of the Manual on the Department's website; and

FURTHER RESOLVED, the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department to make such changes and conforming technical corrections as they may deem necessary to effectuate the foregoing, to revise the Manual as required based on the final approved rules and NOFAs, and amend the Manual from time to time as it deems necessary to provide guidance on the filing of multifamily related documents.

BACKGROUND

In concert with the annual rulemaking process for multifamily-related programs, the Multifamily Finance Division revises the Multifamily Programs Application Procedures Manual. The Manual is not a rule; rather, the purpose of the Manual is to provide guidance on the filing of a multifamily application and other multifamily program-related documents. Staff has created this Manual as a resource guide which includes references to the rules and examples of acceptable documentation or development plans based on the program rules and requirements.

The Board's action in approving the adoption of this Manual allows staff the flexibility to provide more detailed instructions and amend the Manual as necessary in order to implement the Department's multifamily program rules effectively once such rules have been adopted and approved by the Governor. Additionally, from time to time, staff may update the Manual based on additional information that may become available or to correct inconsistencies or to clarify

information contained therein.

The Manual will be posted to the Department's website, and an email announcement will be sent out when it is available.

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2026~~5~~ Multifamily Programs Application Procedures Manual

Texas Department of Housing and Community Affairs 221

East 11th Street Austin, Texas 78701

December 2025~~4~~

This manual is not a rule. The manual is a resource made available to help Applicants prepare and submit accurate information for complete and compliant Applications. Applicants should understand that this type of guidance is limited by its nature and that staff will apply the Qualified Allocation Plan (QAP), Multifamily Housing Revenue Bond (MRB) Rules, Multifamily Direct Loan (MFDL) Rule, and any other applicable rules to each specific situation as it is presented. The Multifamily Programs Application Procedures Manual and the Application webinar are provided as good faith guidance and assistance, but in all respects the statutes, rules, and NOFAs governing multifamily programs supersede these guidelines and are controlling. **Furthermore, any staff guidance is subject to the Governing Board's right to be the final interpreter of its rules.**

The Department has contracted with a third party for the development of an online Multifamily Management System (MMS), which may enable for the online submission of Applications. **The Department may invite a limited number of Applicants to submit Applications through that system.** Should that occur, staff may provide reasonable relief from non-statutory deadlines and other requirements of this chapter to facilitate that testing. No advantage will be provided to Applicants that participate in this testing.

Table of Contents

Introduction to the 2026~~5~~ Multifamily Uniform Application 6
Programs 6
Pre-Application Requirements 6
General Organization of the Application ..... 7~~6~~
Instructions for Completing the 9% HTC Electronic Pre- Application 9
Pre-Application Documentation and Assembly 9
Pre-Application Delivery 12
Instructions for Completing the Electronic Application 14
Application Download 14
Completing Required Forms and Exhibits 15
Administrative Tabs 15
Development Site 18
Development Activities ..... 34~~33~~
Development Financing ..... 42~~41~~
Development Organization ..... 49~~47~~
Community Input Scoring Items ..... 53~~51~~
Third Party Reports ..... 56~~53~~
Tie Breakers ..... 57~~55~~
Review Tabs ..... 57~~55~~
Instructions for Converting From Excel to PDF Format ..... 58~~55~~
Inserting Documents into the PDF ..... 58~~56~~
Creating Bookmarks ..... 59~~57~~
Application Assembly Instructions ..... 60~~58~~
Application Delivery Instructions ..... 61~~58~~
4% HTC and Bond Applications ..... 61~~59~~
Multifamily Direct Loan Program Applications ..... 61~~59~~
9% HTC Applications ..... 62~~59~~
Multifamily Direct Loan Program Instructions ..... 63~~60~~
Application Delivery Instructions ..... 63~~60~~
Multifamily Direct Loan Program Information ..... 64~~61~~
Multifamily Direct Loans Subordinate to FHA Financing ..... 64~~61~~
Community Housing Development Organizations (CHDO) ..... 65~~62~~
Supplemental Information ..... 66~~63~~

Requests for Waivers and Staff Determinations ..... 66~~64~~~~63~~
Appeals ..... 66~~64~~~~63~~
Public Access to Applications ..... 68~~66~~~~65~~
Applicable Rules and Reference Materials ..... 68~~66~~~~65~~

Using this Manual

The purpose of this manual is to provide a brief and general description of each tab in the Application, high level guidance as to the Department's submission requirements and what staff would generally view as acceptable supporting documentation. Guidance is also provided regarding actions that may be necessary in the course of Application review, such as waiver requests or appeals. While this guide cannot and will not contemplate all situations, we hope that the information provides a foundation upon which you may build your Application in accordance with the Rules. This manual provides limited examples of documentation that could be submitted to comply with a particular rule or requirement. In some instances the rule may allow for alternative documentation not specifically contemplated in this manual, and in those instances staff will review the documentation for compliance with and fulfillment of the substantive requirements articulated in the applicable rule.

Although the Department may compile data from outside sources in order to assist Applicants in the application process, it remains the sole responsibility of the Applicant to perform independently all necessary due diligence to research, confirm, and verify any data, opinions, interpretations, or other information upon which an Applicant bases an Application or includes in any submittal in connection with an Application.

All American Community Survey data must be 5-year estimates as published in the Site Demographics report posted to the Department's website, unless otherwise specified. The availability of more current data will be disregarded. Where other data sources are specifically required, such as Neighborhood Scout or OnTheMap, the data available after August 1, but before Full Application Final Delivery Date, will be permissible. The Application must include a copy of the reports including the report date.

Any Application that staff identifies as having insufficient supporting information may be directed to cure the matter via Administrative Deficiency as described in 10 TAC §11.1(d)(2). The sole purpose of the deficiency process will, in accordance with Tex. Gov't Code §2306.6708(b), be to substantiate, correct, or clarify one or more aspects of the Application to enable an efficient and effective review by staff.

The Department will offer limited direct assistance (subject to the strictures imposed by Tex. Gov't Code §2306.1113 including, without limitation, the provisions of §2306.113(a-2)(1)) to any individual that requires this service in the preparation of the multifamily Application. However, the Department staff cannot and will not take responsibility for completing an Application package or any portion thereof, including issuing deficiency notices that ultimately serve as instructions to complete a materially incomplete and deficient Application. Applicants should refer to 10 TAC §11.1(b) Due Diligence and Applicant Responsibility regarding guidance received from staff.

Introduction to the 2026~~5~~ Multifamily Uniform Application

Programs

All multifamily funding programs are subject to the Qualified Allocation Plan (QAP). Specific Applications may be subject to the Multifamily Direct Loan Program (MFDL) or Multifamily Housing Revenue Bond (MRB) rules.

The programs administered by the Multifamily Finance Division include:

- 9% Competitive Housing Tax Credits (9% HTC)
- State Housing Tax Credits
- Multifamily Direct Loan Program (MFDL or Direct Loan), which may include but are not limited to:
  HOME Investments Partnerships Program (HOME)
  Tax Credit Assistance Program Repayment Funds (TCAP RF)
  National Housing Trust Fund (NHTF)

The programs administered by the Multifamily Bond Division include:

- 4% Housing Tax Credits (4% HTC)
- Private Activity Bonds (TDHCA as Bond Issuer)

Consistent with the Department's rules that govern the aforementioned programs, staff has updated the Multifamily Uniform Application and this Manual for 2026~~5~~.

Pre-Application Requirements

An Applicant for Tax Exempt Bonds **where TDHCA is the bond issuer** must submit a pre-application. Prior to submitting a pre-application, the Department will require the submission of the Pre-Inducement Questionnaire, properly and fully completed, which will give the Department a preliminary understanding of the proposed Development. The Pre-Inducement Questionnaire, the Multifamily Bond Pre-application Submission Procedures Manual, the Uniform Multifamily Application (parts of which constitute the Bond pre-application) and the Multifamily Bond Pre-Application Supplement can be found on the Department's website at: Apply for Funds | Texas Department of Housing and Community Affairs- ~~https://www.tdhca.texas.gov/apply-funds .~~

Applicants for 9% HTC **may** submit a pre-application to be eligible for six (6) points on the Application self-score. The pre-application collects limited information and is divided into five parts, listed below, each of which will be fully explained later in this Manual.

- Applicant Contact Information
- Development Information
- Notifications
- Self-Score
- Attachments and Certifications

The Multifamily Direct Loan Program (MFDL) does not have a pre-application requirement. If MFDL is paired with either the 4% or 9% program, the pre-application requirements of those programs must be met.

General Organization of the Application

The 2026~~5~~ Multifamily Uniform Application has incorporated each of the Multifamily Programs in one Application that is divided into nine parts. Certain parts of the Application are applicable to a specific Program, and will be explained throughout this Manual:

- Administrative;
- Development Site;
- Development Activities;
- Finance;
- Organization;
- Community Input (9% HTC only);
- Third Party Reports;
- Tie-Breakers (9% HTC only); and
- Review Tabs (for Department use only).

The **Administrative** section of the Application collects certain high level information about the proposed Development and the Applicant's contact information. In this section the Applicant must identify the program(s) for which the Application is being submitted and provide the completed Applicant and Developer Certifications.

The **Development Site** section of the Application requires information related to the physical location of the proposed Development Site, such as the development address, census tract number, and flood zone designation, as well as information about the schools that will serve the Development and elected officials in the community who must receive notifications.

The **Development Activities** section of the Application requires information about the proposed Development, including construction and services provided to the tenants. This section also includes the architectural drawings and information regarding existing structures on the Development Site.

The **Finance** section of the Application requires the identification of all sources and terms of financing, term sheets, the development cost schedule, *pro forma,* annual operating expenses, and the proposed rent schedule.

The **Organization** section of the Application requires certain information about the Development Owner, Developer, Guarantor, Affiliates, Development Team and Nonprofit entities involved with the Application, along with their Owners, managers, and members. It includes the organizational charts and credit limit documentation. The information in this section is used for, among other things, conducting Previous Participation Reviews under 10 TAC §1.301.

The **Community Input** applies to scoring for the 9% HTC only. The section may include Local Government Support in the form of a resolution(s), State Representative letters, and supporting documentation/letters from Community Organizations.

The **Third Party Reports** section briefly identifies who performed the Environmental Site Assessment, Market Study, Appraisal, and Scope and Cost Review, as well as any other required reports.

The **Tie-Breakers** section collects information relevant to the tie-breakers for the 9% HTC program.

The **Review Tabs** section is used by Department staff to place Application review documents in the posted Application. **This section will not be used by the Applicant but must be included in the submitted PDF Application**

Instructions for Completing the 9% HTC Electronic Pre-Application

Applicants for programs other than the 9% HTC may skip these instructions and this section.
The 9% HTC pre-application will be submitted via an online form, a link to which will be posted on the Department's website on Tuesday, January ~~6~~3, 2026~~5~~. A courtesy PDF of the pre-application form, and a webinar showing how to complete the form, are available on the Department's website at https://www.tdhca.texas.gov/apply-funds. **The courtesy PDF is for planning purposes only and will not be accepted as the submitted pre-application.**

The Pre-application Final Delivery Date is Thursday, January 9, 2026~~5~~, at 5:00 p.m. (Austin local time).

What you will learn in this section:

- ✓ Pre-application Documentation and Assembly
- ✓ Pre-application Delivery

Pre-Application Documentation and Assembly

The 9% HTC pre-application is not mandatory; however, Applicants that provide a pre-application are eligible for six (6) points in the full Application (assuming all applicable requirements are met), and Applicants that do not submit a pre-application will not be eligible for those points.

For each pre-application, the Applicant will follow a link on the Department's webpage to initiate submission. Once opened, the link will require the Applicant to enter an email address and the name of the Development. This information will be used to create a unique URL to access the pre-application form. An email including a link to the form will be sent to the email address entered, so ensure that the address is one that the person that will complete the pre-application can access. The Applicant will use this link to initiate the pre-application.

The online pre-application is divided into the pages described below. There are certain fields marked with an asterisk, which are all required to be completed. The form will not allow the Applicant to move to the next page without completing these fields.

Page 1: Contact Information

- This page identifies the persons responsible for responding to questions and deficiencies issued by staff regarding the pre-application. The information entered for the primary and secondary contacts is included on the pre-application Log.
- This form must be completed and saved before an Application number can be assigned. Once the form is saved, an email including the assigned Application number and a link to the form will be sent to the email address entered. The Applicant will use this link to complete and edit the pre-application prior to submission.
- To avoid having to re-enter information, applicants are encouraged to "save" the document regularly. Depending on the next action desired, use the "Save", or "Save and Continue" button.

Page 2: Development Information

Enter the Proposed Entity Name and Development Name.

- Choose the appropriate Development Type from the drop down list, then the Secondary Development Type if applicable. Note that Applications proposing adaptive reuse must select "New Construction" as the construction type and select "Adaptive Reuse" as the secondary type. If applicable, enter the Previous TDHCA #. If the Development did not previously receive an award, you do not need to enter a number.
    - If Acquisition/Rehab, Adaptive Reuse, or Rehab Only is selected, enter Initial construction year.
    - If Reconstruction is selected, enter Units Demolished and Units Reconstructed.
- Enter a number (even if zero) for Number of Noncontiguous Sites.
- Enter Number of Census Tracts.
- Choose the applicable Target Population from the drop down list.
- Enter the Development's Address, City, ZIP Code, ETJ, County, Region and Rural/Urban designation.
- Enter the Development's Latitude and Longitude coordinates.
- Select whether or not the Development will provide a High Quality Pre-Kindergarten (**This selection must be made at Pre-Application and cannot change at Full Application).**
- Enter the 11-digit Census Tract number; the field will not allow less than 11 digits. If the Development Site is located within multiple census tracts, click "Add" for additional fields. If you add a row, you must complete it or delete it. **Double check that the census tract number is correct, as a change in census tract between pre-application and full Application may result in a loss of Pre-application Participation points.**
- Enter the Total Low Income (LI) Units, as well as the Total Market Rate (MR) Units (enter 0 if none). The form will calculate the Total Units.
- Enter the Annual Housing Tax Credit Request. Note that pursuant to 10 TAC §11.4(b), related to Maximum Request Limit, an Applicant may not request more than 150 percent of the credit amount available in the subregion based on estimates released by the Department, or $2,000,000, whichever is less, or $2,000,000 for Applications under the At-Risk Set-Aside. The amount entered should not exceed the maximum funding request/award limits posted in the "2026~~5~~ HTC Award Limits and Estimated Regional Allocation".
    - The form will calculate the pre-application fee due. This fee is calculated without consideration for discounts related to Applications with a private nonprofit sponsor, so the actual fee may be less than what appears on this form. When submitting fees, ensure that each check is accompanied by a completed Multifamily Payment Receipt, which is available on the Apply for Funds webpage at Apply for Funds | Texas Department of Housing and Community Affairs .~~https://www.tdhca.texas.gov/apply-funds .~~ If the nonprofit discount applies, upload documentation of nonprofit status at the end of the form. **The Applicant is responsible for calculating the correct amount of the fee due if requesting the nonprofit sponsor discount.** Fees are refundable only if the pre-application is withdrawn. **In order to protect your financial information, do not include a copy of the check in your pre-application.**
    - **The Department shall consider the request amount final. The Tax Credit request amount cannot be changed through the Administrative Deficiency process.**
- If payment has already been submitted to the Department select "Yes" from the drop-down menu, and a box will appear where the Check Name and Check # can be entered.
- Check the boxes for the appropriate Set-Aside Elections. **At-Risk and USDA Set-Asides cannot both be selected together, only one can be selected in order to proceed with the Pre-Application.**
- Enter the total cumulative distance for the Closest Amenities Tiebreaker (Must be consistent with tiebreaker supplement).
- If USDA Set-Aside is selected, enter the USDA year of initial construction (Tiebreaker).

- Enter the closest HTC Development serving the same Population, File Number for the nearest development, address of the nearest development, Year of Award, and Target Population of nearest development.
- Depending on the next action desired, use the "Save and Go Back", "Save", or "Save and Continue" button.

Page 3: Notifications

- Enter the U.S. Representative. The Department staff will notify the U.S. Representative. The Applicant is responsible for all other notifications.
- Enter the State Senator and State Representative and the appropriate Districts.
- Enter the School District officers.
- Enter ALL of the Local Elected Officials. As with the Census Tract fields, click "Add" for additional fields. If you add a row, you must complete it or delete it.
- Answer the question, "Are there Neighborhood Organizations whose boundaries contain the Development Site?"
    - If the answer is no, read the certification. When you submit the pre-application you are certifying to an understanding of the program requirements and the accuracy of the submission. Depending on the next action desired, use the "Save and Go Back", "Save", or Save and Continue" button.
    - If yes, then a space will appear allowing you to list the name of the organization and its address. As with previous items, click "Add" for additional fields. If you add a row, you must complete it or delete it.
- Depending on the next action desired, use the "Save and Go Back", "Save", or Save and Continue" button.
- **It is the applicant's responsibility to identify all neighborhood organizations that must be notified.** You should retain records of the due diligence you performed to identify all of the organizations.

Page 4: Self-Score

- Select points for each scoring item from the drop-down boxes. Subtotals and the total self-score will auto-populate. Note that this score cannot change by more than four (4) points between pre-application and full Application in order to qualify for Pre-application Participation points.
- The Readiness to Proceed, Local Government Support, Quantifiable Community Participation, Support from State Representative, Input from Community Organizations, and Concerted Revitalization Plan sections are not available for Applicants to Self-Score. While these scoring items will not be included in the calculation to determine eligibility for Pre-application Participation points in the full Application, **you MUST indicate points you intend to claim for these items.**
- There is a point adjustment field prior to the Final Self Score. This field may be used if the Pe-application is proposed by an Applicant or Affiliate to whom the TDHCA Governing Board has assigned a penalty deduction for the 2026 competitive Application Round.~~can be used to adjust a self- score based on a staff determination. For example, a scattered site Development may have an Opportunity Index score calculated to be six (6) points, which is not an option on the drop-down menu for that scoring item. In this case, an Applicant may need to adjust the final self-score. Enter negative numbers to reduce the score~~. This field must not be used for manipulation of the self-score in order to increase chances of being eligible for Pre-application Participation points and Applicants entering information in this field must also upload their staff determination or request for such determination under the "Other Pertinent Information" section on the next page of the pre-application.
- Depending on the next action desired, use the "Save and Go Back", "Save", or Save and

Continue" button.

Page 5: Attachments and Certifications

- Read the certifications regarding the Electronic Filing Agreement. Multiple documents may be attached under each section as needed. Select the type of file to be uploaded from the drop- down menu and click the "Choose File" button to navigate to the document you wish to upload. The pre-application uploads should show up as hyperlinks. Make sure the documents open and that they are complete.
    - To ensure that the correct documents are uploaded, staff recommends applicants establish a "Final Documents" folder that includes ONLY the final documents to be uploaded, named to specify the type of document.
- Attach Site Control Documentation. By attaching the document(s), the Applicant is certifying that the site control conforms to all applicable rules. Files should not be larger than 7 MB total.
- Attach a Census Tract Map(s). You can find census tract maps here: https://www.huduser.gov/portal/sadda/sadda_qct.html. **Make sure the map shows the entire census tract and the full tract number, and identifies the Development Site.** If an information box showing the tract demographics and full tract number does not appear, take a screen shot that shows the full tract number entered in the box above the map ("ctrl, PrtScn" on the keyboard, then paste to a blank document, format as needed, then PDF). The census tract map(s) will be verified against the census tract(s) entered on the Development Information Page. Files should not be larger than 5 MB total.
- Attach Proximity to Jobs (if Applicant plans to request points during Full Application Review). Please follow the instructions on pages 24-28 & 65 for submitting all required attachments for this scoring item. During pre-application review, **Proximity to Jobs will not impact eligibility for receiving pre-application points.**
- Attach Underserved Area (if Applicant plans to request points during Full Application Review). Please follow the instructions on page 65 for submitting all required attachments for this scoring item. During pre-application review, **Underserved Area will not impact eligibility for receiving pre-application points.**
- Attach Amenities Tie Breaker Supplement.
- If Development selected USDA Set-Aside, attach USDA Loan Documentation.
- Other Pertinent Information: For prospective developments that do not fit neatly within the pre-application, there is an attachment field that can be used to provide further information. Files should not be larger than 5 MB total.
- Read the notes related to uploads. Text is included below each upload section.
- The pre-application uploads should show up as hyperlinks. Make sure the documents open properly and that they are complete. If they will not open for you, they will not open for us.
- Depending on the next action desired, use the "Back" or "Continue" button.

Pre-Application Delivery

The Electronic Filing Agreement is incorporated into the pre-application form and does not need to be submitted separately. No hard copies of signed certifications are required, but by submitting the pre-application, Applicants are certifying to an understanding of the program requirements and the accuracy and completeness of the submission. **It is strongly recommended that the Applicant use the "Back" button to review the entire pre-application before submission.**

The browser will display a submission confirmation page, which includes a link to a printer-friendly version of the submitted pre-application. You can save a PDF copy if you wish. In the event that an error is identified after submission, the Applicant can revoke the submission, edit the form, and then resubmit prior to the

submission deadline. Review the posted pre-application webinar for more information.

Applicants are encouraged to submit the pre-application well before the deadline as **the ability to edit submissions will be disabled at 5:00 p.m. (Austin local time) ~~on~~ on Friday~~Thursday~~, January 9, 2026~~5~~**. If the complete pre-application is not submitted by the deadline, the Applicant will be deemed to have not made a pre-application submission.

Applicants will not be able to access, edit or submit a pre-application after the deadline.

Instructions for Completing the Electronic Application

What you will learn in this section:

- ✓ How to download the Electronic Application Materials
- ✓ How to complete the Excel Application
- ✓ How to convert the Excel Application to PDF
- ✓ How to insert documents into the PDF
- ✓ How to set Bookmarks
- ✓ How to submit the Application

Key deadlines:

- The Full Application Delivery Date for 9% HTC Applications is Friday, February 2~~7~~8, 2026~~5~~, at 5:00 p.m., Austin local time.
- 4% HTC Applications may be submitted on the 5th of every month, or as required under the Certificate of Reservation, pursuant to 10 TAC §11.201(2).
- For Direct Loan, the Application Acceptance periods are listed in NOFAs.

Application Download

All Applicants are required to use the 2026~~5~~ Multifamily Uniform Application, along with the applicable supplemental files provided by TDHCA located at the following link: https://www.tdhca.texas.gov/apply-funds

To download any of the electronic Application files, right-click on the link at the website provided above, select "Save Target As" and choose the storage location on your computer.

The Excel file should be named in the following format -- <Application #_Development Name>.xls (e.g. 26~~5~~001_Austin_Crossing.xls). If an application number has not been previously assigned then the file should be named as follows -- <Development Name>.xls (e.g. Austin_Crossing.xls).

Please do not transfer tabs from one Excel file to another, even if it is for the same Application. If you plan to submit more than one Application, please make additional copies of the 2026~~5~~ Multifamily Uniform Application file after completing portions of the Application that are common to all of your Applications and before completing any portions that are not common to all of your Applications.

Any cell that is highlighted yellow is available to be manipulated by the applicant. All other cells (unless specifically stated) are for Department use only, have been pre-formatted to automatically calculate information provided, and are locked. Applicants may view any formulas within the cells. Applicants may not add additional columns or rows to the spreadsheets, unless otherwise stated.

All questions are intended to elicit a response, so do not leave out any requested information. If references are made by the Applicant to external spreadsheets those references must be removed prior to submission to TDHCA as this may hamper the proper functioning of internal evaluation tools and make pertinent information unavailable to TDHCA.

The electronic Application has been designed so that many of the calculations regarding development cost, eligible basis, and eligible point items will automatically compute once enough information has been entered.

If you see a "#VALUE" or "DIV/0" in a cell these values should disappear upon data entry in other tabs.

If you have difficulty downloading files from the website, contact Jason Burr at (512) 475-4000, or jason.burr@tdhca.texas.gov.

Completing Required Forms and Exhibits

For 9% HTC, if a pre-application was not submitted, the Applicant must separately submit the Electronic Filing Agreement form. For 9% HTC Applications submitted by Friday, ~~the~~ February 2~~7~~8, 2026~~5~~ deadline, the Electronic Filing Agreement form is due by **Monday, February 1~~6~~5, 2026~~5~~**.

For 4% Housing Tax Credit Applications, the Electronic Filing Agreement should be submitted **3-5 business days prior to the anticipated Application submission date**.

For Multifamily Direct Loans, if the Application is submitted as part of a 4% or 9% HTC Application, no additional Electronic Filing Agreement is required. Otherwise, the form should be submitted **3-5 business days prior to the anticipated Application submission date**.

The 2026~~5~~ Multifamily Uniform Application consists of eight (8) parts for the Applicant to complete. Complete all applicable parts. Any portion of the Application that the Applicant considers not applicable must be included in the Application with an indication that the Applicant believes that section to be "not applicable." Those cells that require entry are highlighted yellow. Some of the required information for this form has been entered in a previous tab and will auto fill here as applicable. Where applicable, Applicants should mark boxes with an "x." The use of a different symbol may result in misinformation in another part of the Application. Please review and ensure all information is accurate.

The Application **must** include any supporting documentation needed to evidence that the Application meets the specific requirements of the rules. Where supportive information has been published by the Department, e.g., information included in the Site Demographic Characteristics Report, the Application may refer to that information.

Applicants are cautioned that some parts of the Application are specific to certain fund sources and programs. For instance, parts of the Application are labeled "Direct Loan Only" and should only be completed if requesting that funding source. However, where a specific funding source is not stated, Applicants must complete all other parts of the Application.

Administrative Tabs

Tab 1a: Application Certification

- Enter data in yellow highlighted cells.
- The certification can be found in the 2026~~5~~ Multifamily Uniform Application Certifications document posted at https://www.tdhca.texas.gov/apply-funds. The Application Certification must be signed by the Applicant or person with authority to execute documents on the Applicant's behalf and must be dated and notarized. No hard copy is required, only a LEGIBLE scanned copy within the PDF file. The Applicant must, however, retain the originals and provide them to the Department on request.

Tab 1b: 4% HTC-Bond Filing

- The 4% HTC/Bond Application Filing form is required for 4% HTC Applications only. Select the yellow boxes associated with the Application type (i.e. Lottery or Non-Lottery), select the targeted board meeting/Determination Notice date and note the due date for the complete Application. **A 4% HTC Application will not be accepted by the Department unless evidence of a Certificate of Reservation is attached to the payment receipt or Bond Review Board (BRB) has issued notice that the Application is next in line for a reservation**.
- The Department will require at least 90 days to review an Application. If the Application is layered with other Department funds (i.e. MFDL) the Department will require at least 120 days to review the Application.
- Applicants are cautioned that while the Department will make its best efforts to present the Application at the requested meeting or issue the Determination Notice by the requested date, as applicable, delays with reviewing and underwriting along with peak volume of Applications being processed may result in the Application being presented at a subsequent board meeting or issuance of a Determination Notice at a later date. Applications will be subject to the review priority established under §11.205(5)(B) of the QAP.

Tab 2: Development Owner Certification

- Complete the yellow boxes on Tab 2 of the Application regarding disclosure of 10 TAC §§11.101(a)(2), §11.101(a)(3), §11.202(1)(M), §11.202(1)(N), and §11.901(15), if applicable.
- The certification can be found in the 2026~~5~~ Multifamily Uniform Application Certifications document posted at https://www.tdhca.texas.gov/apply-funds and must be executed by the Development Owner. This certification addresses the specific requirements associated with the Development, and the Person executing the certification is responsible for ensuring all individuals referenced therein are in compliance with the certification.
- Applicants are encouraged to read the certification carefully as it contains certain construction and Development specifications that each Development must meet.
- Note that the certification includes the Applicant's understanding that all ~~third party~~third-party reports will be posted on the Department's website.
- Note that the certification includes the Applicant's understanding of the penalty ramifications if they do not perform under readiness to proceed for 9% HTC Applications.
- Check the appropriate boxes for any disclosures pursuant to the QAP regarding Undesirable Site Features (§11.101(a)(2)), Neighborhood Risk Factors (§11.101(a)(3)), termination of a relationship in an affordable housing transaction (§11.202(1)(M)), voluntary compliance agreements (§11.202(1)(N)), and Unused Credit Fee (§11.901(15)).
- Submit any relevant documentation behind the tab based on the disclosure made.
- ~~If the Development Site is located within the attendance zone of an elementary school, middle school, or a high school that has a TEA Accountability Rating of "Not Rated: Senate Bill 1365" for 2022, the appropriate box agreeing to the mitigation must be checked.~~
- The form must be signed by the Development Owner, dated, and notarized. No hard copy is required, only a **LEGIBLE** scanned copy within the PDF file. The Applicant must, however, retain the originals and provide them to the Department on request.

Tab 3: Applicant Eligibility Certification

- Complete the yellow boxes.
- The certification identifies the various criteria relating to eligibility requirements associated with multifamily funding from the Department and can be found in the 2026~~5~~ Multifamily Uniform Application Certifications document posted at https://www.tdhca.texas.gov/apply-funds.
- The form must be executed by all individuals included on the organizational chart who are

identified pursuant to 10 TAC §11.204(2) and who have the ability to exercise control over the Development.

- The submission may include one copy of the certification along with a copy of each signature page. A signed, dated, and notarized signature page for each individual described above must be included. No hard copy is required, only a **LEGIBLE** scanned copy within the PDF file. The Applicant must, however, retain the originals and provide them to the Department on request.
- The requirement for individuals that must execute Certifications ties directly to the definition of Control at 10 TAC §11.1(d)(29). If a board member is not able to exercise control over actions of the organization other than as a voting member, they may not have control that fits within the definition. If a Board member is able to execute contracts or take other actions on behalf of the organization, they likely will meet the definition of Control and should provide execution of the Certifications. If there is a question, the Applicant will be best served by having all parties sign the Certification.

Tab 4: Multifamily Direct Loan Certification (if applying for Multifamily Direct Loan funds)

- Complete the yellow boxes.
- The certification can be found in the 2026~~5~~ Multifamily Uniform Application Certifications document posted at https://www.tdhca.texas.gov/apply-funds and must be executed by the Development Owner. It addresses the specific requirements associated with the Development, and the Person executing the certification is responsible for ensuring all individuals referenced therein are in compliance with the certification. Applicants are encouraged to read the certification carefully as it contains certain statements regarding lead based paint, Section 3 requirements, environmental requirements, relocation requirements, and a general threshold certification.
- Initial all the boxes on the Certification or it will be deemed incomplete and may result in termination of the Application. The form must be signed, dated, and notarized. No hard copy is required, only a **LEGIBLE** scanned copy within the final PDF file. The Applicant must, however, retain the originals and provide them to the Department upon request.
- URA Applicability to MFDL. All MFDL applicants must complete and sign the URA certification.
- Residential Anti-Displacement and Relocation Assistance Plan (RARAP) Certification (MFDL Only). If the activity involves demolition of existing occupied structures or conversion of occupied rental property (tenant or business), then the RARAP Certification must be submitted.

Tab 5: Applicant Information Page

- Section 1 must include contact information for the person responsible for responding to Administrative Deficiencies. Note that this may not necessarily be the Development Owner or Applicant. The person listed here will be required to submit requested documentation within a relatively short time period, and should be generally available throughout the review process. The person listed here is also expected to be available primarily via email.
- Additional contacts may be listed.
- MFDL applicants should also list their authorized signatory.

Tabs 6a and 6b (Competitive HTC Only) Self-Score and Total Score

- These forms completely auto-populate from information entered throughout the Application. As noted in the introduction, the Application has been divided into sections that more closely follow the development process than the selection criteria in the QAP. Near the beginning of each section of the Application is a form that reflects information related to a particular aspect of Development (e.g. site, finance, ownership), and that form may include statements or selections that result in the Application being eligible for points.
- The self-score form contains hyperlinks that allow the Applicant to skip to the part of the Application that is relevant to that particular scoring item. For example, clicking on "Financial Feasibility" takes

you to the Finance Scoring tab, where the Applicant can manipulate cells. As revisions are made to scoring items within the Application, the self-score will auto-populate and also produces a real-time self-score in the top right corner of the relevant tab. The Applicant can then click on "Self Score Total" at a number of different places in the Application and return to the self-score form. These internal links are designed to allow an Applicant is quickly toggle back and forth between the self-score form and the location in the Application where support documentation for that scoring item is required.

- If either tab does not reflect points that the Applicant expects to receive, changes must be made on the appropriate linked tab; not on the self-score form.

Development Site

The blue colored Development Site tabs (7-16) collect all information specific to the physical location of the Development Site.

Tab 7: Site Information Form Part I
Complete the yellow highlighted cells in each part as applicable. Some portions of this form will make reference to supporting documents, which are listed and collected in Tab 8.

- Part 1: Development Address
  - Enter the information in this section as indicated by the label for each of the boxes present. If there is no mailing address for the site, please only indicate direction from an intersection. Also, avoid the use of all capital letters. Use the drop-down menu to indicate whether the site is within city boundaries, in the ETJ, etc.
- Part 2: Census Tract Information: Enter the 11-digit 2020 census tract number with no dashes, commas, decimals, or spaces. Indicate whether or not the tract is a Qualified Census Tract (QCT). Each of the subsequent highlighted cells further describing the demographics of the census tract will auto-populate. Applicants should exercise caution in identifying the correct census tract. It is the Applicant's responsibility to identify the correct census tract.
  - Applicants may need to provide Census tract information based on the 2020 boundaries.
  - **Remember: If the poverty rate in a census tract is greater than 40% for individuals (or 55% for Regions 11 and 13), mitigation may include a resolution as described in 10 TAC §11.101(a)(3)(E)(i). Rehabilitation Developments with ongoing and existing federal assistance from HUD, USDA, or Veterans Affairs (VA), and Developments encumbered by a TDHCA LURA are exempt from this Neighborhood Risk Factor.**
  - Applicants can double-check this information using the US Census Bureau's tool at Census Bureau Data ~~data.census.gov~~.
  - Any clarifying notes about the address or census tract(s) can be entered in the space provided.
- Part 3: Resolutions
  - Mark the appropriate box indicating whether or not a resolution is required in order to satisfy a requirement under §11.3 related to Housing De-concentration factors or 10 TAC §11.101(a)(3)(D).
  - For Competitive HTC Applications pursuant to 10 TAC §11.3, these are due with the Application and must be included behind this tab.
  - For Tax-Exempt Bond Applications, any required resolutions should be included behind this tab if available at the time of Application submission. Otherwise, they must be submitted no later than the Resolutions Delivery Date described in 10 TAC §11.2(b).
  - If no resolution is required, this section can be marked "Not Applicable".
- Part 4: Two Mile Same Year Rule (9% HTC Only)
  - Per 10 TAC §11.3(b)(2), the Two Mile Same Year rule exempts certain municipalities with a

population of two million or more where a federal disaster has been declared and the municipality is authorized to administer disaster recovery funds as a sub-grant recipient for the disaster that has been declared, if the Development has been authorized by resolution.

- Part 5: Proximity of Development Sites
  - This section has been added to collect information about the proposed Development Site and the proximity of any other Development Sites
- Part 6: One Award per Census Tract Limitation
  - Per 10 TAC §11.3(g), if two or more Competitive HTC Applications are proposing Developments in the same census tract in an Urban subregion, the lower scoring Application(s), including consideration of tie breakers, will be considered ineligible and will not be reviewed unless the higher scoring Application is terminated or withdrawn. This rule does not apply to Applications submitted under the USDA or the At-Risk Set- Aside.
- Part 7: Zoning and Flood Zone Designation
  - For the Zoning Designation, enter the code or descriptive name of the Site's current zoning exactly as it is stated in the local zoning code. For Flood Zone Designation, enter the FEMA description exactly as it appears on the FEMA floodplain map that is included in the ESA. Determine if the Site is inside or outside the 100-year floodplain according to the FEMA description corresponding to the FEMA code for the Development Site that appears on the map. Requirements regarding the floodplain are specified in detail in 10 TAC §11.101(a)(1).
  - Farmland Designation: to be completed if requesting Direct Loan funds.
- Part 8: Site and Neighborhood Standards (MFDL)
  - The box for DPO5 must be checked if requesting Direct Loan funds and proposing new construction/reconstruction. DP05 for County, City, and Census Tract must be provided for a rural application. DP05 for City and Census Tract must be provided for an urban application.
- Part 9: School Rating
  - ~~o~~ Complete the form by listing each type of school and their respective TEA Accountability Rating. ~~If an Applicant lists a school that received a TEA Accountability Rating of "Not Rated: Senate Bill 1365" for 2022, the Applicant must check the appropriate boxes on the Certification of Development Owner pursuant to 10 TAC §11.101(a)(3)(E).~~

Note: Elderly Developments, Supportive Housing SRO Developments or Supportive Housing Developments where all Units are Efficiency Units, and USDA financed Applications for Rehabilitation of existing properties are exempt and are not required to provide mitigation, **but all are still required to provide rating information in the Application.**

Tab 8: Supporting Documentation for the Site Information Form

Each of the applicable exhibits listed on this form must be included behind it. Some of the boxes on the Supporting Documentation page will auto-populate. Supporting documents must be included for any that auto-populate or the response that originated the automatically marked box must be corrected.

- Street Map should indicate the location and approximate shape of the Development Site outlined on the map.
- Census Tract Map: must bear the full 11-digit number and indicate the location of the Development Site.
- Resolutions: sample resolutions are provided in the 2026~~5~~ Multifamily Uniform Application Template file on the Department's website. If using a prior year resolution, be sure to check the 2026~~5~~ templates to see if an applicable resolution was revised.
- Evidence of Zoning or Re-zoning in process: must exactly match the representation made in the Site Information Form. Applicants should refer to 10 TAC §11.204(10) for acceptable evidence.
  - Note: In instances where annexation of a Development Site occurs while the Application is

under review, the Applicant must submit evidence of appropriate zoning with the Commitment or Determination Notice.

- Flood Zone Designation: must be the FEMA flood map submitted in the Environmental Site Assessment that contains the development area or documentation that substantiates sufficient mitigation efforts the local government has undertaken. Refer to 10 TAC §§11.101(a)(1) and 11.305(b)(3).
    - Note: The Certification of Development Owner includes stipulations regarding the conformity of the Site with the Department's rules regarding the floodplain.
- Farmland Designation: Required to be completed only if requesting Direct Loan funds.
- Site and Neighborhood Standards (Direct Loan Only): If the site census tract in an area of minority concentration according to the DPO5, provide documentation on how the site an integral part of an overall local strategy for the preservation or restoration of the immediate neighborhood OR that the site located in a neighborhood experiencing significant private investment that is demonstrably changing the economic character of the area AND DP-05 demographic Census data must be submitted behind this tab if the Applicant for Direct Loan funds is proposing a New Construction or Reconstruction Development.
- ~~School Rating:~~
    - ~~The table allows you to identify up to five public schools, the grade levels served at those schools, and their TEA Accountability Ratings.~~
    - ~~Complete the yellow box if the school district has no attendance zones.~~

Tab 9: Site Information Form Part II

This form should be completed for Competitive HTC and Direct Loan Applications. All items on this form are related to scoring criteria and the selections made here will populate the self-score form. **The Concerted Revitalization Plan (CRP) packet or Opportunity Zone attachment should be included in the Application behind Tab 10**. The packet is posted at https://www.tdhca.texas.gov/apply-funds.

- Part 1 – Opportunity Index:
    - Applications must meet one of the threshold requirements in order to score points for amenities. Use the drop-down boxes to indicate items selected for points Distance from a veteran's hospital, veteran's affairs medical center, or veteran's affairs health care center has been added.
    - The Application must include one or more maps indicating the location of the Development Site and the related distance to the applicable facility.
    - Distances are to be measured from the nearest boundary of the Development Site to the nearest boundary of the property or easement containing the facility, unless otherwise noted. For the purposes of this section, all measurements will include ingress/egress requirements and any easements regardless of how they will be held.
    - Include backup documentation for ALL selections.
    - Certify that no members of the Applicant or Affiliates had an ownership position in the amenity or served on the board or staff of a nonprofit that owned or managed that amenity within the year preceding the pre-application Final Delivery Date.
    - Select the Total Points Claimed from the drop-down box.
- Part 2 – Underserved Area: Select from the eight options available if requesting points for this item, and select the Total Points Claimed from the drop-down box.
    - Years are measured in whole years, and are calculated by deducting the year of the award from the "Board Approval" column of the property inventory of the Site Demographic Characteristics Report from the current year.
    - If §11.9(c)(6)(F) is selected and there are more than six contiguous tracts, include a separate page in the PDF Application listing those tracts.

- If an Application qualifies for points under Opportunity Index (§11.9(c)(5)), then the Application is not eligible for points under the Colonia or Economically Distressed Area items (§11.9(c)(6)).

- Part 3: Proximity to Job Areas
  - Applicants can score under only one option.
  - Complete the applicable section based on the population of the municipality/unincorporated area if the Development Site is located within the required distance of the corresponding number of jobs.
  - Select the Total Points Claimed from the drop-down box.
- Part 4: Concerted Revitalization Plan and Opportunity Zones
  - If claiming points, be sure that no points are being claimed under the Opportunity Index. No points can be claimed for Opportunity Zone if claiming points for CRP. The CRP Packet is required for Urban and Rural Applications requesting these points, and must be included behind Tab 10. **Make sure supporting documentation is included in the CRP packet.** The CRP packet must include evidence that the CRP is current at the time of Application Select the Total Points Claimed from the drop-down box.

~~Part 5: Opportunity Zone~~

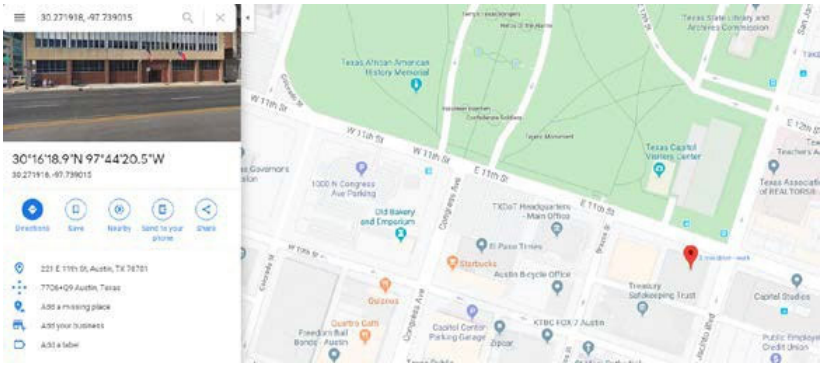
  - If claiming points, be sure that no points are being claimed under the Opportunity Index. No points can be claimed for Concerted Revitalization Plan if claiming points for Opportunity Zone.
  - Eligible census tracts can be determined through the link below from the Texas Economic Development & Tourism Website https://gov.texas.gov/business/page/opportunity-zones~~https://oogedt.maps.arcgis.com/apps/webappviewer/index.html?id=4189ccd8c71b4217b6e3601637fcb30e~~
  - Provide an attachment that shows a census tract map that includes the 11-digit census tract number and clearly shows that the proposed Development is located entirely within the boundaries of a Qualified Opportunity Zone.

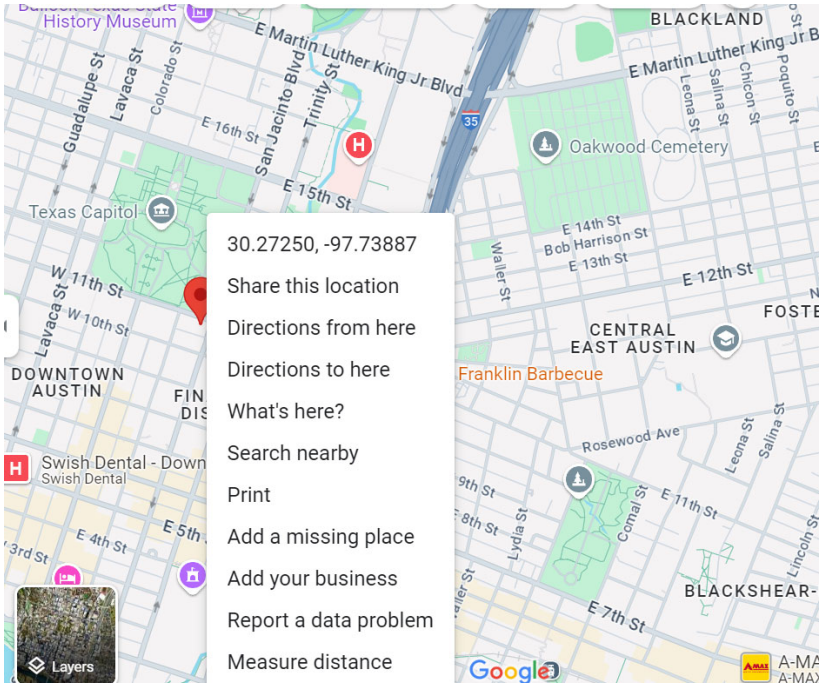
  - ~~o~~

- Part 5: Declared Disaster Area
  - If claiming points, simply mark the yellow box and select the Total Points Claimed from the drop-down box. The 2026~~5~~ list of eligible counties is posted on the TDHCA website at https://www.tdhca.texas.gov/apply-funds .
- ~~—~~Part 6: Readiness to Proceed
  - For 9% Housing Tax Credit Applications, 1 point is available for applications that meet all the requirements of the section.
- Part 7: Point Penalty
  - For 9% Housing Tax Credit Applications, use this section to indicate that The Application was submitted by an Applicant or Affiliate to whom the TDHCA Governing Board has assigned a penalty deduction for the 2026 competitive Application Round.

Instructions for using the OnTheMap tool for Proximity to Jobs

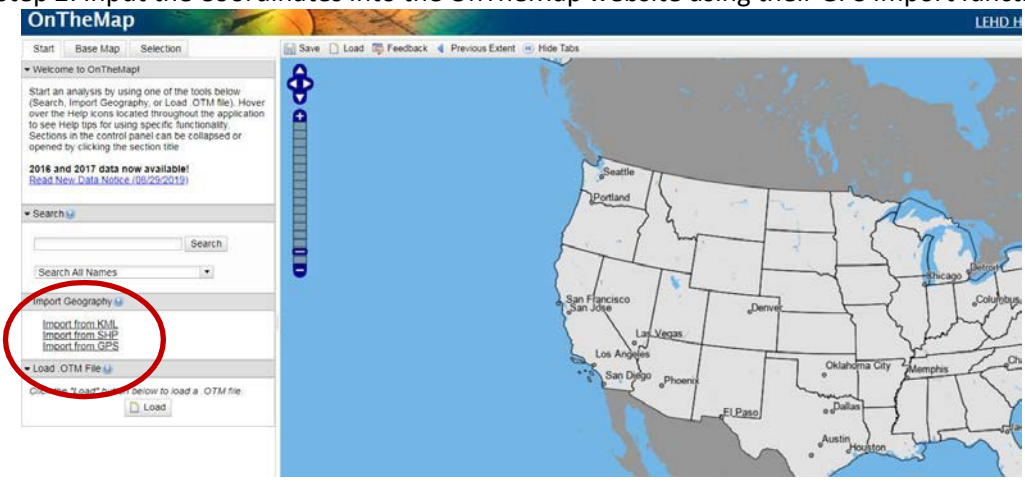
Step 1: Provide the GPS coordinates that clearly fall within the boundaries of the Development Site. An Application may have coordinates on the survey provided to meet the requirements of 10 TAC §11.204(14)(D), however this is not required. Staff will accept Applicant verification of GPS coordinates through an online map like Google Maps or Google Earth, **but it must be clear to staff that the GPS coordinates are tied to a spatial point that unequivocally falls within the boundaries of the Development Site.**





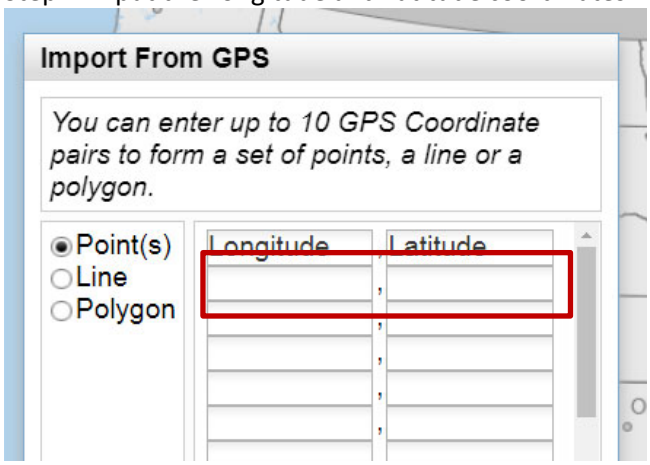
If using Google Maps or Google Earth or a similar mapping program/software, evidence similar to what is seen above must be placed in the Application.

Step 2: Input the Coordinates into the OnTheMap website using their GPS Import function.

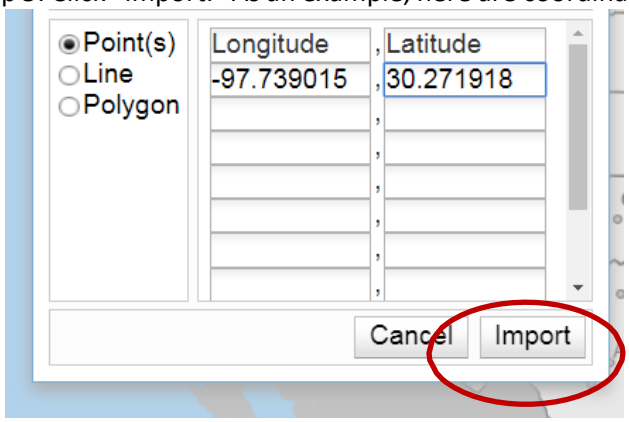


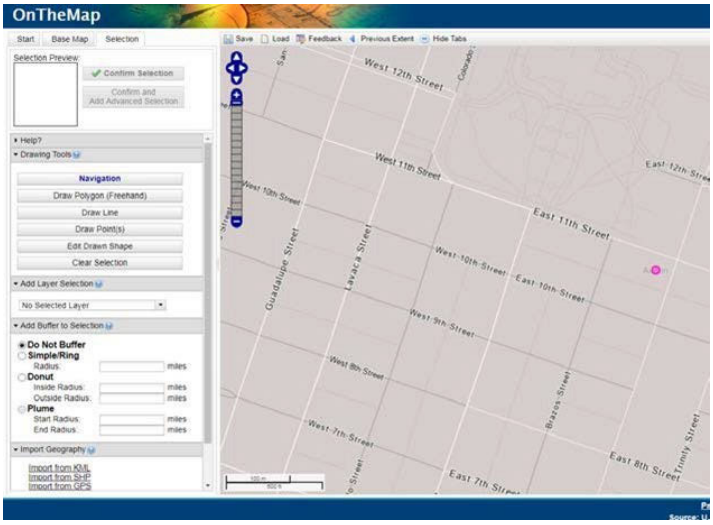
Step 3: Click “Import from GPS” in the area circled above.

Step 4: Input the Longitude and Latitude coordinates.

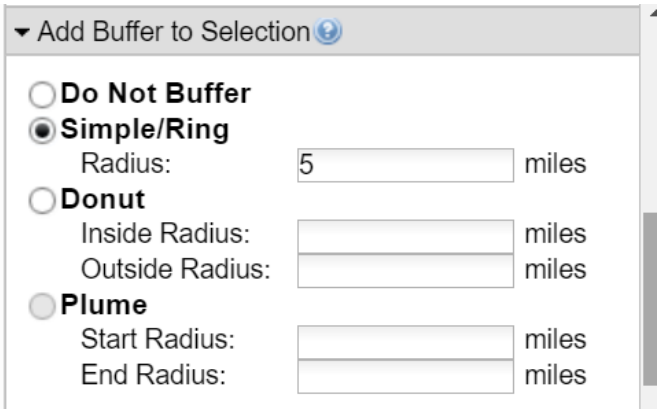


Step 5: Click "Import." As an example, here are coordinates for the TDHCA headquarters.

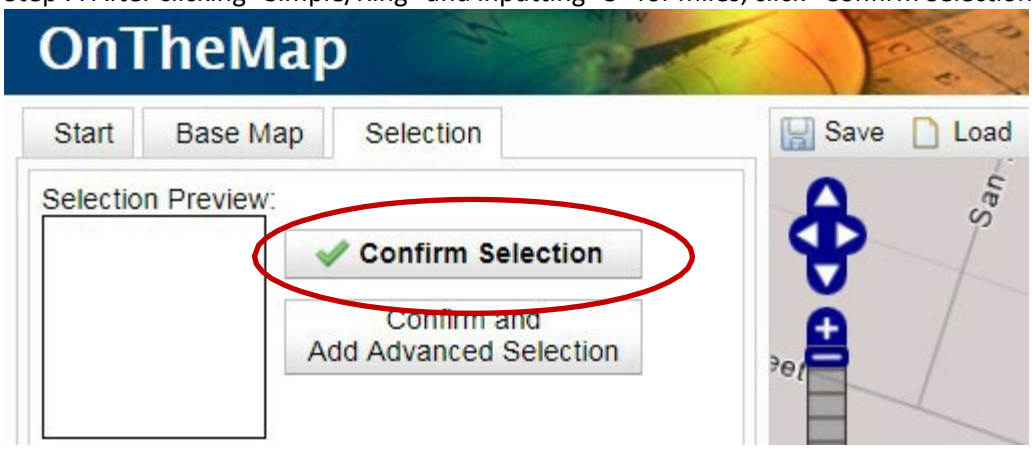




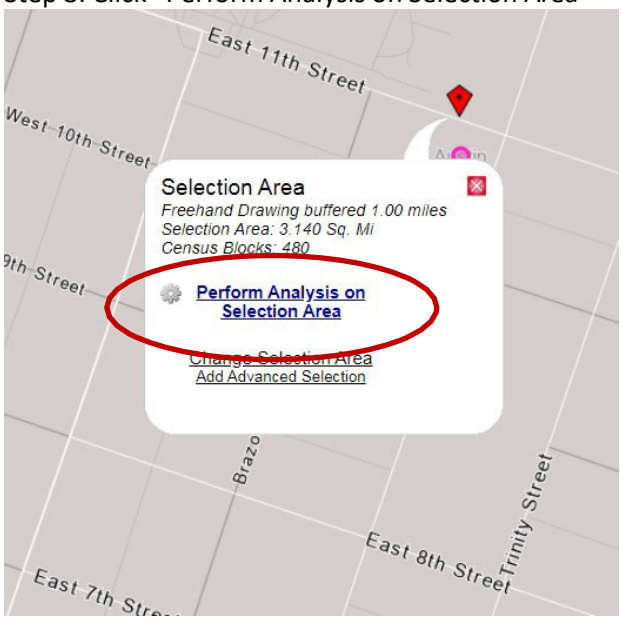
Step 6: After clicking "Import," you will see a screen similar to above, with your GPS coordinates now represented as a spatial point. In the area circled above, you now specify that you will look at jobs within a 5 mile radius of the spatial point.



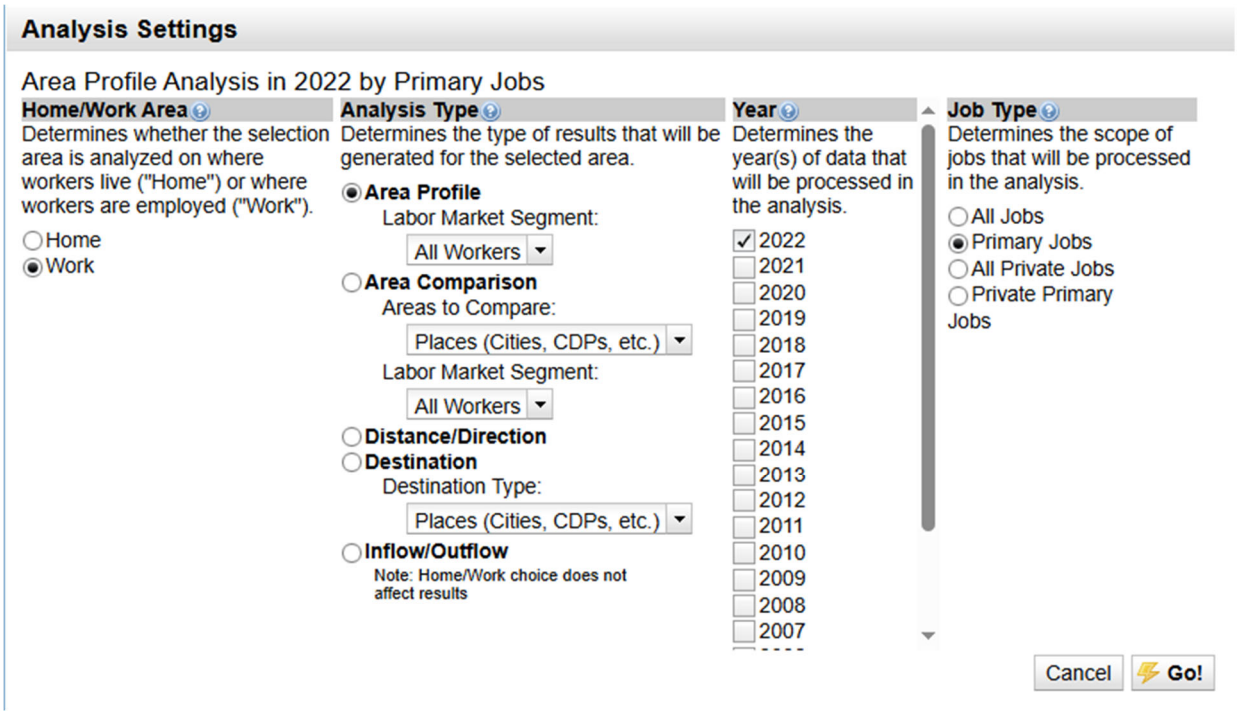
Step 7: After clicking “Simple/Ring” and inputting “5” for miles, click “Confirm Selection.”



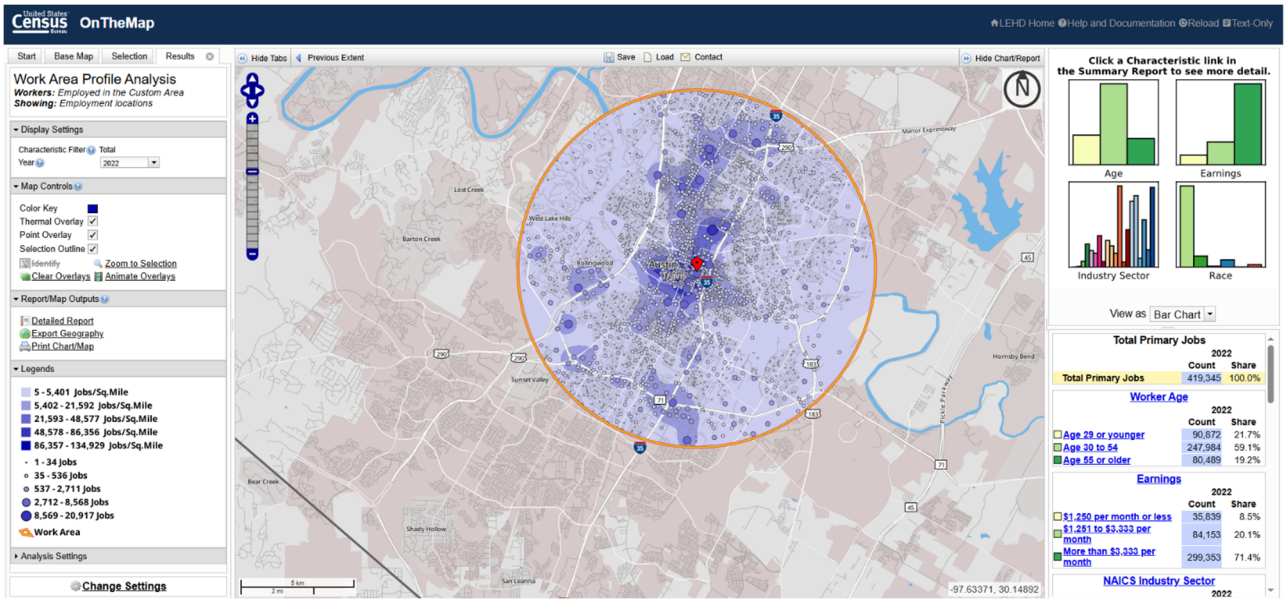
Step 8: Click “Perform Analysis on Selection Area”



Step 9: Check the following boxes for certain categories: “Work” in column 1; “Area Profile” and “All Workers” in column 2; “2022~~2021~~” in column 3; and “Primary Jobs” in column 4. The latest data set posted to the US Census website on or before August 1, 2025~~4~~ will be used as required by the QAP.



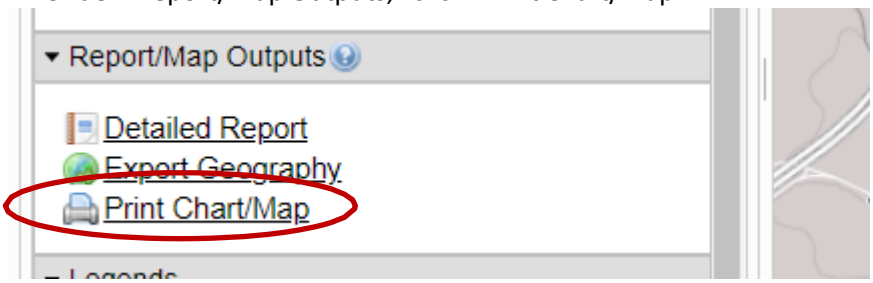
Step 10: Click “Go.” You will then see a screen showing the jobs analysis, similar to this:

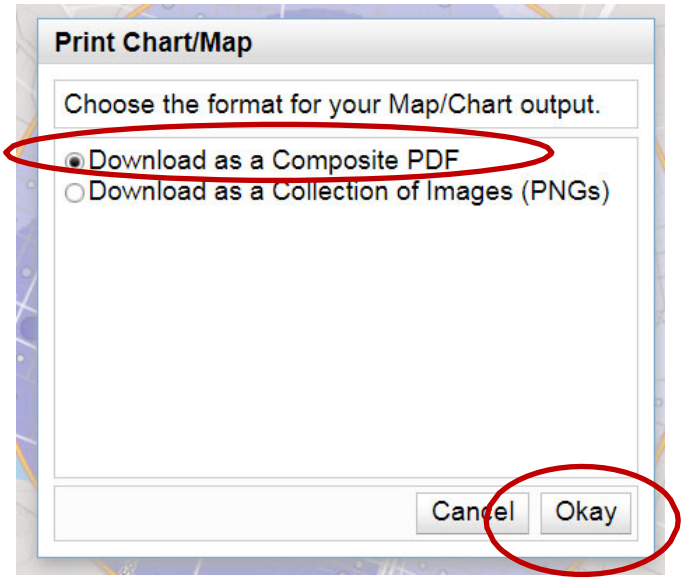


Be sure to zoom out, using the zoom tools circled above, so that the entire 5 mile radius can be seen around the spatial point.

IMPORTANT: take a screen shot at this point to show evidence of the coordinates ("ctrl, PrtScn" on the keyboard, then paste to a blank document, format as needed, then PDF). Include the screenshot behind Tab 2 in the PDF Application

Step 11: Under "Report/Map Outputs," click "Print Chart/Map."





Select "Download as a Composite PDF" and then click "Okay." This produces a PDF report, with the map and the total job count. This report also has a time stamp so that staff can confirm that the report was generated on or after August 1, 2025~~4~~ but before the Pre-Application Final Delivery Date. **Include this report and the screen shot in the PDF Application**.

Tab 10: Supporting Documentation for the Site Information Form Part II

- Opportunity Index information:
  - The map(s) should indicate the location of the Development Site and include an accurate radius appropriate for the asset. Refer to §11.9(c)(5)(B) for details regarding the radius.
  - Supporting documentation for each amenity selected should be included behind this tab. The documentation must provide evidence that the amenity meets each requirement of the QAP.
  - Written statements that the amenity meets the rules are not sufficient; evidence of how the amenity meets the rule is required.
  - Where applicable, Applicant must include a print-out of an online form showing that the entity is included in the applicable database:
    1. Evidence of the licenses held by child care centers can be found by searching for the child care center on the Department of Family and Protective Services (DFPS) website at: Search Texas Child Care ~~http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp~~.
    2. Evidence of university of community college accreditation can be found by downloading the list of universities or community colleges on the Texas Higher Education Coordination Board (THECB) website. If the institution is listed, it is properly accredited: http://www.txhighereddata.org/Interactive/Institutions.cfm.
- Evidence of Underserved Area (§11.9(c)(6):
  - For sites located within a colonia, Evidence of the boundaries of the colonia from the Office of the Attorney General and a map showing the colonia is located within 150 miles of the Rio Grande river border is also required. Information regarding colonias can be found by using the Border Colonia Geography Online tool on the Attorney General's website at: https://www.texasattorneygeneral.gov/cpd/colonias.
  - For sites in an economically distressed area, the Application must include evidence that the site is located in both of the following:
    1. A census tract that has a median household income that is less than 75 percent of the statewide median household income.
    2. A municipality or county that has been awarded EDAP funds administered by the Texas Water Development Board (TWDB) within the five (5) years ending at the beginning of the Application Acceptance Period This information can be found by clicking on "EDAP status report" on the right side of the page of the TWDB website at: http://www.twdb.texas.gov/financial/programs/EDAP/index.asp.

    For sites located in areas covered in items (C), (D), (E) or (F), the year count will be based on January 1 of the year of award. Use the year indicated in the "Board Approval Year" column of the Property Inventory tab of the Site Demographic Characteristics Report to find this information.
  - For item (G), include evidence of the date the Development was placed in service, evidence that the Development is still occupied, and evidence of the source(s) of funds for any rehabilitation that has been performed on the Development.
- Proximity to Job Areas:
  - Provide the Composite PDF report showing the date the report was run. **Data will be based on the latest data set posted to the US Census website on or before August 1, 2025~~4~~.**
- Concerted Revitalization Plan:
  - **If requesting points for a concerted revitalization plan, the CRP packet must be submitted behind this tab**. The packet may include either the entire plan or a link to the plan. In general, the CRP packet must include a description of where specific information can be found in the

plan including evidence of adoption and any delegation of parts of the plan. Identify where each component of §11.9(d)(7)(A) for Urban and §11.9(d)(7)(B) for Rural have been met within the plan itself or using third party evidence. No more than two (2) plans may be submitted for each Application.

- Opportunity Zones:
  - **If requesting points for an Opportunity Zone, please provide an attachment showing the census tract map that includes the 11-digit census tract number and clearly shows the proposed Development is located entirely within the boundaries of the Qualified Opportunity Zone.**
- Declared Disaster Area:
  - If the county in which the Development Site is located in listed on the 2026~~5~~ List of Declared Disaster Areas, no further documentation is required.
  - If the Applicant believes the county in which the Development Site is located was omitted from the list and should be listed, include evidence that the Development Site is located in an area declared to be a disaster area under Tex. Gov't Code §418.014 at the time of the Full Application Delivery Date, or at any time within the two-year period preceding the Full Application Delivery Date (on or after February 2~~7~~8, 2026~~5~~).
- Readiness to Proceed:
  - If claiming points, the Application must include a certification from the Applicant stating that site acquisition and building construction permit submission will occur on or before the last day of March of the following year. ~~Applications must include acknowledgement from all lenders and the syndicator of the required closing date.~~
  - **These points are not available in the At-Risk or USDA Set-Asides.**
  - **The Board cannot and will not waive the deadline and will not consider a waiver under its general rule regarding waivers. Failure to acquire the site and submit construction permits by March deadline will result in penalty under 10 TAC §11.9(f), as determined solely by the Board.**
  - Applications that remain on the waiting list after awards are made in late July that ultimately receive an award will receive an extension of the March deadline equivalent to the period of time between the late July meeting and the date that the Commitment Notice for the Application is issued.

Tab 11: Site Information Form Part III

- This form is divided into 5 parts. All Applicants must complete the first four parts, and part five is relevant for tax credit (9% and 4%) Applications only.
  - Part 1: Site Acreage
    - Identify the acreage listed on each of the four Application exhibits. The site acreage in each of the four spaces should agree. If there are discrepancies, the acreage of the site plan should at least be contained within the acreage of each of the other exhibits.

      The site control document (e.g. purchase contract, lease and/or deed) often reflects more land than the site plan but may never indicate less (unless the site control documents include multiple documents, each relating to a portion of the site, all of which encompass the entirety of the site).
    - The entry for the site plan is the most important of the four entries. It must be the actual size of the final Development Site, taking into account any reductions for any circumstances (easements, dedications, etc.) that require land to be taken away from the final Site as it will be defined in the LURA.
    - The size of the Site that is reflected by the appraisal, if applicable, should match the

size indicated by the site plan in that it should never be less than the size in the site plan. However, under certain circumstances, more land might be appraised than the final Site.

- The ESA, like the site control document, often encompasses more land than the area of the final Development Site, but it may never be a lesser amount.
- Added are the survey and the engineer's Site Plan that are found in the Feasibility Report.
- Note: Any differences in the sizes of the land stated in any of the four responses should be explained in the space provided, e.g., more land was purchased and studied in the ESA than is projected to be used for the Development Site. **We need to know any and all factors that may make the size of the final Development Site different from that presented in Application documents**.

- Part 2: Site Control
  - Complete the yellow highlighted cells identifying the seller, date of sale and any relationship between the seller and the Applicant and/or any member of the Development Team. Explain any relevant affiliations.
  - Identify all sellers of the property or any interest therein for the 36 months prior to January 3, 202~~6~~5, and their relationship to the Applicant.
  - Be sure to include the date of last sale.
  - IMPORTANT~~NEW:~~ For Tax-Exempt Bond Developments, if the Application involves an Identity of Interest transaction, an explanation regarding how the project qualifies for acquisition credits given the requirements of IRC §42(d)(2)(B)(iii) must be provided in the box.
  - Indicate the document being presented as evidence of site control by marking the appropriate box and fill in the expiration date and estimated closing date of the contract for lease, purchase, or other form of conveyance as applicable.
  - If the Applicant will not have fee simple ownership of the property upon closing on the financing, please indicate the type of interest the Applicant will have in the property in the text box at the bottom of Part 2.
  - For Tax-exempt Bond Developments that do not include a request for Direct Loan or include the Department as the bond issuer, the Applicant must select one of the two boxes indicating whether the Site Control submitted to the BRB for the Certificate of Reservation to be issued is still valid OR that there have been changes to the Site Control since reviewed by BRB. If there have been changes the Applicant should include a description of the changes in the box provided. **NOTE: If Identity of Interest land acquisition or Acquisition/Rehabilitation then Site Control must be provided regardless.**
  - **NEW: For Identity of Interest ~~transactions~~transactions, the Application must include documentation required by 10 TAC §11.302(e)(1)(A)(ii), as applicable. Moreover, date and sales price in most recent Arms-Length Settlement Statement must be reflected in the blanks provided in this section.**
- Part 3: Ingress/Egress and Easements
  - If land for ingress and/or egress and any easements is held separately from the property described in the site control documents, describe how the land is held. Documentation of rights of ingress/egress must be included within site control.
- Part 4: Re-platting or Vacating Requirement
  - If control of the entire proposed Development Site requires that a plat or right of way be vacated, evidence that the vacation/re-platting process has started must be included in the Application, and evidence of control of the entire Development Site

must be provided by the time of Commitment, or Contract, as applicable.

- Part 5: 30% Increase in Eligible Basis ("Basis Boost")
  - The "boost" may be granted to tax credit Developments in certain locations and/or for certain types of Developments. If the Development is in an eligible QCT, Rural, Supportive Housing, or in a high opportunity area, these boxes will auto- populate. If claiming the boost under §11.4(c)(2) or §11.4(c)(3)(D) or (E) or (F), mark the appropriate box.
  - If claiming eligibility for the boost for a Development located in a Small Area Difficult Development Area (SADDA), or for Rural areas located in a Difficult Development Area (non-metro DDA), a SADDA or non-metro DDA map must be submitted that clearly shows the proposed Development is located within the boundaries of a SADDA or non-metro DDA, as applicable. https://www.huduser.gov/portal/sadda/sadda_qct.html
  - If claiming eligibility for the boost by restricting additional units for households below 30% AMGI, note that the Application does not make this calculation and that applicants should reference 10 TAC §11.4(c)(3)(D) as well as 10 TAC §11.9(c)(1) and (2) to ensure that enough units are set aside to meet these requirements.
  - For Competitive HTC Applications submitted in 2026~~5~~, the 2026~~5~~ lists of Qualified Census Tracts (QCTs) and DDAs are effective. For 4% HTC Applications, refer to 10 TAC §11.4(c)(4) regarding how the boost will be considered based on effective dates and other factors relating to QCTs and DDAs.
  - If claiming eligibility for the boost for a Development located in a Qualified Opportunity Zone, a Qualified Opportunity Zone map must be submitted that clearly shows the proposed Development is located within the boundaries of an eligible census tract.
  - Opportunity Zones – Texas Map~~Opportunity Zones - Map | opportunityzones.hud.gov~~

Tab 12 – Supporting Documentation from Site Information Part III

Provide the site control document, title commitment or policy, and each MFDL exhibit as applicable according to the list provided in the Application. Note: **For Applications involving scattered sites, please group all applicable items below**, identifying the Site by the line number in the Multiple Site Information Form (e.g. if there are five different scattered sites, provide the site control, zoning, etc. for Site #1 in a group, and the same for Site #2, etc.).

- Evidence of Site Control: See 10 TAC §11.204(9) for details regarding site control. Be aware that for Competitive HTC Applications the rules for scoring the submission of a pre-application are affected by site control.
  - If the evidence is not in the name of the Development Owner, then an Affiliate of the Development Owner must have site control that does not expressly preclude an ability to assign the Site Control to the Development Owner or another party.
  - If in the form of a lease or contract for lease, the existing lease must have 45 years remaining, or the contract must be for a minimum 45-year term.
  - For identity of interest transactions, refer to 10 TAC §11.302(e)(1) regarding how the acquisition cost will be underwritten.
  - For scattered sites, if submitting multiple contracts, deeds, etc. each one must meet all of the requirements of 10 TAC §11.204(9). Each must clearly have the address identified and be consistent with the Scattered Site Information Form (e.g. If the Development consists of 3 parcels of Property, 3 contracts/deeds, etc. must be provided or one form of site control must clearly identify and cover all 3 parcels).

- If ingress and egress to a public right of way are not part of the Property described in the site control documentation, the Applicant must provide evidence of an easement, leasehold, or similar documented access, along with evidence that the fee title owner of the property agrees that the LURA may extend to the access easement.

- Title Commitment or Title Policy: See 10 TAC §11.204(11) for detailed requirements regarding title documents.
  - Tax-Exempt Bond Developments that do not include a request for Direct Loan or include the Department as the bond issuer ~~and do not involve an Identity of Interest~~ are exempt from this requirement.
  - The title commitment or policy should be in the name of the Development Owner. In addition, the current owner reflected on any title commitment or policy should match the current owner listed on any purchase or lease agreements.
  - If documentation is more than six months old prior to the beginning of the Application Acceptance Period a letter from the title company/Bureau of Indian Affairs indicating that nothing further has transpired on the policy, commitment, or status report must be provided.
  - For scattered sites, a title for each separate Site must be submitted. Each must have the Site clearly identified. It must be consistent with the site control document submitted for the same piece of Property as well as the Scattered Site Information Form (e.g. if the Development consists of 3 parcels of Property, 3 separate labeled titles must be provided).
  - An updated title policy within 6 months of the application acceptance date must be provided for applications requesting MFDL.
- Increase in Eligible Basis (For 9% or 4% HTC)
  - If claiming eligibility for the boost for a Development located in a QCT, a QCT map must be submitted that clearly shows the proposed Development is located within the boundaries of a QCT. In addition, New Construction or Adaptive Reuse Developments must include a resolution if claiming eligibility for the boost for a Development located in a QCT with greater than 20% HTC Units per total households, pursuant to 10 TAC §11.4(c)(1).
  - If claiming eligibility for the boost for a Development located in a SADDA or non-metro DDA, a SADDA or non-metro DDA map must be submitted that clearly shows the proposed Development is located within the boundaries of a SADDA or non-metro DDA.
  - 30% Units used for the boost cannot be used to meet any scoring criteria or to meet any MFDL program requirement.

Tab 13: Multiple Site Information Form

The Multiple Site Information Form was created as an aid to determining how lots and tracts that have separate descriptions fit together to form the Development.

- If a Development proposal requires the submission of more than one purchase contract, lease contract or deed to evidence Site Control, the Applicant must complete one block of the Multiple Site Information Form for each Property that will be aggregated into the Development.
- In general, the Application must sufficiently describe the properties in the contracts and deeds so that each Property can be identified within the survey(s) of the Development Site(s).
- Evidence must show that the Property determined by the survey of the Development Site is entirely under the Applicant's Control and any land that is purchased in excess of the Development Site must be described in a way that makes the excess area apparent in both quantity and location.
- In all cases, the Application must include a survey that indicates the legal description of each lot, alley, roadway and tract as described in the documents evidencing the Applicant's Control. If more than one survey is necessary to depict the land under control, the relative locations of the land should be clear and the fit of each part into the whole should be apparent. If a contract includes land that is only

described by metes and bounds, a survey showing the boundaries corresponding to these same metes and bounds and labeled with the corresponding bearings and distances should be provided.

- **In all cases, the Application must include an overlay plat of the Development Site, including any accessible pedestrian routes or private roads that the Development Owner controls, and any public road or similar barrier where the Development Owner has a written agreement with the public entity stating that the accessible route will remain for at least the term of the LURA.**
- The desired result of these descriptions and drawings is a clear depiction of the land under the Applicant's Control and the relationship of this land to the Property that will be the Development Site(s). A further explanation of the information requested for multiple site development proposals is provided by the instructions for filling out the Multiple Site Information Form in the Application itself.
    - Note: Lines 163-437 are hidden and available should additional spaces be needed.

Tab 14: Public Notifications

- If a pre-application was submitted that correctly identified all the elected officials, and no re-notifications or corrections are required (e.g., no information has changed), check the first box and leave the rest of the form blank.
- If a pre-application was submitted and additional notification or re-notification was required for any reason, check the second box. Complete the entire form, indicating the elected official(s) that were notified or re-notified prior to submission of the full Application.
- If no pre-application was submitted, check the third box and complete the entire form.
- Please note that this form becomes part of the Certification of Notifications. For details regarding the notification requirements, refer to 10 TAC §11.203.

Tab 15: Neighborhood Organizations

- If a pre-application was submitted that correctly identified all the Neighborhood Organizations, and no re-notifications or corrections are required (e.g., no information has changed), check the first box and leave the rest of the form blank.
- If a pre-application was submitted and additional notification or re-notification was required for any reason (whether changes to the Application or to the Neighborhood Organization), check the second box. Complete the entire form, indicating the Neighborhood Organization(s) that were notified or re-notified prior to submission of the full Application.
- If no pre-application was submitted, check the third box and complete the entire form.
- **This includes all Neighborhood Organizations on record with the state or county 30 days prior to the beginning of the Application Acceptance Period whose boundaries include the entire proposed Development Site.**

Development Activities

Tab 17: Development Narrative

- The Development Activities tabs are colored red, and contain all information regarding the planned construction on the Site. This includes physical features, such as architectural drawings, Development amenities, and Target Population.
- Part 1: Construction Type
    - Choose one construction type from the drop-down menu and answer all appropriate questions. Note that Applications proposing adaptive reuse must select "New Construction" as the construction type and select "Adaptive Reuse" as the secondary type (adaptive reuse for new construction or rehab for MFDL). If questions are not relevant, answer with N/A, leaving no yellow highlighted cells blank.

- If Application is proposing to be an additional phase to an existing, previously awarded Development, indicate the name of the existing Development and the Application ID associated with that Development.

- Part 2: Target Population
  - Identify the Target Population from the drop-down menu provided.
  - Refer to 10 TAC §11.1(d)(47) for more information on how Elderly Development is defined. **If selecting Elderly because the proposed Development receives federal funding that has a requirement for a preference or limitation for elderly persons or households, but must accept qualified households with children, complete the statement in this section by choosing the funding source from the drop-down menu in the space provided and submit supporting documentation for that financing behind the tab**. To the extent that the Development will receive other funding that has a requirement for a preference or limitation with regard to population(s) served, a text box is available for Applicants to indicate the type of funding and the preference or limitation imposed by that type of funding.
- Part 3: Staff Determinations
  - If a staff determination was made pursuant to §11.1(l), mark the box with an "x" and submit a copy of the determination behind this tab. If a waiver was previously approved by the Board, mark the box with an "x" and submit a copy of the Board write-up behind this tab. If no determination or waiver was required, simply leave the box blank.
- Part 4: Narrative
  - Applicants are required to provide a brief development narrative and should also use this space as an opportunity to explain any unique circumstances surrounding the proposed Development. The narrative must describe unusual aspects including, but not limited to, the following:
    - Unusual or complex Site Control arrangements and/or relationships between buyer and seller or landlord and tenant, e.g., condominium, leasehold, leased fee, Related Parties, etc.;
    - Unusual building types, e.g., mid-rise, high-rise, modular construction, historic structure;
    - Uses other than residential rental units, e.g., structured parking garage, commercial space (retail, office, etc.), community center, etc.;
    - Rental subsidies and/or operating subsidies (summary in Development Narrative with detail in Financing Narrative);
    - Age or population restrictions
    - Considerations regarding general public use requirements and the Integrated Housing Rule;
    - Descriptions of unusual tenant services; e.g., if space will be provided for medical services/exams, state clearly who will provide those services to ensure no violation of 10 TAC §11.101(b)(1)(A)(iii);
    - Unit configuration changes on Rehabilitation Developments; and
    - Any and all issues that would require approval or clearance by staff or the Board.
  - **Please double-check that any specific information about the Development that is also provided elsewhere in the Application is consistent. For example, if the narrative describes 4 residential buildings, then the architectural plans and Building/Unit Configuration form should reflect the same.**
  - **NEW**: Applicants are required to identify if the Development will qualify for and receive an exemption from ad valorem tax (property tax).
- Part 5: Funding Request
  - Applicants should carefully fill in all relevant cells highlighted in yellow. This form is used to

auto-populate other parts of the Application, including the scoring item related to Leveraging of Private, State and Federal Resources. Applicants are encouraged to review this form carefully for errors.
    - There is no verification of funding amounts built into the Application, so Applicants should also be aware of any funding limit requirements before completing this form.
    - NOTE: For Tax-Exempt Bond Developments, pursuant to §11.201(2), if at the time of Application submission, other Department funding is over-subscribed, the submitted Application cannot include a request for such funds.
- Part 6: Set-Aside
    - This section is applicable to Multifamily Direct Loan and Competitive HTC Applications only.
    - Applicant should indicate if Development will provide a High Quality Kindergarten at the Development Site.
    - Applicants will be asked to submit the appropriate supporting documentation for the set-aside at different parts of the Application. **Selections for At-Risk and USDA are independent of each other.**
    - ~~**NEW:**~~ **Applicants that qualify for both must choose ONLY ONE to participate in.** USDA Applications that otherwise qualify for At-Risk and wish to be considered for an award under §11.6(3)(B) if the minimum requirement stated in §11.5(3) has not been met after all eligible At-Risk Applications are reviewed ~~may~~ must indicate so on Tab 20.
    - For the MFDL selections, indicate which NOFA applies and which Set-Aside applies.
    - **For Competitive HTC Applications seeking Pre-application Participation points, Set-Asides may not be changed from pre-application to Application.**

- Part 7: Previously Awarded State and Federal Funding
    - All cells highlighted in yellow require data entry or selection by the Applicant. If a particular question is not applicable to the Application, type in "N/A".
    - **NEW:** Please list the specific previous MFDL funding source(s), if applicable. ~~A.~~"

- Part 8: Qualified Low Income Housing Development Election
    - This applies only to HTC (9% and 4%) Applications. Applicants should understand that once an election is made it is irrevocable. Applicants are also encouraged to check this election against the Rent Schedule to ensure that there are enough 50% or 60% Units (whichever is applicable) to be consistent with the election, or that the average does not exceed 60% AMFI if electing Average Income, and, for competitive HTC Applications, that the average does not exceed the percentage pursued through competitive scoring in §11.9(c)(1)(C) or (D).
    - **Remember: 20/50 requires ALL Units in the set-aside to be 50% or less and they can NEVER rise to 60%. 40/60 allows for Units to be at 50% and they can rise to 60% in the future.**
- Part 9: Scope of Work Narrative

  For Rehabilitation (excluding Reconstruction) and Adaptive Reuse Tax-Exempt Bond Developments that do not include a request for Direct Loan or where the Department is not the bond issuer, a Scope and Cost Review is not required. However, the Application must include a Scope of Work Narrative, as described in 10 TAC §11.306(k), behind this tab.

Tab 18 – Development Activities Part I

This tab is divided into 4 parts, all of which need to be completed for all Applications. The selections made here serve to certify that the Development will meet various requirements under 10 TAC §11.101.

- Part 1: Common Amenities
    - The number of units and points will auto-populate. Applicants proposing scattered site Developments should review this rule carefully in order to determine the appropriate number of points.

- Part 2: Unit Requirements
  - Mark the one appropriate highlighted cell each from Part A and Part B.
- Part 3: Resident Supportive Services
  - Mark the highlighted cell that is applicable.
- Part 4: Development Accessibility Requirements - Mark the appropriate cells. Applicants should pay special attention to ensure that the design of the Development is in compliance with 10 TAC §11.101(b)(8).

Tab 19 – Development Activities Part II

This tab is divided into 12 parts. All items on this form relate to scoring criteria and are not applicable to 4% HTC. Except for Parts 2 and 3 that relate to MFDL, the selections made here will populate the self- score form.

- Part 1: Size and Quality of the Units
  - Mark the appropriate highlighted cell. Points claimed will auto-populate.
- ~~Part 2: Quantity of Low-Income Units~~
  - ~~Only Applicants applying for 9% Competitive Housing Tax Credits can complete this part. If an application elects to score points under the Quantity of Low-Income Units, the applicant must select one of the available box's based on their designation of Urban or Rural.~~
- Part 3: Income Levels of the Residents
  - For Applications electing 20% at 50% or 40% at 60%:
    - The Rent Schedule must be completed before a score can be calculated.
    - The Total Number of Low-Income Units at 50% or less of AMGI will auto-populate from the Rent Schedule.
    - You must enter (in the second box) the number of 30% Units from the above number that will be used for points under 10 TAC §11.9(c)(2).
    - **Note: This number cannot be greater than but can be less than or equal to the total number of 30% Units indicated in the Rent Schedule**.
    - You must enter (in the third box) the number of 30% Units that will be used to satisfy the requirements of §11.4(c)(3)(D) related to the Increase in Eligible Basis (30% boost). **Applicants not requesting the boost or achieving the boost under another provision (QCT, Rural, etc.) should leave this box blank**.
    - The fourth box will subtract all of the 30% Units used for either points or the boost from the total number of Units at 50% or less of AMGI.
    - The fifth box will calculate the percentage of Units at or below 50% of AMGI available for points under 10 TAC §11.9(c)(1).
    - The boxes to the right of the scoring items will populate based on the information entered. This is to allow the Applicant to see the score supported by the entries. These scores do not populate the Self Score form. Select your score in the yellow box at the end of the scoring item.
  - For Applications electing Average Income:
    - See the average income calculation worksheet added under Tab 24a. Based on data entered in the Tab 24 worksheet, the average income percentage calculation will populate. Changes must be made on the calculation worksheet if the average is not what the Applicant intended. Include this worksheet in both the Excel and PDF versions of the Application.
    - Select requested points in the yellow highlighted cell (if requesting points).
- Part 4: Rent Levels of the Residents
  - Select the highlighted cell that is applicable. The Rent Schedule must be complete before a score can be calculated, and the Total Points claimed will not auto-populate if more than one box is marked.

  - Note: There is no calculation to determine eligibility for points. Applicants need to double check that points claimed here are consistent with the number of Units represented in Part 3, cell B36, "Number of Units used to score points under §11.9(c)(2)."
- Part 5: Resident Supportive Services
  - This is a scoring item for all 9% HTC and MFDL Applications.
  - Select a highlighted cell if applicable.
- Part 6: 811 PRA and Resident Populations with Special Housing Needs
  - This is a four-part scoring item for 9% HTC Applications worth up to four (4) points. Refer to the rule for all of the requirements for the scoring items:
    - In Part A, the Applicant elects to participate in the 811 program by committing minimum 5% of the total Units in the proposed Development or in an Existing Development that the ~~n~~ Applicant or Affiliate that Owns or Controls. If an Existing Development is used, provide the name and number.
    - **Only Applications that are unable to meet the requirements of Part A may qualify for points under (B) or (C)**
    - In Part B, the Applicant elects to commit at least 5% of the total Units for Persons with Special Housing Needs. Units identified for this scoring item may not be the same Units identified previously for the Section 811 Program. Part A is worth two (2) points.
    - One (1) point can be scored in Part C only if points were elected in Part A. In Part B, the Applicant elects to commit at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness.
    - In Part D, available to all Applications that qualify, If the Development is Supportive Housing and has a proposed occupancy preference or limitation for Veterans or a subgroup of only Veterans that is required or allowed by other federal or state financing by the Full Application Delivery Date. These points are only available to the Developments that are proposed to be located on sites owned by the United States Department of Veterans Affairs (1 point).
- Part 7: Pre-application Participation
  - Mark the highlighted cell if claiming points.
- Part 8: Extended Affordability
  - Mark the highlighted cell of the applicable election if claiming points.
- Part 9: Historic Preservation
  - If claiming points for Historic Preservation, documentation must be submitted behind this tab. All appropriate boxes must remain checked for points. A letter from the Texas Historical Commission stating that the property is already a Certified Historic Structure OR that the Commission has established preliminary eligibility for the structure are acceptable for points.
- Part 10: Right of First Refusal
  - Mark the highlighted cells if claiming points.
- ~~Part 11: Funding Request Amount~~
  - ~~Mark the highlighted cell if claiming points.~~

Tab 19a - Income & Rent Levels of Residents Worksheet The worksheet does not apply for those Applications electing average income. Except for the income averaging portion, Parts 3 and 4 above both relate to income targeting and are similar in many ways. However, it is important to note that the Income Levels of Residents awards points for the number of Units at or below 50% AMGI, which may include 30%

Units. The Rent Levels of Residents awards points solely on the number of Units at 30% AMGI. **It is important that the same 30% Units are not counted for both scoring items**. Staff created a table located outside of the print area of the Development Activities exhibit (Tab 19a) to assist Applicants in determining their eligibility for points. The worksheet should be submitted in the PDF Application. The worksheet is a tool for use by Applicants to determine their eligibility for points under 10 TAC §§11.9(c)(1)(A) or (B) and 11.9(c)(2) depending on how many total LI Units are proposed.

- Column (a) contains a highlighted yellow cell that represents the total number of LI Units. Applicants can manipulate this cell to determine the number of Units at or below 50% AMGI needed for points under §11.9(c)(1) and the number of LI Units left over to qualify for points under §11.9(c)(2).
- Once the Rent Schedule has been completed, the top right-hand corner of the worksheet pulls from it the total number of low-income (LI) Units as well as the total number of 30% Units. These two numbers cannot be manipulated.
- Above column (a), there is a cell for Applicants to input the number of 30% Units being used to satisfy the boost provision under §11.4(c)(2)(D); Applicants not requesting the boost or achieving the boost under another provision (QCT, Rural, etc.) should not enter anything into this cell in order to effectively use the worksheet. TIP: In order to double-check the final Application submission and eligibility for points, this number should equal the red bolded number that auto-populates in the right-hand corner.

Applicants should always independently verify that the calculations are correct and that the spreadsheet is not rounding. Staff attempts to include calculations in certain areas as a courtesy, but it is the Applicant's responsibility to verify that their Application meets the underlying rules.

Tab 20: Existing Development Information

This form is divided into three sections, which are all relevant to specific types of Applications. See the headings for each part to determine if it is applicable.

- Part 1: At-Risk Set-Aside (Competitive HTC Only)
  - Section A: Mark the highlighted cell next to all applicable subsidies or benefits. Mark each condition that is applicable.
  - Section B: If the At-Risk units are owned by a Public Housing Authority, mark each box that is applicable. Be sure to include all applicable information for RAD Developments. The Application should indicate the PHA under which the RAD Units proposed for the Development have been reserved.
  - All boxes that apply to a Development applying under the At-Risk Set-Aside under Sections C, D, and E should be marked.
- Part 2: Existing Development Assistance (All Applications)
  - Section A. Indicate the type of assistance the Development is expected to have or continue from the drop-down box and include a brief description of the restrictions or subsidies in the space provided. Fill in the remaining highlighted cells based on the information in the contract, which should be included behind Tab 35.
  - Section B. If claiming acquisition credits in an HTC Application, fill in all applicable highlighted cells.
  - **Note: A box has been added that requires an Applicant to describe how the acquisition will meet the requirements of IRC §42(d)(2)(B). If the Development does not meet the requirements under Section 42 relating to the 10-year hold period and the Applicant believes it qualifies for an exemption under Section 42 then an explanation must be included in the box provided. NOTE: federal assistance does not exempt a project from §42(d)(2)(B)(iii).**
- Part 3: Lead Based Paint (Multifamily Direct Loan Applications Only)
  - If the Development was constructed before January 1, 1978, mark each of the

highlighted cells that apply.

Tab 21 – Occupied Developments

- If any structure on the Development Site is occupied at any time after the beginning of the Application Acceptance Period, even if demolition is proposed, or if a federal subsidy is being transferred from another site and the costs of relocation will be part of the Total Development Costs one of the following items must be provided (Mark the appropriate box):
    - Historical monthly operating statements for 12 consecutive months ending not more than three months from the first day of the Application Acceptance Period; or
    - The two most recent consecutive annual operating statement summaries; or
    - The most recent consecutive six months of operating statements and the most recent available annual operating summary; or
        - All monthly or annual operating summaries available.
- Each of the following items, as applicable, must be provided:
    - A rent roll not more than six months old as of the first day of the Application Acceptance Period that discloses the terms and rates of leases, rental rates offered at the date of the rent roll, Unit mix, and tenant names or vacancy;
        - The rent roll should **not** be included in the Application~~;~~, submit it as a separate document to protect resident information. Ensure rent rolls do not include unnecessary information, such as identifying who lives in mobility accessible units.
    - A written explanation of the process used to notify and consult with the tenants in preparing the Application;
    - A relocation plan outlining relocation requirements and a budget with an identified funding source;
    - Any documentation necessary for the Department to facilitate, or advise an Applicant with respect to or to ensure compliance with the Uniform Relocation Act and any other relocation laws or regulations as may be applicable; and
    - Evidence that a relocation plan has been submitted to the appropriate legal or governmental agency.
- If one or more of the above is not applicable, based upon the type of occupied structures on the Development Site, provide an explanation in the highlighted box.

Tab 22 – Architectural Drawings

Please ensure all drawings are legible. **Do not submit drawings above and beyond those required under the rules**. **Anything submitted beyond what is required must be reviewed by staff and will slow down the review process. Do not submit layered plans. If when you open your plans the document loads a little bit at a time, the document is layered and we cannot accept it. In order to reduce the file size and speed review of drawings, Applicants are encouraged to submit plans as 600dpi images.**

Following these steps in Adobe Acrobat will convert most plans:

File > Print > Printer: Adobe PDF > Advanced > Settings: Custom > [√] Print As Image 600dpi > OK
Properties > Adobe PDF Settings > Default Settings: High Quality Print

To mitigate against inconsistencies in the Application, if accessible units are of the same floor plan/unit type as other units, Applicants are not required to specially denote such accessible units within the architect's table or Building/Unit Type Configuration exhibit as long as these units are specified in the site plan or building floor plans.

- Site Plan

- Be sure that your architect follows the list closely.

- Building Floor Plans
  - These plans must be submitted for each building type. Building floor plans must include the locations of the accessible Units and must also include separate tabulations of enclosed or covered space not included in Net Rentable Area. ~~square footage calculations for balconies, breezeways, corridors, and any other areas not included in Net Rentable Area.~~ These must also include the exterior dimensions (exterior stud face to exterior stud face) of each building type.
- If average income is elected, Application must provide assurance that 20%, 30%, 40%, 50%, 60%, 70% and 80% Unit designations are/will be dispersed across all Unit Types in a manner that does not violate fair housing laws. (10 TAC §10.605).
- Unit Floor Plans:
  - These plans must be submitted for each Unit type and must include the square footage for each type of Unit, consistent with the square footages listed elsewhere in the application. Applications for Adaptive Reuse are only required to submit Unit floor plans for each typical Unit type and for all Unit types that vary in NRA by more than 10% from the typical Unit of each type. Unit floor plans must be submitted for the accessible Units for all Developments and must include the exterior dimensions (exterior stud face to exterior stud face) of each Unit Type
- Building Elevations
  - This information be submitted for each side of each building type (or include a statement that all other sides are of similar composition to the front) and must include percentage estimates of exterior composition of each elevation, roofing material and proposed roof pitch. Rehabilitation Developments may submit photographs if the Unit configurations are not being altered and post-renovation drawings must be submitted if Unit configurations are proposed to be altered.

Applicants are encouraged to submit architectural plans grouped by type of plans (e.g., building floor plans for all buildings, followed by unit plans for all units, followed by elevations for all buildings) as opposed to building by building (e.g., all plan sheets for building one, all plan sheets for building two).

Tab 23: Specifications and Building/Unit Configuration

- Specifications and Amenities
  - Required for all Development types (i.e. New Construction, Rehabilitation, etc.); no exceptions. Complete all yellow highlighted cells as applicable. Under parking requirements, indicate number of spaces of each parking type that will be free of charge and number of spaces that will be available to tenants for a fee.
  - If a waiver or variance of local code parking requirements has been requested, then evidence to that effect is submitted behind this tab.
- Building/Unit Configuration
  - Information on this chart should be consistent with the Rent Schedule and the architectural drawings. The breakdown of common area square footage at the bottom of the page must agree with the architectural plans. Please note that the definition of Common Area was updated in the 2026 QAP.
  - This form includes worksheets 23a, 23b, and 23c. These worksheets will help you determine the distribution of mobility and hearing/visual accessible Units and accessible parking spaces. Include these worksheets in the Application.
  - Parking:
    - Basic requirement: The number of parking spaces must be adequate and consistent with local code, unless there is no local code, in which case the

requirement is one and a half (1.5) spaces per Unit for non- Elderly Developments and one (1) space per Unit for Elderly Developments. The minimum number of required spaces must be available to the tenants at no cost.

ADA Chapter 2 Section 208 standards always apply to all parking in every development. In some instances, Fair Housing Accessibility (FHA) requirements will also apply. Below are links to both standards.
https://www.ada.gov/regs2010/2010ADAStandards/2010ADAStandards.pdf
https://www.huduser.gov/publications/pdf/fairhousing/fairch2.pdf

- **Do not use the information at the bottom of the form unless your Application proposes supportive housing.**
  - Per 10 TAC §11.9(e)(2) related to Cost of Development per Square Feet: If the proposed Development is a Supportive Housing Development, the NRA will include Common Area up to 75 square feet per Unit, of which at least 50 square feet will be conditioned.
- If a revised form is submitted during the Application review process, indicate the date of submission at the bottom of the form.

Tab 23d: Engineer/Architect Certification

- This certification must be executed by the Development engineer or accredited architect can be found on the Department's website at https://www.tdhca.texas.gov/apply-funds
- New Construction Direct Loan Applicants must have the architect certify Development Site is sufficient in size, exposure, and contour to accommodate the number of Units proposed.
- If the Architect has not signed the accessibility forms in Tab 23 of the Application, the certification requires a separate statement be submitted that describes how the accessibility requirements for the physically accessible/hearing and visual impaired Units will be met, along with related parking requirements. Be sure this statement is attached to this certification.
- The form must be signed, and dated. **No hard copy with original signature/stamp is required, only a scanned copy within the final PDF file. However, a signed and stamped original must be retained and provided on request**.

Development Financing

Tab 24: Rent Schedule

- Submit the final Rent Schedule after deleting any rows that indicate zero (0) as the unit count. The Rent Schedule has been intentionally placed immediately following the Building/Unit Configuration exhibit in an effort to reduce the number of inconsistencies.
- Gross Rent cannot exceed the HUD maximum rent limits unless documentation of project-based rental assistance is provided.
- The unit mix and net rentable square footages must be consistent with tab 23, the site plan and architectural drawings.
- If any non-rental income is included, describe the source(s) of the income. "Misc", "Other" or "Etc." in the income description is not acceptable.
- If the Development includes loft/efficiency Units, label these Units as "0" bedrooms as provided in the drop-down list.
- **New Construction, or Reconstruction (excluding Elderly Developments and Supportive Housing Developments), there cannot be more than 35.00% efficiency and/or one-Bedroom Units. For Historic Developments, this requirement will not apply to any units constructed within the Historic structure. For any New Construction or Reconstruction undertaken as part of a Historic Application, those newly constructed or reconstructed Units must meet this standard.**

- **For MFDL Developments Only**
  - If applying for HOME or NHTF funds, the column titled "MFDL ~~HOME~~ Units" also includes the Income level required for each MFDL Unit designation.
  - ~~If applying for NHTF funds, please use the NHTF Units column to indicate Direct Loan units.~~
  - If applying for MFDL funding, use the column titled "MFDL Match Units" to indicate the number of match units for that income level
  - Applicants can use the 202~~5~~6 MFDL Calculator to determine the number of required MFDL units. https://www.tdhca.texas.gov/multifamily-direct-loan-program

- **For Tax-Exempt Bond Developments Only**:
  - Choose the applicable Private Activity Bond Priority from the drop-down list located at the top of the form.
  - Priority must be designated, as submitted to the Bond Review Board, regardless of Bond Issuer. The income and rent restrictions pursuant to the Applicant's election under Tex. Gov 't Code §1372.0321 must be identified in the "HTC Units" column. The priority designations include the following:
    - Priority 1(a): Set-aside 50% of the Units at 50% AMGI and 50% at 60% AMGI.
    - Priority 1(b): Set-aside 15% of the Units at 30% AMGI and 85% at 60% AMGI.
    - Priority 1(c): Set-aside 100% of the Units at 60% AMGI for Developments located in a census tract with a median income that is higher than the median income of the county, MSA or PMSA in which the census tract is located.
    - Priority 2: Set-aside 80% of the Units at 60% AMGI; up to 20% of the Units can be at market rate.
    - Priority 3: Includes any qualified residential rental Development. Market rate Units can be included under this priority.
  - Carryforward: in lieu of a Certification of Reservation, a Carryforward Designation was issued.
  - Units should only be listed under the 501(c)(3) Bond Units column if requesting such bonds be issued by the Department and the Bond Pre-application requirements have been met or a Bond Pre-application is being submitted.
  - Cost of Development per Square Foot. These cells will calculate automatically when both the Rent Schedule and Development Cost Schedule are completed.
  - Points for this item will be selected at the end of the Development Cost Schedule.

Tab 24a: Average Income Calculator

Average Income Distribution Tool must be included in the Excel and PDF Application if proposing Average Income. If this does not apply to you, skip this section.

- Enter information in the yellow boxes as applicable. Other boxes will auto-populate.
- A number, even if it is zero, must be entered in the box for "Number of 30% Units used for 30% boost."
- The average will not calculate unless a number is entered for the boost Units and the table is completed.
- If a revised form is submitted during the Application review process, indicate the date of submission at the bottom of the form.

Tab 25: Utility Allowances

- Where the Applicant uses any method that requires Department review, including Applications for Direct Loan, such review must have been requested prior to submission of the Application.

- Drop down lists are provided to identify "Who Pays" for the utility service and what type of "Energy Source" will be used.
- If Development is all bills paid, utilities and energy source is still required.

  The "Total paid by tenant" calculates only those energy sources for which it is indicated the tenant pays.
- Applicants with HOME annual or HOME matching units may be prohibited from using the PHA schedule per HUD regulations.
- For MFDL New Construction (including Adaptive Reuse where there are no existing housing units and NHTF Reconstruction, developments must meet MFDL Energy Efficiency Standards in one of the followings ways:
  - 2021 IECC (only available if 3 or fewer floors); or
  - ASHRAE 90.1-2019 (only available if 4 or more floors); or
  - A standard listed here: https://www.govinfo.gov/content/pkg/FR-2024-04-26/pdf/2024-08793.pdf; or
- Development is in a persistent poverty county (Contract with TDHCA must be signed by on or before May 27, 2026); Remember to include your support documentation:
  - Current PHA utility allowances sheet
  - USDA Rural Housing Services utility schedule (for RHS-regulated buildings)
  - HUD utility schedule (for HUD-regulated buildings)
  - TDHCA pre-approval of the following is required prior to Application submission (10 TAC §10.614(k)):
    - HUD Utility Schedule Model
    - Written Local Estimate
    - Energy Consumption Model
    - Actual Use Method/Agency Estimate
- If a revised form is submitted during the Application review process, indicate the date of submission at the bottom of the form.
- More information can be found at: Compliance - Utility Allowance Information | Texas Department of Housing and Community Affairs~~https://www.tdhca.state.tx.us/pmcomp/utility-allowance.htm~~.

Tab 26: Annual Operating Expenses

- Fill in all yellow highlighted cells.
- You must describe any "Other" cost included in any of the expense categories. "Misc" and "Etc." are not acceptable descriptions. The cells state "describe" in red to remind you to enter a description.
- Annual Debt Service should be consistent with information provided in the Summary of Sources and Uses of Funds form as well as the 15 Year Pro Forma. The debt service for each source must be ANNUAL, not monthly.
- Expense per Unit, Expense to Income ratio, and Debt Service Ratio will be calculated automatically. Applicants should familiarize themselves with the underwriting rules (Subchapter D of the QAP) regarding thresholds for these items. Most notably, the Debt Service Ratio shown must be at least 1.15.
- If applying for MFDL, Direct loan proposed annual debt service must be listed.
- Bond Trustee Fees and Local Issuer Ongoing Compliances Fees require an entry or an explanation must be provided if this figure is omitted. If Local Issuer Compliance Fee is a one-time, up-front fee and not an ongoing fee, Applicant's must provide an explanation of where this fee is located in the Application.
- Annual Issuer Fees (Local Issuer or TDHCA Issuer) should be included under Annual Debt Service.
- If a revised form is submitted during the Application review process, indicate the date of

submission at the bottom of the form.

Tab 27: 15 Year Pro Forma

- Refer to 10 TAC §11.302(d) regarding the underwriting analysis for a discussion that encompasses the items in the pro forma.
- Any deferred developer's fee must be shown to be fully repaid by year 15.
- Enter rental concessions as a negative value.
- If applying for MFDL, the loan payment annual debt service must be listed.
- You must describe any "Other" debt service included in the pro forma.
- If a revised form is submitted during the Application review process, indicate the date of submission at the bottom of the form.

Tab 28: Offsite Costs Breakdown

- This form must be completed if there are any offsite costs associated with the Development, whether or not they are included in the Development Cost Schedule. For example, if offsite costs are embedded in the acquisition costs, this form must be completed. If there are any unusual circumstances surrounding the costs and/or payment of off-site costs, please include an explanation behind this tab.
- The form must be completed, signed and sealed by a professional engineer. See 10 TAC §11.204(7)(E)(ii).
    - A certification from the Third Party engineer must describe the necessity of the off-site improvements, including the relevant requirements of the local jurisdiction with authority over building codes, and the source of the estimated costs.
- If any Off-site Costs are included in Eligible Basis:
    - A letter from a certified public accountant must be submitted allocating which portions of those costs should be included in Eligible Basis; and
    - If off-site costs are based on PLR 200916007 the certified public accountant must provide a statement of findings describing the facts relevant to the Development and that the fact pattern matches the PLR 200916007.
- The total offsite costs entered in this exhibit should match the amount reflected in the Development Cost Schedule.
- If a revised form is submitted during the Application review process, indicate the date of submission at the bottom of the form.

Tab 29: Site Work Costs Breakdown

- This form is applicable to all Developments, regardless of the amount of Site Work cost attributed to the Development.
- The form must be completed, signed and sealed by a professional engineer.
- If the Site Work cost is above $20,000 per Unit and are included in Eligible Basis, a letter must be provided from a certified public accountant allocating which portions of those site costs should be included in Eligible Basis.
- The total Site Work costs entered in this exhibit should match the amount reflected in the Development Cost Schedule.
- If a revised form is submitted during the Application review process, indicate the date of submission at the bottom of the form.

Tab 30: Development Cost Schedule

- All applicable yellow highlighted cells under the Total Development Summary (columns C, D, and E) should be completed. A section for notes regarding the costs is provided as well; this should be used to add any information that could be helpful for the underwriting review, to explain line items that may be particularly low or high costs.
- This form separates contingency from general requirements, overhead and profit. "Voluntary Eligible Building/Hard Costs" allows the Applicant to list the **actual** building and hard costs in the schedule, then indicate only the amount of the actual costs to be used to score points under §11.9(e)(2) Cost per Square Foot. The Applicant should adjust the voluntary number until the desired percentage is reached. The score will be entered at the end of the form.
- Supportive Housing Developments should review the "Specifications and Building/Unit Type Configuration" form to ensure that information required for such developments is entered at the bottom of that form. Per 10 TAC §11.9(e)(2) related to Cost of Development per Square Feet: If the proposed Development is a Supportive Housing Development, the NRA will include Common Area

up to 75 square feet per Unit, **of which at least 50 square feet will be conditioned**.

- If applying for MFDL, total costs incurred that are older than 24 months from the contracting date need to be listed in the DCS in a single line item. 90-120 days from application acceptance date can be used. Please note this date and amount are subject to change depending on the Departments review of the application.
- Where development costs are reduced by contributions by local government entities for the purpose of scoring points under §11.9(d)(2) Commitment of Development Funding by Local Political Subdivision, those reductions should be indicated in the "Notes" column next to the cost.
- No syndication costs should be included in the Eligible Basis.
- The "Credits Supported by Eligible Basis" cell is automatically calculated. This figure should be equal to or greater than the annual Housing Tax Credit Funding Request.
- You must describe any "Other" costs reflected in the Cost Schedule. The cells will prompt you when an amount is inserted to "please specify" under a footnote.
- **Request points for §11.9(e)(2) Development Cost per Square Foot for Competitive HTC Applications**.
- **Review Total Development Cost Per Unit**. Applications that represent a Total Housing Development Cost of $500,000 or more per Unit are ineligible.
- The 25~~50~~% Test for 4% HTC Applications box at the bottom of this form applies to **all 4% HTC Applications**. ~~Pursuant to §1372.0321(e) and based on Bond Priority, Applications must reflect at least 51% financed by Tax- Exempt Private Activity Bonds.~~ If land cost is being excluded from the calculation then there must be an explanation in the box provided.
- Include the contact name and phone number in the space provided of the person providing the cost estimate for the Hard Costs.
- If a revised form is submitted during the Application review process, indicate the date of submission at the bottom of the form.

Tab 31 – Financing Narrative and Schedule of Sources:

- For Tax-Exempt Bond Applications, the name of the Bond Issuer and the Certificate of Reservation Amount must be entered at the top of this form.
- **NEW:** For Tax-Exempt Bond Applications, if including bond interest in eligible basis, columns have been added to include the amount and corresponding bond interest rate.
- For Tax-Exempt Bond Applications, if requesting State Housing Tax Credits pursuant to §11.1008~~9~~ of the QAP, identify the Financing Participant in the left-hand column under Third Party Equity, along with the amount and syndication rate.
- Identify the name of each Financing Participant in the left-hand column.
- For MFDL Applications, include the TDHCA direct loan request in the "Debt" section. This information must meet NOFA requirements.
    - Direct Loan Match is~~-~~ required for MFDL Applications. In the "Other" section, note the match source and amount, this should match the information in Tab 33 Match Funds.
- Where there are financial contributions by local government entities for the purpose of scoring points under §11.9(d)(2) Commitment of Development Funding by Local Political Subdivision, those contributions should be entered as debt, a grant, or "Other", as applicable.
- Note that the Funding Description column under "Deferred Developer Fee" and "Other" do not have drop-down menus. Applicants should write in a funding description.
- For each source identified you are required to include the interest rate, amortization, term and syndication rate, where applicable. **The information included here must be consistent with the financing narrative, term sheets, and Development Cost Schedule**.
- The priority of lien must be indicated in the "Lien Position" column for interim and permanent

financing.

- Total sources of funds in the "Permanent Period" portion of the form must equal the total uses of funds reflected in the Development Cost Schedule.
- Complete the financing narrative, **ensuring that any information entered here is consistent with the other exhibits in the Application**. The narrative should identify any non-traditional financing arrangements; use of funds with respect to the Development; funding sources including construction, permanent, bridge loans, rents, operating subsidies, and replacement reserves; and commitment status of funding sources for the Development. For Tax-Exempt Bond Applications, the narrative should mention the amount of bonds to be issued, if different from the Certificate of Reservation Amount.
- If a revised form is submitted during the Application review process, indicate the date of submission at the bottom of the form.

Tab 32: Financial Capacity and Construction Oversight (MFDL Applications only)
This tab is applicable for the Department's Direct Loan Applications if: (1) the Direct Loan amount to more than 50% of the Total Housing Development Cost, except for Developments also financed through the USDA-515 program, or (2) the Direct Loan is the only source of Department funding (no HTCs are being requested) for the Development. Place the documentation described in the tab behind the tab.

Tab 33 – Matching Funds (Direct Loan Applications only)
This form is applicable for Multifamily Direct Loan Applications, only.

- Detail the type of Match, amount, and source in the appropriate columns.
- See the Match Guidance section of the tab page as well as 10 TAC §13.2(~~6~~7), 10 TAC §13.2(10), and the NOFA for information and requirements about Match. Generally a Related Party contribution to the Development is not considered eligible Match.
- Match in the amount of at least the minimum percentage of the MFDL funds requested pursuant to the applicable NOFA, must be documented.

Tab 34 – Finance Scoring (Competitive HTC Applications only)
This form is divided into 3 parts and is only applicable to Competitive HTC Applications.

- Part 1: Commitment of Development Funding by Local Political Subdivision (LPS) (10 TAC §11.9(d)(2))
  - To request the point, enter the name of the Local Political Subdivision providing the funding in the highlighted box at the top of this part. Indicate in the following three check boxes that the letter meets each of these criteria. **The letter must indicate the dollar value of the contribution and the dollar value of the contribution must be reflected in the Application**. If the contribution reduces costs, it must be noted on the Development Cost Schedule. If the contribution is in the form of a loan, grant or similar instrument, it must be included with the development sources and uses. Contributions must equal $500 or more if the Application is Urban and $250 if the Application is Rural or USDA. The letter committing the funding and naming the same Local Political Subdivision named in the top box of this scoring item must be present in the "Tab 35. Supporting Docs." The total points claimed will auto- populate the score box only if the boxes above it have entries.
- Part 2: Financial Feasibility (10 TAC §11.9(e)(1))
  - The Total Points Claimed will auto-populate based on your selection.
- Part 3: Leveraging of Private, State, and Federal Resources (10 TAC §11.9(e)(4))
  - At least 5% of the total Units must be restricted to 30% AMGI. The form will calculate the percentage based on the information reflected in the Rent Schedule.
  - If the Development leverages CDBG Disaster Recovery, HOPE VI, RAD, or Choice

Neighborhoods funding, mark the appropriate box.

- The form will calculate Housing Tax Credit funding request as a percent of Total Housing Development Cost based on information reflected in the Development Narrative and the Development Cost Schedule. **Please note that the rule calls for the funding request to be less a certain percentage without rounding**.
- No more than 50% of the developer fee can be deferred to be eligible. **This form does not perform this calculation**.
- No supporting documentation is necessary unless claiming points based on a commitment of CDBG-DR, HOPE VI, RAD or Choice Neighborhood Funding.
- Remember to select the points being requested from the drop-down in the "Total Points Claimed" field. Although the form will calculate eligible points based on the information provided, **the points requested WILL not auto-populate**.

Tab 35 – Supporting Documentation

- Evidence must be consistent with the Summary Sources and Uses of Funds and Financing Narrative. If changes occur, update the form to match the new information.
- Include term sheets for all interim and permanent financing that are consistent with other parts of the Application, and provided in one or more of the forms identified and include the requirements set forth in 10 TAC §11.204(6)(A)-(B).
- For Developments proposing to refinance an existing USDA Section 514, 515, or 516 loan, a letter from the USDA confirming the outstanding loan balance on a specified date and confirming the Preliminary Assessment Tool has been submitted by the Applicant to USDA. **The loan amount that is reported on the Schedule of Sources (Tab 31) and that is used to determine the acquisition cost must be the Applicant's estimate of the projected outstanding loan balance at the time of closing as calculated on the Department's USDA Principal Balance Amortization exhibit to be submitted with the application**.
- For Direct Loan Applications or ~~Tax Exempt~~Tax-Exempt Bond Applications with TDHCA as the issuer utilizing FHA financing, the Application shall include applicable pages from the *HUD Application for Multifamily Housing Project*. If the HUD application has not yet been submitted then a statement to that effect should be included in the Application along with an estimated date for submission.
- Any federal, state or local gap financing, whether soft or hard debt must be identified at the time of Application and a term sheet reflective of an available fund source must be provided for each.
- If the Development is financed through more than 5% Development Owner contributions provide the required documentation described in §11.204(6)(C) in the full Application.
- Include term sheets for syndication of tax credits that include the requirements set forth in 10 TAC §11.204(6)(D).
    - For Tax-Exempt Bond Developments requesting State Housing Tax Credits pursuant to §11.1008~~9~~, a term sheet must be included from a syndicator that includes the amount of State Housing Tax Credits requested and pricing information.
- Letter from the Texas Historical Commission as applicable to historic tax credit financing under §11.9(e)(6) or otherwise.
- Include evidence of rental assistance or other subsidies if applicable.

Development Organization

The Development Organization tabs are colored green, and include all information regarding the Development Team members. The Organizational Charts, Previous Participation exhibits, and Credit Limit

documents are all located in this section.

Tab 36 – Sponsor Characteristics

This form is only applicable for Competitive HTC Applications, and is divided into four~~two~~ Parts. Applications may qualify for two (2) points for having a ~~Certified HUB or~~ Qualified Nonprofit in the ownership structure, or for one(1) point for having a ~~Certified HUB or~~ nonprofit organization involved with the Development Services or in the provision of on-site tenant services during the Development's Affordability Period. For HUD 202 Rehabilitation projects that prohibit for-profit ownership, ownership will not be required for a ~~HUB or~~ nonprofit, only for Cash Flow or Developer Fee; the total ownership percentage must still equal 50%, even if it is only attributable to one of the two categories. **To be eligible for the two (2) points using a Qualified Nonprofit, the Application must be applying in the Nonprofit Set- Aside (a selection made in the Development Narrative that will be auto-populated in this section.)** ~~The HUB must be registered with the Texas Comptroller of Accounts, and evidence of such registration must be provided behind this tab.~~ **Pursuant to 10 TAC §11.9(b)(2), an Application may qualify to receive up to two (2) points provided the ownership structure meets one of the following requirements.** ~~**in Parts 1 or 2 below**~~.

- Part 1
    - If attempting to score as a Qualified Nonprofit, verify whether the Application is participating in the Nonprofit Set-aside.
    - ~~If attempting to score as a certified HUB, provide evidence of the HUB's existence from the Texas Comptroller of Public Accounts behind this tab.~~
    - Complete the yellow highlighted cells with the percentages of ownership interest, cash flow from operations, and developer fee.
    - Certify that the Qualified Nonprofit ~~or certified HUB~~ will materially participate in the Development throughout the Compliance Period.
        - Provide a detailed narrative describing how that material participation will be achieved behind this tab.
    - Indicate the experience of the Qualified Nonprofit ~~or certified HUB~~ by marking the checkboxes (Property Management, Construction, Development, Financing, or Compliance).
    - ~~Certify there is no relationship between the Principals of the HUB and any other Principals of the Applicant or Developer.~~
    - Provide a narrative describing:
        - The Qualified Nonprofit's ~~or certified HUB's~~ direct experience in the housing industry as well as a statement indicating how the Qualified Nonprofit ~~or certified HUB~~ will materially participate in the Development throughout the compliance period. (Acceptable evidence of experience includes, but is not limited to a resume or TDHCA experience certificate.); **OR**
        - ~~How the certified HUB will be involved with the Development Services or in the provision of on-site tenant services during the Development's Affordability Period. Evidence of experience in the provision of Development Services or in the provision of on-site tenant services as well as a narrative statement indicating how the HUB will provide such services must be included behind this tab.~~
- Part 2
    - Certify whether a participating Nonprofit meets the following criteria:
        - The ownership structure contains a nonprofit organization that meets the requirements of IRC §42(h)(5)(C) on the Application Delivery Date, with at least 51% ownership in the General Partner of the Applicant.
        - The nonprofit will maintain Control of the Development and materially participate in the operation of the Development throughout the compliance Period.

        - The Applicant will provide a minimum of three (3) additional points under 10 TAC §11.101(7) related to Resident Supportive Services, in addition to points selected under 10 TAC §11.9(c)(3).
    - The nonprofit organization, or individuals with Control of the nonprofit organization, must provide verifiable documentation of at least 10 years' experience in the continuous operation of a Development that provides services similar to those in the proposed Development.
    - Indicate points claimed (zero if this option is not selected).
    - The score will populate based on the selections made on this form. If it is not filled out correctly, points will not be included on the self-score form.; **OR**
- Part 3
    - Property Tax Status for Applications
        - If an Application does not include any exemptions, abatements, rebates, or similar reductions related to ad valorem taxes imposed by the taxing units in the Development Site's district.
        - The Application must include a certification from the Development Owner, stating no exemption or abatement will be sought prior to the expiration of the federal Compliance period.; **OR**
- Part 4
    - Housing Authorities
        - The ownership structure includes a Housing Authority organized under Local Government Code Ch. 392 or an instrumentality thereof.
        - The entire Development Site must be located within the Housing Authority's area of operation.

Tab 37: Applicant, Developer, and Guarantor Ownership Charts

This sheet shows a basic format for organizational charts. Be sure that charts follow the example given and that they contain the following information:

- Correct name and ownership percentage of each entity and person. Avoid nicknames.
- Clear indication of role, e.g. Member, Member/Manager, Class B, LP, etc., and ability to exercise Control.
- Trusts must include the trustee and list all beneficiaries that have the legal ability to access, control, or direct activities of the trust and are not just financial beneficiaries.
- Nonprofit entities, public housing authorities and publicly traded corporations must show name of organization, individual board members and executive director. For individual board members, indicate those board members that have the ability to exercise Control. Any other persons with the ability to exercise Control must also be identified.
- For HTC Applications only, where there are private equity fund investors who are passive investors in the sponsorship entity, refer to 10 TAC §11.204(12)(B) regarding who must be listed on the organization chart.
- In cases of to-be-formed instrumentalities of PHAs where the board members and executive director remain to be determined, the PHA itself is shown.
- Ownership must be described to the level of natural persons, whether Owners or board members.
- Charts should show the structure of the Owner, Developer and Guarantor and include the following:
    - Any Person receiving more than 10% of the Developer Fee is on the Developer chart;

  - Nonprofit entities, public housing authorities and publicly traded corporations show name of organization, individual board members and executive director;
  - Ownership to the level of natural persons, whether Owners or board members; and
  - Any other relationships involving the power to control the Applicant directly or indirectly.
- Create separate charts for the Owner, Developer and Guarantor, ensuring that each of the three is a complete representation of the structure of each organization, and attach them behind this tab.

Data Entry Tab for Tabs 38 and 42

- Complete the yellow highlighted cells as applicable for Tabs 38 and 42.
- The entries made on this tab will auto-populate Tabs 38 and 42.
- **Applicants should not include the data entry tabs when printing the application to PDF.**

Tab 38: List of Organizations and Principals

- Information for this tab will auto-populate based on the data entered on the Data Entry Tab for Tabs 38 and 42.

Tab 39: Previous Participation Form

- A separate form must be completed for each entity shown on the Owner and Developer organizational charts, and also for only those natural Persons shown on the Owner and Developer organizational charts that exercise Control, regardless of whether the Person or entity has previous experience with TDHCA funding or assistance.
- For Applications with MFDL, each Person (as defined by 2 CFR Part 180 and 2 CFR part 2424), Board Member, or Affiliate must complete a PPR form. See 10 TAC §1.301 for further information about previous participation review.
- Note that the appropriate fields should be marked at the bottom to indicate other TDHCA programs the entity or person has participated in.
- For "Control Begin"/"Control End" enter the time period a person's or entity's role in each property identified began and ended. This applies to any Developments in which a Person or entity was originally involved, but have since been transferred to another Person or entity.
- If the Person's or entity's role in a property or service-related activity has not ended then leave the "Control End" column blank.
- If more space is needed, unlock rows before row 40.
- Do not submit pages that are blank.
- The Excel version of the form(s) must be uploaded with the Application.

Tab 40: Nonprofit Participation

All nonprofit Applicants or Principals must complete this form regardless of the level of ownership or Application set-aside.

- Complete all appropriate yellow highlighted cells. Yes/No questions have drop-down menus.
- The worksheet allows listing up to 20 board members. If more space is needed, print additional forms or contact staff.
- Include the Board Members' **home** addresses.
- Do not submit pages that are blank.

Tab 41: Nonprofit Supporting Documentation

Applications involving 501(c)(3) or (4) nonprofit General Partners that **do not** elect to be included under the Nonprofit Set-Aside only need to submit the IRS determination letter described below, or if the nonprofit designation is not due to a 501(c)(3) or (4) determination, the Application must contain a disclosure of the

basis of the nonprofit status. **Tax Exempt Bond Applications only need to submit the first two items below in addition to the Nonprofit Participation Form**:

- A resolution approved at a regular meeting of the majority of the Board of Directors of the nonprofit that meets the requirements of 10 TAC §11.204(13).
- IRS Determination Letter, which states that the nonprofit organization is a §501(c)(3) or (4) entity. This designation must be in place as of the beginning of the Application Acceptance Period. If the organization is a Qualified Nonprofit Organization as defined in the tax code, notwithstanding any apparent limitations in the QAP about the particular parts of the Code under which a nonprofit may qualify, submit an IRS determination letter.

For Competitive HTC Applications, the additional documentation requirements identified in this section must be completed **only** if the Applicant is eligible and has elected to compete under the Nonprofit Set- Aside Allocation pursuant to Tex. Gov't Code §2306.6706, which requires that the organization's 501(c)(3) or (4) designation be in place at the beginning of the Application Acceptance Period:

- Third Party Legal Opinion – Be sure your legal opinion contains all of the required statements pursuant to Tex. Gov't Code §2306.6706 and 10 TAC §11.204(13)(A)(iii). A template is provided on the website at: Apply for Funds | Texas Department of Housing and Community Affairs~~https://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm~~.
    - Note: The ~~Third Party~~Third-Party Legal Opinion letter template was revised in 2017. Please ensure your counsel has this version of the template so they can determine if they will be able to provide any required opinion or they may contact the Department with any questions.
- Financial Statement - The nonprofit's most recent financial statement prepared by a Certified Public Accountant.
- Certification of Residence- a certification that a majority of the board members reside in the State of Texas if the Development is in a Rural Area, or within 90 miles of the Development if it is not in a Rural Area.

The worksheet allows up to 20 board members to be listed. If more space is needed, simply print out another form or contact staff, but do not submit pages that are blank.

Tab 42: Development Team Members

- Information for this tab will auto-populate based on the data entered on the Data Entry Tab for Tabs 38 and 42.
- If Applying for Direct Loan, please scroll to the end of the page and fill out all Applicable fields regarding Davis Bacon, UEID, and SAM.gov registration.

Data Entry Tab for Tab 45

- Complete the yellow highlighted cells as applicable for Tab 45.
- The entries made on this tab will auto-populate Tab 45.
- **Applicants should not include the data entry tabs when printing the application to PDF.**

Tab 45: Applicant Credit Limit Documentation and Certification (Competitive HTC Only)
Information for this tab will be auto-populated with the data entered on the Data Entry Tab for Tab 45.

Community Input Scoring Items

Tab 46: Community Input
Fill-in the form and include the letters behind the form as applicable.

- Part 1: Local Government Support
    - An Application may qualify for up to seventeen (17) points for a resolution or resolutions voted on and adopted by the bodies reflected in subparagraphs (A) through (C) below. The resolution(s) must be dated prior to and submitted no later than 5:00 p.m. (Austin local time) on February 2~~7~~8, 202~~5~~6. **Resolution(s) must specifically identify the Development by legal description, address, Development name, or Application number**. A municipality or county should consult its own staff and legal counsel as to whether their handling of actions regarding such resolution(s) are consistent with Fair Housing laws as they may apply, including any Fair Housing Activity Statement-Texas (FHAST) form on file, any current Analysis of Impediments to Fair Housing Choice, or any current plans such as one year action plans or five year consolidated plans for HUD block grant funds., such as HOME or CDBG funds. Once a resolution is submitted to the Department it may not be changed or withdrawn. For an Application with a proposed Development Site that, at the time of the initial filing of the Application, is:
        - (A) Within a municipality, the Application can receive seventeen (17) points for a resolution from the Governing Body of that municipality expressly stating that the municipality supports the Application or Development; or fourteen (14) points if the resolution states that the municipality has no objection to the Application or Development.

          (B) Within the extraterritorial jurisdiction of a municipality, the Application may receive(i) eight and one-half (8.5) points for a resolution from the Governing Body of that municipality expressly stating that the municipality supports the Application or Development; or seven (7) points if the resolution states that the municipality has no objection to the Application or Development. In addition, the Application can receive eight and one-half (8.5) points for a resolution from the Governing Body of the county expressly stating that the county supports the Application or Development; or seven (7) points if the resolution states that the county has no objection to the Application or Development.
        - (C) Within a county and not within a municipality or the extraterritorial jurisdiction of a municipality scores seventeen (17) points for a resolution from the Governing Body of that county expressly setting forth that the county supports the Application or Development; or fourteen (14) points if the resolution expressly sets forth that the county has no objection to the Application or Development.
- Part 2 – Quantifiable Community Participation
- Part 3 - Community Support from State Representative
    - Letter from a State Representative:
        - The Applicant may qualify for eight (8) points for letters of support from the appropriate State Representative. **Letters must be on the State Representative's letterhead and be signed by the State Representative, identify the specific Development, and clearly state support for, opposition to or neutrality toward the specific Development**. The letter will be accepted with the Application or via delivery from the Applicant or State Representative and **must be submitted no later than 5:00 p.m. (Austin local time) on February 2~~7~~8, 202~~5~~6**. After submission, letters may not be changed or withdrawn. Representative letters, whose statements are based on the relevant community's expression of support, will be considered a support letter and will receive eight (8) points. Neutral letters or letters that do not specifically refer to the Development will receive zero (0) points, and letters of opposition will receive negative eight (-8) points. If the relevant Representative's office is vacant, the Application will be considered to have received a neutral letter. Letters opposing the

Application/Development will be added to the Application posted on the Department's website.

- No Letter from a State Representative (or a letter conveys to the Department that no written statement will be provided by the State Representative for a particular Development):
  - **Points available in this scenario will be based on how an Application scores under §11.9(d)(1), of this section, relating to Local Government Support**.

- Part 4: Input from Community Organizations
  - Development Sites outside the boundaries of qualifying Neighborhood Organizations may score up to four (4) points for letters of support submitted with the Application. Once a letter is submitted to the Department it may not be changed or withdrawn. This option means losing one (1) point from the score under this paragraph for each letter in opposition that is from an organization that would otherwise qualify under this paragraph. Letters of opposition will be added to the Application, posted on the Department's website. The score of this item will never be less than zero (0), calculated as follows:

    Two (2) points for a letter of support from a community or civic organization serving the community containing the Development Site, identifying and stating support for the Development at the proposed location. The organization must be tax exempt and its primary purpose must be the overall betterment, development, or improvement of the community as a whole or one of its major aspects such as schools, fire protection, law enforcement, city-wide transit, flood mitigation or similar activities. The Applicant must include:
    - Evidence of the organization's tax-exempt status, e.g. a copy of the organization's IRS determination letter.
    - Evidence that the tax-exempt status of the organization is current as of October 1 of the year preceding Application submission. Evidence of IRS exemption can be found at https://apps.irs.gov/app/eos/, and evidence of state exemption can be found at https://comptroller.texas.gov/taxes/exempt/search.php.
    - Evidence that it either has a location or conducts activities within the specific city or county of the Development. Evidence can include a listing of activities and where they are held, membership lists showing addresses, brochures indicating activities and the geographical service area, annual reports, etc. Churches can be eligible for these points if they operate a beneficial activity to the community outside of religious services (food pantry, clothes closet, after-school care available to the community regardless of membership, etc.).
    - Community and civic organizations do not include neighborhood organizations, governmental entities (excluding Special Management Districts), or taxing entities so evidence of how the organization was created and by whom/what group, etc., should be included.

  - Two (2) points for a letter of support from a property owners association created for a master planned community containing the Development Site that does not meet the requirements of a Neighborhood Organization for the purpose of awarding points under 10 TAC §11.9(d)(4). Include documentation evidencing the establishment of the association and the master planned community to which it belongs.
  - Two (2) points for a letter of support from a Special Management District whose boundaries include the Development Site, as of the Full Application Delivery Date as

identified in 10 TAC §11.2(a). Include evidence of the District's boundaries, indicating the location of the Development Site inside those boundaries, along with evidence of the existence of the District itself.

Please note that input evidencing unlawful discrimination under Fair Housing law or scoring the Department determines to be contrary to the Department's efforts to affirmatively further fair housing will not be considered. The Department will refer input appearing to indicate non-compliance under the Fair Housing Act, to the Texas Workforce Commission for investigation, but the referral will not, standing alone, cause staff or the Department to terminate the Application. Staff will report all such referrals to the Board and summarize the status of any such referrals in any recommendations.

Third Party Reports

All third party reports must be submitted in their entirety by the deadline. Incomplete reports will result in termination of the Application. Reports should be submitted in a searchable electronic copy in the format of a single file containing all of the required information and conform to Subchapter D of the QAP. Exhibits should be clearly bookmarked. Third Party Reports combined into one PDF will not be accepted.

All third party reports must contain the following statement, "all persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department's website, release the report in response to a request for public information and make other use of the report as authorized by law."

Tab 47: Third Party Reports
The required Environmental Site Assessment (ESA) must be submitted to the Department no later than 5:00 p.m. (Austin local time) on February 2~~7~~8, 2026~~5~~ for 9% HTC Applications under 10 TAC §11.2(a), pursuant to 10 TAC §11.201(2) for Tax-Exempt Bond Applications, or at the time of Application submission for MFDL funds. The ESA must meet the requirements of 10 TAC §§11.205(1) and 11.305.

- All Applications for Direct Loans from the Department, except for those which are ultimately awarded TCAP RF must complete the environmental clearance process in accordance with 24 CFR Part 93 or Part 58 (prior to engaging in choice limiting activities such as closing on land, loans, beginning demolition or construction activities, or entering into construction contracts). A Phase I ESA will not satisfy the environmental clearance required for use of Direct Loan funds. Mark the appropriate yellow highlighted cells.

The Primary Market Area (PMA) Map is required with full Application submission. For 9% HTC Applications, this is on February 2~~7~~8, 2026~~5~~. A PDF copy of the map as well as the definition of the PMA, based on census tracts, ZIP codes, or census place should be included with the Application to ensure timely submission.

The Market Analysis is required for all Developments and must be submitted no later than 5:00 (Austin local time) on April ~~6~~4, 2026~~5~~ for Competitive HTC Applications under 10 TAC §11.2(a), pursuant to 10 TAC §11.201(2) for Tax-Exempt Bond Applications, or at the time of Application submission for MFDL. The Market Analysis must meet the requirements of 10 TAC §§11.205(2) and 11.304.

- It is the responsibility of the Applicant to ensure this analysis forms a sufficient basis for the Applicant to be able to use the information obtained to ensure the Development will comply with fair housing laws.
-

If applicable, the Scope and Cost Review (SCR) must be submitted to the Department no later than 5:00 p.m. (Austin local time) on February 2~~7~~8, 2026~~5~~ for Competitive HTC Applications under 10 TAC §11.2(a), pursuant to 10 TAC §11.201(2) for Tax-Exempt Bond Applications, or at the time of Application submission for MFDL funds. The SCR must meet the requirements of 10 TAC §§11.205(3) and 11.306.

For Rehabilitation (excluding Reconstruction) and Adaptive Reuse Tax-Exempt Bond Developments that do not include a request for Direct Loan or where the Department is not the bond issuer, a Scope and Cost Review is not required. The Application must include a Scope of Work Narrative as described in 10 TAC §11.306(j).

- The Applicant must upload the Department's SCR Supplement as an Excel workbook, which can be found on the Apply for Funds page of the TDHCA website or at Apply for Funds | Texas Department of Housing and Community Affairs~~https://www.tdhca.texas.gov/apply-funds~~.

If applicable, the Appraisal must be submitted to the Department no later than 5:00 p.m. (Austin local time) on February 2~~7~~8, 2026~~5~~ for Competitive HTC Applications under §11.2(a), pursuant to 10 TAC §11.201(2) for Tax-Exempt Bond Applications, or at the time of Application submission for MFDL funds. The Appraisal must meet the requirements of 10 TAC §§11.205(4) and 11.304.

- If the Application contains a Market Analysis and the Appraisal is not required to fulfill purposes other than establishing the value of land or buildings, an appraisal is not required if no acquisition costs are entered in the Development Cost Schedule.

If applicable, the Feasibility Report must be submitted to the Department no later than 5:00 p.m. (Austin local time) on February 2~~7~~8, 2026~~5~~ for Competitive HTC Applications under 10 TAC §11.2(a), pursuant to 10 TAC §11.201(2) for Tax-Exempt Bond Applications, or at the time of Application submission for MFDL funds. The Feasibility Report, if required, must meet the requirements of 10 TAC §11.204(14).

Tie Breakers

Tab 48: Tie Breakers

Pursuant to 10 TAC §11.7(1), there is a three-step tie breaker for 9% HTC Applications in the event of a tie. The first step of the tie breaker is only for applications funded through the USDA Set-Aside, Applications proposing to rehabilitate a property with the earliest year of initial construction. The second step of the tie breaker will apply to all Competitive Applications - proposing a site in closest proximity to the features outlined in the Qualified Allocation Plan (10 TAC §11.7(2)). If ties persist, preference will be given to the Application that proposes the lowest Housing Tax Credit request per Low-Income Unit (10 TAC §11.7(2)). If ties persist further those tied Applications move to the third step of the tie breaker involving linear distance (10 TAC §11.7(~~3~~4)).

Review Tabs

These tabs will be used by staff in the review process. While there is nothing to be completed or supplied with these tabs at submission, they should be included and bookmarked.

Tab 53 - Deficiency Documents Tab 54 –
Scoring Notice
Tab 55 - Third-Party Requests for Administrative Deficiency Tab 56 –
REA Division RFI Documents
Tab 58 – Board Action Tab 59 –

Public Comment
Tab 60 – Commitment or Determination Notice Tab 61 –
MFDL Award Letter
Tab 62 – Carryover Documents

Instructions for Converting From Excel to PDF Format

Once the Excel Application file is complete and you are ready to convert the Excel file to PDF, follow these instructions. Be sure to check all of the page breaks in the Excel file before you convert to PDF.

Please note that both the Excel and PDF files must be submitted in order for the Application to be considered complete. The Excel file must be converted to PDF, and **Applications submitted as a scanned copy of the Excel file will be rejected as materially deficient**.

Excel 2016 users should follow these steps:

1. With the file open, click the File menu. Choose Save as Adobe PDF.
2. Choose Sheets or Entire Workbook. If using Sheets, choose each item you would like to convert to PDF by clicking on the item in the Sheets in Excel box and clicking Add. The item will appear in the Sheets in PDF box.
3. Once all items are selected for conversion, click Convert to PDF.
4. Save a copy of the PDF file to your computer.
5. Once files are saved in PDF, click on the Page Thumbnails icon to look through the document.
6. Make sure to insert bookmarks by selecting the Bookmarks icon. Review automatic bookmarks before submitting and edit automatic labels as needed by right clicking and choosing Rename.

Excel 2007 users should follow these steps:

1. Click the Microsoft Office Button, point to the arrow next to Save As, and then click PDF or XPS.
2. In the File Name list, type or select a name for the workbook.
3. In the Save as type list, click PDF.
4. If you want to open the file immediately after saving it, select the Open file after publishing check box. This check box is available only if you have a PDF reader installed on your computer.
5. Next to Optimize for, do one of the following, depending on whether file size or print quality is more important to you:
    a. If the workbook requires high print quality, click Standard (publishing online and printing).
    b. If the print quality is less important than file size, click Minimum size (publishing online).
6. Click Options. Under Publish What select Entire Workbook and click OK.
7. Click Publish.

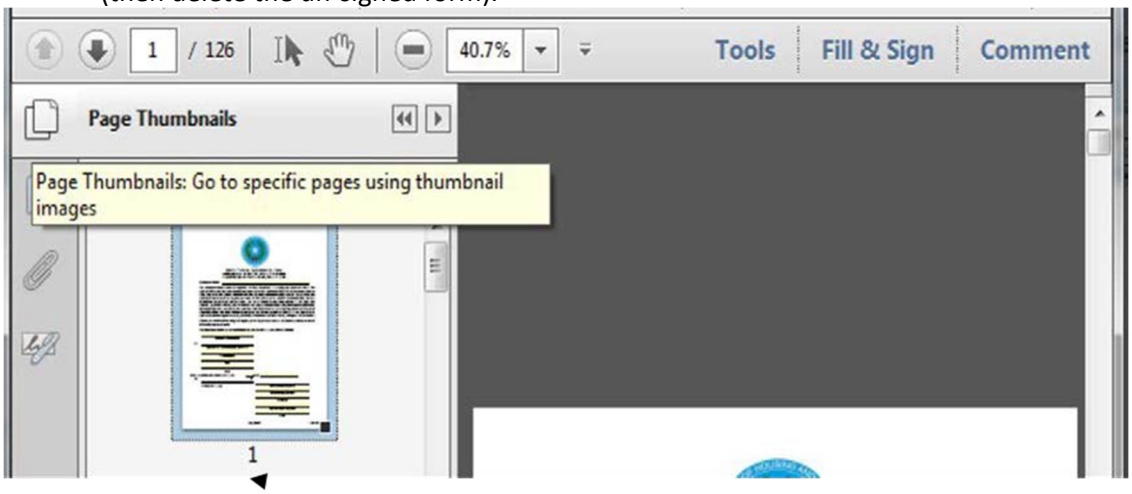
Inserting Documents into the PDF

If there are documents to be submitted as part of the Application, include those documents in the PDF Application. To do this, applicants should follow these steps:

1. Convert the Excel application to PDF per the instructions above.
2. Once you have collected all required executed documents, scan them as individual files and name them (“app-cert.pdf”, “owner-cert.pdf”, etc).
3. Insert the scanned forms into the PDF Application in the order required. For instance, you will need

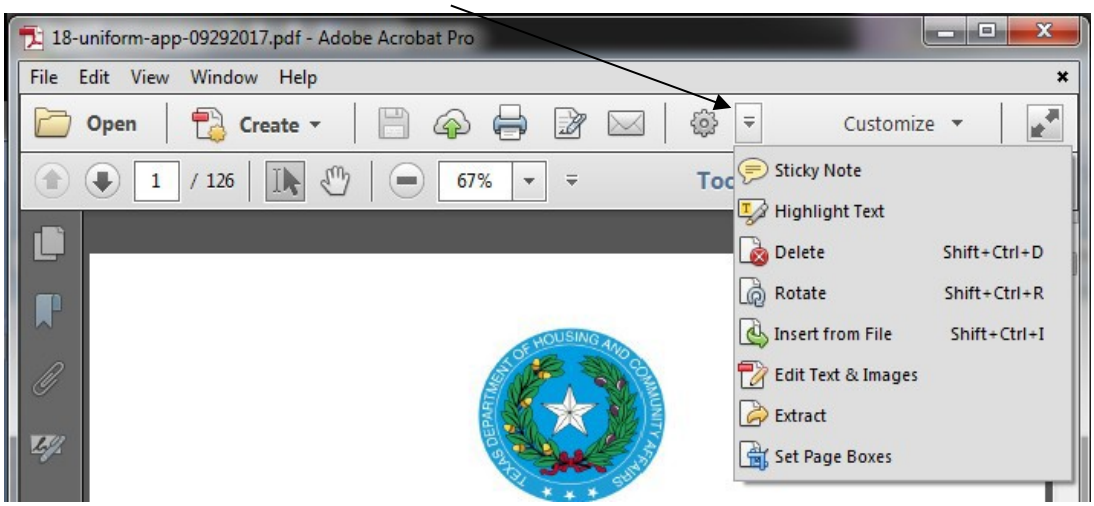
to insert the signed Applicant Certification form. You can either:

4. Click the "thumbnails" button, then drag and drop the PDF form before or after the existing form (then delete the un-signed form).



Alternatively, applicants could use the "insert from file" option:

1. Select "Insert from File", navigate to document to be inserted and select it.
2. In the dialog box, selected appropriate page number and indicate whether the document is to be inserted before or after that page. Click Okay.



The Application submitted should be the PDF file created from converting the Excel file (into which additional documentation has been inserted), as well as the Excel file itself.

Creating Bookmarks

Because they cannot be reviewed, Applications submitted without bookmarks will be terminated.

Once the file has been converted to PDF and all executed forms have been inserted into their appropriate locations within the file, the Applicant will need to create Bookmarks. Bookmarks may or may not have already been created as part of the conversion process. The locations may need to be designated for the rest. To correctly set the Bookmark locations, open the PDF file in Adobe Acrobat. Click on the Bookmark icon located on the left- hand side of the Adobe Acrobat screen, or go to the task bar and select these options in the following order: **View → Navigation Panels → Bookmarks**.

If a Bookmark has already been created for each tab within the Excel file, re-set the bookmarks to the correct locations. To re-set the location for the Bookmarks, go to the first page of each separately labeled form/exhibit, right-click on the corresponding Bookmark for the form/exhibit, **select Set Destination** and a pop-up box will appear ask: "Are you sure you want to set the destination of the selected bookmark to the current location?" Select Yes.

If Bookmarks were not already created within the Excel file, they will need to be created: **Document → Add Bookmark**. Right-click on the first Bookmark and re-name it for the appropriate form or exhibit. Set the location of the Bookmark by going to the first page of each form or exhibit, right click on the corresponding Bookmark and select Set Destination. A pop-up box will appear asking: "Are you sure you want to set the destination of the selected bookmark to the current location?" **Select Yes**.

Tabs within the Excel Application workbook have been color coded to distinguish between "Parts" of the Application consistent with this manual. Additionally, beside each bulleted item a label to use for purposes of bookmarking the final PDF Application file is included in parentheses.

If there are extra blank pages of any exhibit after conversion of the Excel file to PDF, they must be deleted in order to limit the size of the Application file. To delete any extra, unnecessary pages identify the page number(s) to be deleted. On the Adobe Acrobat Task Bar click on Document and select Delete Pages from the drop down list. A box will appear prompting a selection of the page(s) to be deleted.
Enter the page numbers to be deleted and hit OK. If a page is deleted, the Applicant is responsible for ensuring it was done correctly and did not inadvertently delete pages that should have been retained.

The PDF formatted file should be checked for the following prior to submission:

- ✓ All tabs and/or volumes must be correctly bookmarked
- ✓ Files should average less than 100 kilobytes per page
- ✓ Files must be readable with free PDF file viewers including Adobe Reader and be compatible with Adobe Reader 5.0 and above
- ✓ Files should be saved so that "Fast Web View" (or page at a time downloading) is enabled
- ✓ Text within the PDF file should be searchable using the "Find" command in the PDF viewer

For questions on using or difficulties with the Microsoft Excel based Application, contact Dominic DeNiro via email at dominic.deniro@tdhca.texas.gov. In some instances a file may have small variations in bookmarks, file sizes, or readability that are not explicitly cited as requirements in the rule. Staff will use a reasonableness standard in determining when such deviations rise to the level of necessitating termination or other remedy.

Application Assembly Instructions

Prior to submitting any Application fees or the Application itself, a fully-executed 2026~~5~~ Electronic Application Filing Agreement should have already been submitted.

Applicants are reminded that both the Excel and PDF files must be submitted, along with the Application Fee, in order for the Application to be considered complete. **The Excel file must be converted to PDF, Applications submitted as a scanned copy of the Excel file will be rejected as materially deficient**.

For each Application, the Applicant must ensure execution of all necessary forms and supporting documentation, and place them in the appropriate order according to this manual. The submitted Application should be the Excel file as well as the PDF created from the Excel file (with added documents). Do not print and scan the Excel file. Do not print and scan the PDF file. Convert the Excel form to a PDF, and then insert

scanned pages only as indicated below. Scanned copies of the Application are difficult to read, are not searchable, raise questions regarding accuracy and will not be accepted.

All Application materials must be submitted via the Department's secure web transfer server. The Applicant must physically deliver the following:

- Completed hard copy of the 2026~~5~~ Payment Receipt. Attach evidence of nonprofit status (as applicable) and a check for the correct Application Fee made out to "Texas Department of Housing and Community Affairs". If submitting a Bond pre-application, submit the additional fees pursuant to §12.10 of the Multifamily Housing Revenue Bond Rules and reflect such fees on the Payment Receipt; and
- Copy of the Certificate of Reservation (for Tax-Exempt Bond Developments only).
    - Note: Applicants intending to submit an Application Fee that does not include evidence that a Certificate of Reservation from the Texas Bond Review Board has been issued will not be accepted. **Applications that are uploaded regardless of this provision will not be acknowledged as submitted**.
- The applicable Application Fee pursuant to 10 TAC §11.901(3). Please do not submit checks for more than the applicable fee. In order to protect your financial information, do not include a copy of the check in your Application.

Application Delivery Instructions

Applications are accepted only through the Serv-U portal. Physical delivery of Applications will not be accepted. For guidance on using Serv-U, refer to the Electronic Document Upload User Guide (MF Serv- U FTP) posted on the Department's "Apply for Funds" page.

Application payments are accepted during regular business hours. **Do not send regular mail to this address**.

Deliver To: (overnights)	Multifamily Finance Division Texas Department of Housing and Community Affairs 221 East 11th Street Austin, Texas 78701
Regular Mail:	P.O. Box 13941 Austin, Texas 78711

The applicant is solely responsible for proper delivery of the Application and payment.

4% HTC and Bond Applications

4% Housing Tax Credit Applications and Multifamily Bond pre-applications can be submitted throughout the year. Submission dates are posted on the Departments website at the following link: Apply for Funds | Texas Department of Housing and Community Affairs~~https://www.tdhca.texas.gov/apply-funds. https://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm.~~

Multifamily Direct Loan Program Applications

Multifamily Direct Loan Applications may be submitted throughout the submission period described in the applicable Notice of Funding Availability (NOFA): https://www.tdhca.texas.gov/multifamily-programs-qap-nofas-and-rules ~~https://www.tdhca.texas.gov/multifamily-programs-qap-nofas-and-rules~~

9% HTC Applications

The Application and fee payment for competitive Applications must be received by TDHCA no later than 5:00 p.m. (Austin local time) on February 2~~7~~8, 2026~~5~~. Mailed or couriered payments must be received by the same deadline. TDHCA is not responsible for any delivery failure on the part of the Applicant. If the Applicant chooses to use a postal or courier service to deliver the payment to TDHCA and such service fails to deliver the payment by the deadline, then the Application will be considered untimely and will not be accepted.

The Department will accept walk-in delivery of the Application fee payment by appointment. The Application must be uploaded to Department's ServU system by 5:00 p.m. (Austin local time). All required supplemental reports must be submitted simultaneously with the Application (unless otherwise noted). The ServU system will be disabled at 5:00 p.m. (Austin local time) on February 2~~7~~8, 2026~~5~~. The Department is not responsible for transmission failures whether caused by malware, internet connectivity problems or equipment failures on the part of the Applicant. Applicants are advised to take any steps necessary to ensure timely delivery of all Application materials.

Multifamily Direct Loan Program Instructions

Application Delivery Instructions

All Applicants must upload a PDF copy and Excel copy of the complete Application to the Department's secure web transfer server. Each copy must be in a single file and individually bookmarked as further described in this manual. Additional files required for Application submission (e.g., Third Party Reports) outside the Multifamily Uniform Application must also be uploaded to the secure web transfer server. It is the responsibility of the Applicant to confirm the upload to the Department's secure web transfer server was successful.

If the Application is for Multifamily Direct Loan (MFDL) funds in conjunction with 4%, then any section within the Application that indicates that it is required for MFDL Applications must be completed. In general, these sections include (but may not necessarily be limited to):

- Multifamily Direct Loan Certification
- Tab 6a – Auto-populated based on selections made in Tabs 9 and 19
- Tab 8 – Site and Neighborhood Standards (New Construction only)
- Tab 17 – Section 5 (Direct Loan request)
- Tab 17 – Section 6
- Tab 20 – Section 3
- Tab 21 – Uniform Relocation Act/104: Actions that involve demolition, Conversion, or removal of housing units, farms, nonprofits or commercial business.
- Tab 24 –National HTF (NHTF) Units or MF Direct Loan Units (all other Set-Asides) column as applicable
- Tab 32 - (if applicable)
- Tab 33 – Match Funds
- Tab 44 – Unique Entity Identifier and SAM.gov Registration (all MFDL) and Davis Bacon Labor Standards (not required for NHTF)
- Tab 47 – Section 2

Applications for Multifamily Direct Loan funds as the only source of Department funds, or applying when the Development has already received an award from the Department must include all sections of the 2026~~5~~ Multifamily Uniform Application, except for those sections that reference Housing Tax Credit Applications only or as reflected in the NOFA. All applicable Third Party Reports are required in accordance with 10 TAC §11.205 regardless of whether the Application is layered with Housing Tax Credits, except as reflected in the NOFA.

The Application submission deadliness and Application Acceptance Dates are described in the NOFAs. If the Application is for HOME funds under the CDHO Set Aside, the CHDO box in Tab 17 of the 2026~~5~~ Multifamily Uniform Application must be checked, and the 2026~~5~~ CHDO Certification Packet (located on the Apply for Funds page of the Multifamily Programs page) must be submitted with the Application.

Multifamily Direct Loan Program Information

Multifamily Direct Loan funds may be made available through program income generated from prior year HOME allocations, de-obligated funds from prior year HOME allocations, the HOME allocations, loan repayments from the Tax Credit Assistance Program (TCAP Repayment Funds or "TCAP RF"), National Housing Trust Fund (NHTF) allocations. Set asides under the annual NOFA for the Multifamily Direct Loan Program include General/Soft Repayment, Community Housing Development Organizations (CHDO), in the amounts described in the NOFA. Other Set-Asides may be described in the annual NOFA or a special purpose NOFA.

Multifamily Direct Loan funds are typically structured as fully amortizing, with a term of 15-40 years and an amortization of 30-40 years. This does not apply in cases where the first lien mortgage is a federally insured HUD or FHA mortgage, as described in 10 TAC §13.8(c)(5) or (6). Additional information on treatment of FHA-insured mortgages is detailed in the NOFA. If the Direct Loan is in a second or third lien position, the term should match within six months of the shortest term of the senior loan(s) so long as neither exceeds 40 years. The interest rate requested on the loan may be as low as the minimum interest rate described in the NOFA.

Please refer to the applicable Multifamily NOFA and 10 TAC Chapter 13 for more information. The NOFA, the QAP, and the Multifamily Direct Loan Rule work in conjunction; Applicants are encouraged to fully review all federal and state laws and regulations.

Multifamily Direct Loans Subordinate to FHA Financing

In order to comply with TDHCA's agreement with HUD, Developments financed with a Multifamily Direct Loan subordinate to FHA financing will have to meet a combined DCR of 1.0 using 75% of surplus cash after the senior debt service is deducted from Net Operating Income (NOI). To calculate combined DCR:

(FHA senior debt service + ((1st year NOI - FHA senior debt service)*75%))) / (FHA senior debt service + amortized MDL debt service)

Example:

1st year NOI:		$933,685	
FHA Debt Service	-	$715,000	
		$218,685	100% CF after senior debt
		$164,014	75% of CF after Senior debt
MDL Amortized Debt Service		$161,306	
DCR= Restricted NOI/Combined DS		($715,000+$164,014) / ($715,000+$161,306)	
Combined DCR		1.00	

Community Housing Development Organizations (CHDO)

The 2025 CHDO Certification Packet must be submitted for all Applicants requesting funds under the CHDO Set-Aside. Applicants, or the sole members of the general partners of applicants, for HOME funds under the CHDO Set Aside must meet the requirements of the definition of Community Housing Development Organization in 24 CFR §92.2 and 10 TAC §13.2(4). Applicants are cautioned to read carefully the requirements under the CHDO definition in 24 CFR §92.2 and 10 TAC §13.2(4) to ensure the organization meets these requirements before submitting an Application under the CHDO Set Aside.
Furthermore, a CHDO must be the Owner, developer, or sponsor of the housing proposed to be built in accordance with 24 CFR §92.300. Finally, a member of a CHDO's board cannot be a Principal of the Development beyond his/her role as a board member of the CHDO or be an employee of the Development Team, and may not receive financial benefit other than reimbursement of expenses from the CHDO (e.g. a voting board member cannot also be the paid executive director of the CHDO).

A CHDO must demonstrate its accountability to the low income community where the housing is being proposed in accordance with 8(i) and (ii) of the CHDO definition in 24 CFR §92.2. This requirement may be met, in part, by having board members from the community where the housing is being proposed and/or having an advisory board comprised of members from the community where the housing is being proposed. Additionally, the CHDO must have a formal process for low-income input to advise the organization in its decisions regarding the design, siting, development, and management of affordable housing. As a final requirement within 8(i) and (ii), the CHDO must have a designated service area (i.e. the "community" in which it produces housing) and have demonstrated experience serving the community for at least one year prior to applying for HOME funds. A community can be a neighborhood or neighborhoods, city, county, metropolitan area, or multi-county area (but not the entire state).

Supplemental Information

Requests for Waivers and Staff Determinations

The Department will accept requests for waivers and staff determinations during the Application Acceptance Period. These requests can be submitted with the pre-application or full Application submission, or separately. Requests **will not** be accepted after full Application submission for 9% HTC Applications. Requests should be submitted directly to the appropriate staff below and when possible submitted electronically, either through the Serv-U system (with an email to the appropriate staff member), or by email attachment. **Hard copies will not be accepted**. Applicants should refer to 10 TAC §11.207 and 10 TAC §11.1(k) for more information on waivers and staff determinations, respectively. Waivers for Direct Loans are also limited by 10 TAC §13.1(c), and may be further limited by the requirements of an applicable NOFA.

For Competitive 9% HTC Applications, contact Josh Goldberger at joshua.goldberger@tdhca.texas.gov.

For 4% HTC/Bond Applications, contact Jon Galvan at jonathan.galvan@tdhca.texas.gov.

For Multifamily Direct Loan Program Applications, contact Connor Jones at connor.jones@tdhca.texas.gov.

Appeals

For 9% Applications, an Applicant or Development Owner may appeal decisions made by the Department pursuant to Tex. Gov't Code §2306.0321 and §2306.6715 and the process identified 10 TAC §11.902. Matters that can be appealed are described in the Rule. An Applicant or Development Owner may not appeal a decision made regarding an Application filed by or an issue related to another Applicant or Development Owner.

Appeals must be filed in writing not later than seven (7) calendar days after the date the Department publishes the results of any stage of the Application evaluation or otherwise notifies the Applicant or Development Owner of a decision subject to appeal. The appeal must be signed by the person designated to act on behalf of the Applicant or an attorney that represents the Applicant. The Applicant must specifically identify the grounds for appeal, based on the original Application and additional documentation filed as a result of the Deficiency process. Appeals may not be used to introduce new information or documents that were not available prior to Application submission.

The Executive Director may respond in writing not later than fourteen (14) calendar days after the date of actual receipt of the appeal by the Department. If the Applicant is not satisfied with the Executive Director's response to the appeal or the Executive Director does not respond, the Applicant may appeal directly in writing to the Board.

Generally, an appeal filed with the Board must be received by Department staff not more than seven (7) days after a response from the Executive Director and at least seven (7) days prior to the applicable Board meeting.

Board review of an Application related appeal will be based on the original Application. A witness in an appeal may not present or refer to any document, instrument, or writing not already contained within the Application. The decision of the Board regarding an appeal is the final decision of the Department.

For 4% HTC, Direct Loan only, an Applicant or Development Owner may appeal decisions made by the Department pursuant to 10 TAC §1.7, as applicable. Matters that can be appealed are described in the Rule.

Applicants must file a written appeal of a staff decision with the Executive Director not later than the seventh calendar day after notice has been provided to the appealing party of the staff decision. Posting of materials or logs on the Department's website is considered "notice". The written appeal must specifically identify the grounds for the appeal.

The Executive Director will respond in writing not later than the fourteenth day after the date of receipt of the appeal. If the Applicant is not satisfied with the Executive Director's response, they may appeal in writing directly to the Board within seven days after the date of the Executive Director's response. The appeal must be received by the Department at least fourteen days prior to the next scheduled Board meeting. Appeals received after the fourteenth calendar day prior to the Board meeting will generally be scheduled at the next subsequent Board meeting.

If the Applicant receives additional information after the Executive Director has denied the appeal, but prior to the posting of the appeal for Board consideration, the new information must be provided to the Executive Director for further consideration or the Board will not consider it. New information will cause the appeal deadlines to begin again.

The Board will hear public comment on the appeal under its Public Comment Procedures in 10 TAC §1.10. While public comment will be heard, persons making public comment are not parties to the appeal and no rights accrue to them as a result of the appeal process.

Applicable appeals not submitted in accordance with 10 TAC §1.7 will not be considered, unless the Executive Director or Board, in the exercise of its discretion, determines there is good cause to consider the appeal.

All written appeals should be submitted to the Multifamily Programs Director and the Administrator of the applicable program. Appeals may be uploaded to the Serv-U file for the Application, in all instances the Applicant must email notification of the appeal to staff as follows in order for it to be considered received:

For all Applications, contact Cody Campbell at cody.campbell@tdhca.texas.gov.

and

For 9% HTC Applications, contact Josh Goldberger at joshua.goldberger@tdhca.texas.gov.

For 4% HTC/Bond Applications, contact Jon Galvan at Jonathan.galvan@tdhca.texas.gov.

For Multifamily Direct Loan Applications, contact Connor Jones at connor.jones@tdhca.texas.gov.

Public Access to Applications

The Department will allow the public to view any pre-applications or Applications that have been submitted to the Department in an electronic format. These electronic versions should be available within approximately two weeks of the close of the Application Acceptance Period on the Department's website at https://www.tdhca.texas.gov/competitive-9-housing-tax-credits for 9% HTC Applications and at https://www.tdhca.texas.gov/non-competitive-4-housing-tax-credits for 4% HTC Applications. An Applicant may request, via an open records request, a paper copy between the hours of 8:00 a.m. and 5:00 p.m. (Austin local time) Monday through Friday. There may be an associated cost with requesting this information.

Applicable Rules and Reference Materials

202~~5~~6 SITE DEMOGRAPHIC CHARACTERISTICS REPORT

202~~5~~6 Multifamily Housing Revenue Bond Rule (10 TAC Chapter 12)

202~~5~~6 Multifamily Direct Loan Rule (10 TAC Chapter 13)

202~~5~~6 Post Award and Asset Management Requirements (10 TAC Chapter 10 Subchapter E)

202~~5~~6 Qualified Allocation Plan (10 Tac Chapter 11)

Texas Government Code Chapter 2306

Internal Revenue Code Section 42

Texas Government Code Chapter 1372

Notices Of Funding Availability (NOFA)

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1268 **Agenda Date:** 12/11/2025 **Agenda #:** 12.

Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Heights at Crowley

RECOMMENDED ACTION

WHEREAS, Heights at Crowley was awarded 9% housing tax credits during the 2023 Competitive Housing Tax Credit cycle;

WHEREAS, the Development Owner executed a Carryover Allocation Agreement that included certifications stating each building receiving an allocation would be placed in service by December 31, 2025;

WHEREAS, the Development Owner has requested an extension to the placement in service deadline under 10 TAC §11.6(5), related to Credit Returns Resulting from Force Majeure Events;

WHEREAS, the Department lacks authority to extend federal placement-in-service deadlines and may only reset such deadlines by requiring the credits to be returned and immediately reallocated to the Development, as permitted solely under the force majeure provision of the Qualified Allocation Plan (QAP); and

WHEREAS, the Development Owner has submitted documentation demonstrating that a qualifying force majeure event has occurred;

NOW, therefore, it is hereby

RESOLVED, that the request to treat the matter under the force majeure provisions of 10 TAC §11.6(5) is approved, and that the 2023 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar shall be applicable to the Development with a deadline to place in service of March 31, 2026.

BACKGROUND

Development	Heights at Crowley
Target Population	General
HTC Award	$2,000,000
City	Fort Worth
Total Units	96
HTC Units	80
Initial Year of Award	2023
Extension Requested	One year (staff recommends 90 days)

Heights at Crowley is a 96-unit development located in Fort Worth, Tarrant County. The

development received an award of 9% Housing Tax Credits in 2023. As a result, the current deadline to place in service in December 31, 2025.

Construction at the Development is nearing completion, and the Developer currently working with the city to obtain the Certificates of Occupancy (COs), which are the documents generally used to demonstrate that the Development has placed in service. While it is possible that the Development may place in service timely, this extension is necessary to preserve the credits should the COs be received after December 31, 2025.

APPLICABLE RULE

Under 10 TAC §11.6(5), a Development Owner may return credits and receive a reallocation outside the standard allocation process if the return is the result of a qualifying force majeure event occurring prior to issuance of IRS Form(s) 8609. Pursuant to 10 TAC §11.6(5), the Department's Governing Board may approve execution of a Carryover Allocation Agreement for the current program year with the Development Owner that returned the credits, but only if the following conditions are met:

> (A) The credits were returned as a result of "Force Majeure" events that occurred before issuance of Forms 8609. Force Majeure events are the following sudden and unforeseen circumstances outside the control of the Development Owner: acts of God such as fire, tornado, flooding, significant and unusual rainfall or subfreezing temperatures, or loss of access to necessary water or utilities as a direct result of significant weather events; explosion; vandalism; orders or acts of military authority; unrelated party litigation; changes in law, rules, or regulations; national emergency or insurrection; riot; acts of terrorism; supplier failures; or materials or labor shortages. If a Force Majeure event is also a presidentially declared disaster, the Department may treat the matter under the applicable federal provisions. Force Majeure events must make construction activity impossible or materially impede its progress.

Staff has reviewed this request and determined that delays in construction due to labor and material shortages constitute a force majeure event under the rules.

IMPACT OF BOARD DECISION

If the Board approves the request:

- The credits will be returned and reallocated, with the 2023 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar applicable to the Development.
- A new Carryover Allocation Agreement will be executed.
- The new 10% Test deadline will be July 1, 2026, although this is irrelevant since the Development has already met its 10% Test.
- The new placed-in-service deadline will be March 31, 2026.

If the Board denies the request:

- The current placed-in-service deadline of December 31, 2025, remains in place.
- The Development Owner may either meet the existing deadline, return the credits, or have the award terminated for failing to meet the deadline.

- Returned credits will first be reallocated within the original subregion in accordance with 10 TAC §11.6(2). If no pending applications are eligible within the subregion, the credits will be added to the statewide collapse for reallocation.

This request has no impact on any funding source other than the Low Income Housing Tax Credit program.

RECOMMENDATION

Staff recommends approval of the request to return and reallocate tax credits for Heights at Crowley under the force majeure provisions of 10 TAC §11.6(5).

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GENERATION HOUSING PARTNERS

November 21, 2025

Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Email: bobby.wilkinson@tdhca.state.tx.us

Re: Heights at Crowley, TDHCA #23129 – Request for Extension of Placement in Service Deadline Pursuant to Force Majeure

Dear Mr. Wilkinson,

In September 2023, TX Crowley 2023, Ltd (the "Owner") received a Commitment Notice from the Texas Department of Housing and Community Affairs ("TDHCA") for 2023 9% tax credits (Tax Credits) for The Heights at Crowley (the "Development"). Due to the current state of the construction industry, specifically industry-wide shortages of materials and labor and the loan interest rate environment, the anticipated construction schedule for the Development will result in construction completion after the deadline for Placement in Service required by the Commitment Notice, which is December 31, 2025.

Because of materials and labor shortages that are outside the Owner's control, the Owner is requesting TDHCA approval to utilize the Force Majeure provisions under Section 11.6(5) of the Qualified Allocation Plan ("QAP") to return the allocation of 2023 9% housing tax credits and request a re-issuance of 2024 9% housing tax credits, resulting in a new Placement in Service deadline of December 31, 2026. Note also that the investor limited partner, R4 Capital, is requesting that the Owner seek this relief in order to close the transaction.

Development Summary and Description of Delays

The Heights at Crowley is a 96-unit new construction development for the general population. The Development is located in Fort Worth, in Urban Region 3. The development team has worked diligently to ensure a timely construction start with a realistic construction schedule is implemented. Like many other 2023 awardees, the development has had to manage rising construction cost due to shortages of materials and labor which has caused considerable delays. These construction-related delays have further pushed back the inspections required to receive a certificate of occupancy.

GENERATION HOUSING PARTNERS

Force Majeure Considerations

TX Crowley 2023, Ltd meets TDHCA's requirements for the relief requested under Force Majeure as outlined in Section 11.6(5) of the QAP:

- The delays experienced as a result of materials and labor shortages are Force Majeure events that significantly impeded the Owner's ability to engage in construction activities on a timeline that complies with the Placement in Service deadline applicable to the Development.
- The delays were unforeseen circumstances outside of the Owner's control. The initial construction schedule would have allowed the Placement in Service deadline to be met. However, the extension of the construction schedule will not allow the Owner to meet the current Placement in Service deadline.
- The Owner attempted to mitigate the situation by having weekly meetings with the general contractor in order to discuss and resolve matters related to the delays. Solutions to these problems included changes in materials that were readily available and pulling crews from other jobs sites in order to shorten the construction schedule.
- The Development continues to be financially feasible.

Based on the facts outlined above, we believe the Owner has met the QAP requirements for a return and re-issuance of tax credits described in Section 11.6(5). We respectfully request TDHCA Board consideration during the December 11, 2025 board meeting. We are hopeful that staff will recommend approval of this Force Majeure request.

Please contact me at (817)501-9577 or Chris.Applequist@ghdevelopment.com with any questions.

Sincerely,

TX Crowley 2023, Ltd

By: TX Crowley GP 2023, LLC

By: Generation Housing Partners, LLC

Chris Applequist, Partner

23129 The Heights at Crowley - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 18, 2023

PROPERTY IDENTIFICATION

Application #	**23129**
Development	**The Heights at Crowley**
City / County	**Fort Worth / Tarrant**
Region/Area	**3 / Urban**
Population	**General**
Set-Aside	**General**
Activity	**New Construction**

RECOMMENDATION

TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	$2,000,000	**$2,000,000**	**$20,833/Unit**	**$0.87**

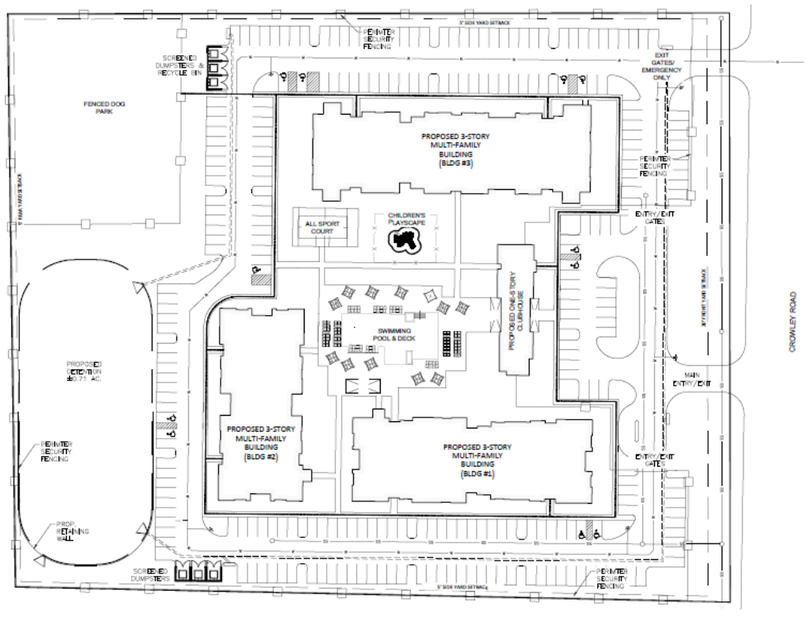
KEY PRINCIPALS / SPONSOR

- **Adrain Iglesias & Chris Applequist**
- **Generation Housing Partners, LLC**
- **Purple Martin Realty**

Related Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

SITE PLAN



UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	-	0%
1	12	13%
2	48	50%
3	36	38%
4	-	0%
TOTAL	96	100%

INCOME DISTRIBUTION

Income	# Units	% Total
20%	-	0%
30%	10	10%
40%	-	0%
50%	18	19%
60%	52	54%
70%	-	0%
80%	-	0%
MR	16	17%
TOTAL	96	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.17	**Expense Ratio**	55.1%
Breakeven Occ.	86.6%	**Breakeven Rent**	$1,047
Average Rent	$1,120	**B/E Rent Margin**	$74
Property Taxes	$2,260/unit	**Exemption/PILOT**	0%
Total Expense	$7,039/unit	**Controllable**	$3,310/unit

MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			3.8%
Highest Unit Capture Rate	15%	2 BR/60%	25
Dominant Unit Cap. Rate	15%	2 BR/60%	25
Premiums (↑60% Rents)	Yes		$370/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,063 SF	**Density**	13.3/acre
Acquisition		$24K/unit	$2,305K
Building Cost	$112.57/SF	$120K/unit	$11,485K
Hard Cost		$150K/unit	$14,384K
Total Cost		$268K/unit	$25,723K
Developer Fee	$2,931K	(47% Deferred)	Paid Year: 14
Contractor Fee	$2,014K	**30% Boost**	Yes

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
Churchill Stateside Group	18/40	6.25%	$6,920,000	1.17
TOTAL DEBT (Must Pay)			$6,920,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
City of Fort Worth	0/0	0.00%	$21,457	1.17
CASH FLOW DEBT / GRANTS			$21,457	

EQUITY / DEFERRED FEES	
Source	Amount
Affordable Housing Partners, Inc.	$17,398,260
Generation Housing Partners, LLC	$1,382,878
TOTAL EQUITY SOURCES	$18,781,138
TOTAL DEBT SOURCES	$6,941,457
TOTAL CAPITALIZATION	$25,722,595

CONDITIONS

- Receipt and acceptance by Cost Certification:

  a: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

  b: Architect certification that appropriate noise mitigation was implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS
▫ Developer's construction and management of LIHTC
▫ Low Gross Capture Rate
WEAKNESSES/RISKS
▫ Feasibility reliant on market unit rents.
▫ Deferred fee pays back in year 14.

AREA MAP

AERIAL PHOTOGRAPH

Real Estate Analysis Division
Underwriting Report
July 18, 2023

DEVELOPMENT IDENTIFICATION

TDHCA Application #: **23129** Program(s): **9% HTC**

The Heights at Crowley

Address/Location: 7500 Crowley Rd.

City: Fort Worth County: Tarrant Zip: 76134

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 3

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION				
TDHCA Program	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**Lien**
LIHTC (9% Credit)	$2,000,000				**$2,000,000**				

CONDITIONS

- Receipt and acceptance by Cost Certification:
  - a: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.
  - b: Architect certification that appropriate noise mitigation was implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	10
50% of AMI	50% of AMI	18
60% of AMI	60% of AMI	52

DEVELOPMENT SUMMARY

The Heights at Crowley is a proposed apartment community that will consist of 95 total units and is intended to serve individuals and families earning between 30 - 60% of the Area Median Income (AMI) with 16% of the units being above 60% AMI, but less than full Market Rate rents. The units will be a mix of one, two, and three bedroom units. There will be three (3) residential buildings and one (1) community building. Community building includes two(2) classrooms and community lounge and kitchen. Outdoor amenities include a swimming pool, an all-sport court, children's playscape and fenced dog park.

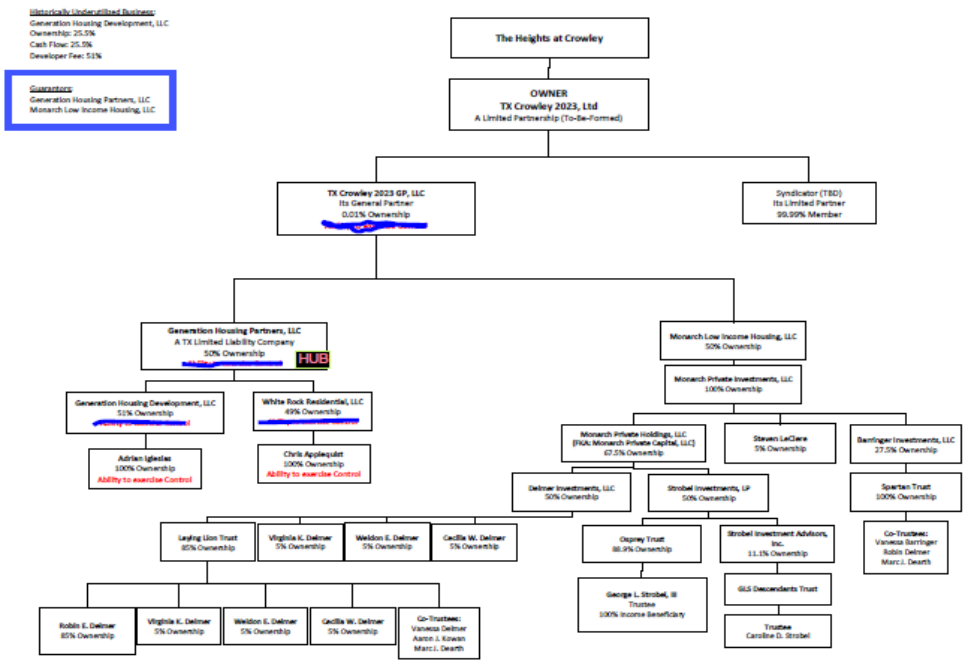
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Developer's construction and management of LIHTC properties in Texas
▫	Low Gross Capture Rate
▫	Low Unit Capture Rates

WEAKNESSES/RISKS	
▫	Feasibility reliant on market unit rents.
▫	Deferred fee pays back in year 14.
▫	

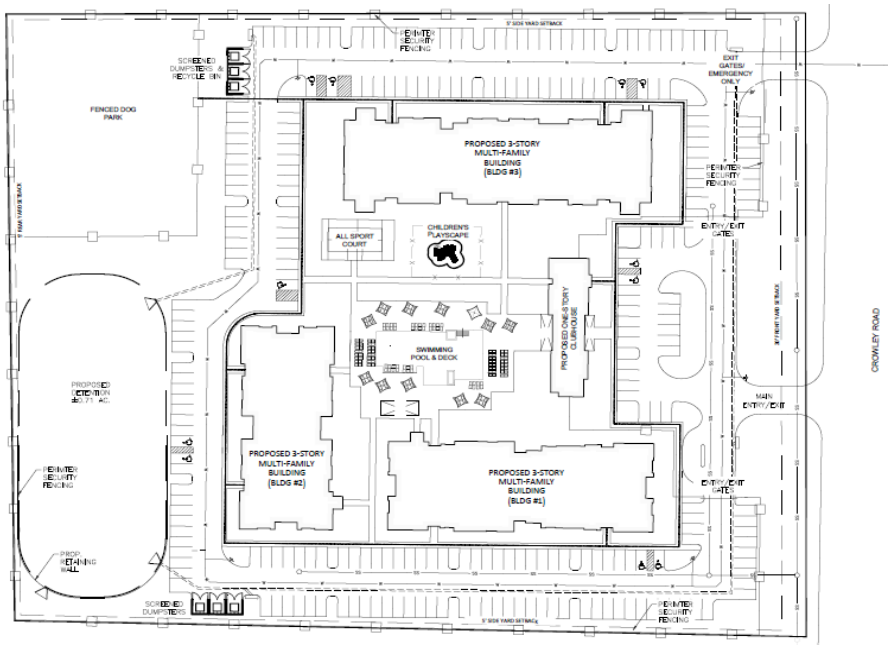
DEVELOPMENT TEAM

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN



City Code requires 1.5 spaces per 1-bedroom unit, 2 spaces per 2 bedroom unit or more unit. One-bedroom units also require 1 visitor parking space for every 4 dwelling units. Site plan shows a total of 252 spaces (2.6/unit) which is 42 more spaces than the required 210 spaces.

BUILDING ELEVATION

BUILDING CONFIGURATION

Building Type	1	2	3										**Total Buildings**
Floors/Stories	3	3	3										
Number of Bldgs	1	1	1										**3**
Units per Bldg	36	24	36										
Total Units	36	24	36										**96**

Avg. Unit Size (SF)	**1,063 sf**	**Total NRA (SF)**	**102,024**	**Common Area (SF)***	**16,372**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 7.22 acres Density: 13.3 units/acre

Site Control: 7.22 **Site Plan:** 7.221 **Appraisal:** N/A **ESA:** 7.22

Feasibility Report Survey: 7.221 **Feasibility Report Engineer's Plan:** 21 in rep

Control Type: TREC Unimproved Property Contract

Development Site: 7.22 acres Cost: $2,300,000 $23,958 per unit

Seller: Hitek Investment Group, LLC

Buyer: Generation Housing Partners, LLC

Related-Party Seller/Identity of Interest: No

SITE INFORMATION

Flood Zone:	Unshaded X	Scattered Site?	No
Zoning:	n Comm. Restricted	Within 100-yr floodplain?	No
Re-Zoning Required?	yes	Utilities at Site?	No
Year Constructed:	N/A	Title Issues?	No

Current Uses of Subject Site:

Vacant land

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering Date: 2/7/2023

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

A review of the National Wetlands Inventory (NWI) Map indicates mapped wetlands at the subject property. An onsite wetlands determination assessment is recommended to determine if all characteristics for a wetland are present at the subject property. The final determination of whether an area is a wetland and whether the activity requires a permit must be made by the appropriate Corps District Office (source: Corps of Engineers Wetlands Delineation Manual). A wetlands determination was not conducted as part of this assessment.

The Subject property is located within 1,000 feet of a major roadway, Crowley Dr, within 3,000 feet of one railroad and within 15 miles of NAS Fort Worth airport. A noise study was conducted and the results showed that 2 of the 4 data points fell within the range of "Normally Unacceptable" based on HUD guidelines. Noise mitigation will be required in proposed noise sensitive locations of the development.

MARKET ANALYSIS

Provider: Novgradac Date: 3/10/2023

Primary Market Area (PMA): 19 sq. miles 2 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
22617	Palladium Oak Grove	Yes	New	General	192	240

Other Affordable Developments in PMA since 2018

	None	#N/A	#N/A	N/A	#N/A

Stabilized Affordable Developments in PMA	Total Units	1,343
	Total Developments	8
	Average Occupancy	99%

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	33,759			
Potential Demand from the Primary Market Area	6,435			
10% External Demand	644			
Potential Demand from Other Sources	0			
GROSS DEMAND	7,079			
Subject Affordable Units	80			
Unstabilized Competitive Units	192			
RELEVANT SUPPLY	272			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**3.8%**			

Population:	**General**	**Market Area:**	**Urban**	**Maximum Gross Capture Rate:**	**10%**

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	2,788	279	10	24	1.1%					
50% AMGI	2,204	220	18	0	0.7%					
60% AMGI	1,443	144	52	168	13.9%					

Demand Analysis:

Market Analyst considered Palladium Oak Grove (#22617) in their analysis and concluded that 192 units from Palladium Oak Grove were competitive and that if the units were included in the relevant supply, the Gross Capture Rate (GCR), unit capture rates, and AMGI band capture rates would still be below TDHCA thresholds. Underwriter added the competitive units to the relevant supply and agrees with Market Analyst that GCR and AMGI bands are still below TDHCA thresholds.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	274	27	2	16	6.0%					
1 BR/50%	322	32	2	0	0.6%					
1 BR/60%	474	47	5	75	15.3%					
2 BR/30%	405	41	6	6	2.7%					
2 BR/50%	440	44	9	0	1.9%					
2 BR/60%	604	60	25	77	15.4%					
3 BR/30%	343	34	2	2	1.1%					
3 BR/50%	274	27	7	0	2.3%					
3 BR/60%	415	42	22	16	8.3%					

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$550,093	Avg. Rent:	$1,120	Expense Ratio:	55.1%
Debt Service:	$471,451	B/E Rent:	$1,047	Controllable Expenses:	$3,310
Net Cash Flow:	$78,642	UW Occupancy:	92.5%	Property Taxes/Unit:	$2,260
Aggregate DCR:	1.17	B/E Occupancy:	86.6%	Program Rent Year:	2022

The unit mix includes 16.7% market rate units exceeding the 15% minimum threshold requirement to limit market rate unit rents to 80%. Applicant limited rent to between 70% and 80% AMI. Underwriter utilized Applicant's rent for market rate units.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$318,560/ac	$24,010/unit	**$2,305,000**	Contractor Fee	**$2,013,692**
Off-site + Site Work		$21,684/unit	**$2,081,630**	Soft Cost + Financing	**$3,515,310**
Building Cost	$112.57/sf	$119,634/unit	**$11,484,880**	Developer Fee	**$2,931,467**
Contingency	6.02%	$8,511/unit	**$817,012**	Reserves	**$573,604**
Total Development Cost	$267,944/unit	**$25,722,595**		**Rehabilitation Cost**	**N/A**

Qualified for 30% Basis Boost?	High Opportunity Index [9% only]

Building Cost:

Underwriter utilized Marshall & Swift's "good" base cost adjusted for Covid cost increases and small number of units.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$25,722,595	**$22,463,191**	**$2,190,161**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	**Description**	**Amount**	**Rate**	**LTC**
Churchill Stateside Group	Conventional Loan	$20,568,320	6.25%	83%
Affordable Housing Partners, Inc.	HTC	$1,739,826	$0.87	7%
City of Fort Worth	§11.9(d)(2)LPS Contribution	$21,457	0.00%	0%
Generation Housing Partners, LLC	Deferred Developer Fee	$2,326,279	0.00%	9%
		$24,655,882	**Total Sources**	

PERMANENT SOURCES

Debt Source	PROPOSED Amount	PROPOSED Interest Rate	PROPOSED Amort	PROPOSED Term	UNDERWRITTEN Amount	UNDERWRITTEN Interest Rate	UNDERWRITTEN Amort	UNDERWRITTEN Term	UNDERWRITTEN LTC
Churchill Stateside Group	$6,920,000	6.25%	40	18.0	$6,920,000	6.25%	40	18.0	27%
City of Fort Worth	$21,457	0.00%	0	0.0	$21,457	0.00%	0	0.0	0%
Total	**$6,941,457**				**$6,941,457**				

Equity & Deferred Fees	PROPOSED Amount	PROPOSED Rate	PROPOSED % Def	UNDERWRITTEN Amount	UNDERWRITTEN Rate	UNDERWRITTEN % TC	UNDERWRITTEN % Def
Affordable Housing Partners, Inc.	$17,398,260	$0.87		$17,398,260	$0.87	68%	
Generation Housing Partners, LLC	$1,382,878		47%	$1,382,878		5%	47%
	$0			$0			
Total	**$18,781,138**			**$18,781,138**			
				$25,722,595	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.939	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.857	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	$25,722,595
Permanent Sources (debt + non-HTC equity)	$6,941,457
Gap in Permanent Financing	$18,781,138

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	$19,052,496	$2,190,161
Needed to Balance Sources & Uses	$18,781,138	$2,158,967
Requested by Applicant	$17,398,260	$2,000,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	**$17,398,260**	**$2,000,000**

Deferred Developer Fee	**$1,382,878**	**(47% deferred)**
Repayable in	**14 years**	

Recommendation:

Underwriter recommends Applicant's request of $2,000,000 in annual 9% HTC.

Underwriter:	*Laura Rogers*
Manager of Real Estate Analysis:	*Diamond Unique Thompson*
Manager of Real Estate Analysis:	*Gregg Kazak*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

The Heights at Crowley, Fort Worth, 9% HTC #23129

LOCATION DATA	
CITY:	Fort Worth
COUNTY:	Tarrant
Area Median Income	$92,300
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2022

UNIT DISTRIBUTION					
# Beds	# Units	% Total	Assisted	MDL	ARP
Eff	-	0.0%	0	0	0
1	12	12.5%	0	0	0
2	48	50.0%	0	0	0
3	36	37.5%	0	0	0
4	-	0.0%	0	0	0
5	-	0.0%	0	0	0
TOTAL	96	100.0%	-	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	83.33%
APP % Acquisition	9.00%
APP % Construction	9.00%
Average Unit Size	1,063 sf

54%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	10	-	18	52	-	-	16	96
	% Total	0.0%	10.4%	0.0%	18.8%	54.2%	0.0%	0.0%	16.7%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$508	2	1	1	716	$508	$85	$423	$0	$0.59	$423	**$846**	**$846**	$423	**$1**	**$0**	$1,300	$1.82	$1,300
TC 50%	$848	1	1	1	716	$848	$85	$763	$0	$1.07	$763	**$763**	**$763**	$763	**$1**	**$0**	$1,300	$1.82	$1,300
TC 60%	$1,017	2	1	1	716	$1,017	$85	$932	$0	$1.30	$932	**$1,864**	**$1,864**	$932	**$1**	**$0**	$1,300	$1.82	$1,300
MR		1	1	1	716	$0	$85		NA	$1.82	$1,300	**$1,300**	**$1,300**	$1,300	**$2**	**NA**	$1,300	$1.82	$1,300
TC 30%	$508	0	1	1	778	$508	$85	$423	$0	$0.54	$423	**$0**		$423			$1,300	$1.67	$1,300
TC 50%	$848	1	1	1	778	$848	$85	$763	$0	$0.98	$763	**$763**	**$763**	$763	**$1**	**$0**	$1,300	$1.67	$1,300
TC 60%	$1,017	3	1	1	778	$1,017	$85	$932	$0	$1.20	$932	**$2,796**	**$2,796**	$932	**$1**	**$0**	$1,300	$1.67	$1,300
MR		2	1	1	778	$0	$85		NA	$1.67	$1,300	**$2,600**	**$2,600**	$1,300	**$2**	**NA**	$1,300	$1.67	$1,300
TC 30%	$610	5	2	2	1,006	$610	$99	$511	$0	$0.51	$511	**$2,555**	**$2,555**	$511	**$1**	**$0**	$1,500	$1.49	$1,620
TC 50%	$1,017	6	2	2	1,006	$1,017	$99	$918	$0	$0.91	$918	**$5,508**	**$5,508**	$918	**$1**	**$0**	$1,500	$1.49	$1,620
TC 60%	$1,221	11	2	2	1,006	$1,221	$99	$1,122	$0	$1.12	$1,122	**$12,342**	**$12,342**	$1,122	**$1**	**$0**	$1,500	$1.49	$1,620
MR		2	2	2	1,006	$0	$99		NA	$1.49	$1,500	**$3,000**	**$3,000**	$1,500	**$1**	**NA**	$1,500	$1.49	$1,620
TC 30%	$610	1	2	2	1,061	$610	$99	$511	$0	$0.48	$511	**$511**	**$511**	$511	**$0**	**$0**	$1,500	$1.41	$1,620
TC 50%	$1,017	3	2	2	1,061	$1,017	$99	$918	$0	$0.87	$918	**$2,754**	**$2,754**	$918	**$1**	**$0**	$1,500	$1.41	$1,620
TC 60%	$1,221	14	2	2	1,061	$1,221	$99	$1,122	$0	$1.06	$1,122	**$15,708**	**$15,708**	$1,122	**$1**	**$0**	$1,500	$1.41	$1,620
MR		6	2	2	1,061	$0	$99		NA	$1.41	$1,500	**$9,000**	**$9,000**	$1,500	**$1**	**NA**	$1,500	$1.41	$1,620
TC 30%	$705	2	3	2	1,207	$705	$118	$587	$0	$0.49	$587	**$1,174**	**$1,174**	$587	**$0**	**$0**	$1,650	$1.37	$1,750
TC 50%	$1,175	7	3	2	1,207	$1,175	$118	$1,057	$0	$0.88	$1,057	**$7,399**	**$7,399**	$1,057	**$1**	**$0**	$1,650	$1.37	$1,750
TC 60%	$1,410	22	3	2	1,207	$1,410	$118	$1,292	$0	$1.07	$1,292	**$28,424**	**$28,424**	$1,292	**$1**	**$0**	$1,650	$1.37	$1,750
MR		5	3	2	1,207	$0	$118		NA	$1.37	$1,650	**$8,250**	**$8,250**	$1,650	**$1**	**NA**	$1,650	$1.37	$1,750
TOTALS/AVERAGES:		**96**			**102,024**				**$0**	**$1.05**	**$1,120**	**$107,557**	**$107,557**	**$1,120**	**$1.05**	**$0**	**$1,531**	**$1.44**	**$1,629**

ANNUAL POTENTIAL GROSS RENT:	$1,290,684	$1,290,684	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

The Heights at Crowley, Fort Worth, 9% HTC #23129

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES			APPLICANT				TDHCA				VARIANCE	
	Database	Tarrant County		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT					$1.05	$1,120	$1,290,684	$1,290,684	$1,120	$1.05		0.0%	$0
Laundry, Vending, Deposit Forfeitures						$30.00	$34,560						
Total Secondary Income						$30.00		$34,560	$30.00			0.0%	$0
POTENTIAL GROSS INCOME							$1,325,244	$1,325,244				0.0%	$0
Vacancy & Collection Loss						7.5% PGI	(99,393)	(99,393)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							$1,225,851	$1,225,851				0.0%	$0
General & Administrative	$51,078	$532/Unit	$52,172	$543	3.14%	$0.38	$401	$38,500	$51,078	$532	$0.50	4.17%	-24.6%	(12,578)
Management	$50,351	3.5% EGI	$39,676	$413	5.00%	$0.60	$638	$61,293	$61,293	$638	$0.60	5.00%	0.0%	0
Payroll & Payroll Tax	$131,954	$1,375/Unit	$135,559	$1,412	11.18%	$1.34	$1,427	$137,000	$135,559	$1,412	$1.33	11.06%	1.1%	1,441
Repairs & Maintenance	$75,110	$782/Unit	$102,882	$1,072	3.94%	$0.47	$503	$48,300	$62,400	$650	$0.61	5.09%	-22.6%	(14,100)
Electric/Gas	$26,226	$273/Unit	$16,639	$173	1.79%	$0.22	$229	$22,000	$26,226	$273	$0.26	2.14%	-16.1%	(4,226)
Water, Sewer, & Trash	$77,179	$804/Unit	$61,864	$644	5.87%	$0.71	$750	$72,000	$77,179	$804	$0.76	6.30%	-6.7%	(5,179)
Property Insurance	$55,020	$0.54 /sf	$41,131	$428	4.28%	$0.51	$547	$52,500	$55,020	$573	$0.54	4.49%	-4.6%	(2,520)
Property Tax (@ 100%) 2.7609	$117,336	$1,222/Unit	$149,098	$1,553	17.70%	$2.13	$2,260	$216,965	$157,917	$1,645	$1.55	12.88%	37.4%	59,048
Reserve for Replacements					1.96%	$0.24	$250	$24,000	$24,000	$250	$0.24	1.96%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.26%	$0.03	$33	$3,200	$3,200	$33	$0.03	0.26%	0.0%	-
TOTAL EXPENSES					**55.13%**	**$6.62**	**$7,039**	**$675,758**	**$653,873**	**$6,811**	**$6.41**	**53.34%**	**3.3%**	**$ 21,885**
NET OPERATING INCOME ("NOI")					**44.87%**	**$5.39**	**$5,730**	**$550,093**	**$571,978**	**$5,958**	**$5.61**	**46.66%**	**-3.8%**	**$ (21,885)**

CONTROLLABLE EXPENSES	$3,310/Unit		$3,671/Unit	

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Heights at Crowley, Fort Worth, 9% HTC #23129

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR												Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
Churchill Stateside Group		1.21	1.17	471,451	6.25%	40	18.0	$6,920,000	$6,920,000	18.0	40	6.25%	$471,451	1.17	26.9%
Adjustment to Debt Per §11.302(c)(2)	0.00%									18.0	40	6.25%		1.17	0.0%
CASH FLOW DEBT / GRANTS															
City of Fort Worth		1.21	1.17		0.00%	0	0.0	$21,457	$21,457	0.0	0	0.00%		1.17	0.1%
				$471,451	**TOTAL DEBT / GRANT SOURCES**			**$6,941,457**	**$6,941,457**	**TOTAL DEBT SERVICE**			**$471,451**	**1.17**	27.0%

NET CASH FLOW		$100,527	$78,642						**APPLICANT**	**NET OPERATING INCOME**		**$550,093**	**$78,642**	**NET CASH FLOW**	

EQUITY SOURCES

		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**		**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**	
Affordable Housing Partners, Inc.	LIHTC Equity	67.6%	$2,000,000	$0.87	$17,398,260		$17,398,260	$0.8699	$2,000,000	67.6%	$20,833	Applicant Request	
Generation Housing Partners, LLC	Deferred Developer Fees	5.4%	(47% Deferred)		$1,382,878		$1,382,878	(47% Deferred)		5.4%	**Total Developer Fee:**		**$2,931,467**
Additional (Excess) Funds Req'd		0.0%					$0			0.0%			
TOTAL EQUITY SOURCES		73.0%			$18,781,138		$18,781,138			73.0%			

TOTAL CAPITALIZATION	**$25,722,595**	**$25,722,595**		**15-Yr Cash Flow after Deferred Fee:**	**$256,158**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis								Eligible Basis			
	Acquisition	**New Const. Rehab**	**Total Costs**			**Total Costs**			**New Const. Rehab**	**Acquisition**	**%**	**$**
Land Acquisition			$23,958 / Unit		$2,300,000	$2,300,000	$23,958 / Unit				0.0%	$0
Closing costs & acq. legal fees					$5,000	$5,000					0.0%	$0
Off-Sites		$52,000	$542 / Unit		$52,000	$52,000	$542 / Unit		$52,000		0.0%	$0
Site Work		$1,440,190	$15,002 / Unit		$1,440,190	$1,440,190	$15,002 / Unit		$1,440,190		0.0%	$0
Site Amenities		$589,440	$6,140 / Unit		$589,440	$589,440	$6,140 / Unit		$589,440		0.0%	$0
Building Cost		$11,484,880	$112.57 /sf	$119,634/Unit	$11,484,880	$12,536,307	$130,587/Unit	$122.88 /sf	$11,484,880		-8.4%	($1,051,427)
Contingency		$813,880	6.00%	6.02%	$817,012	$817,012	5.59%	6.00%	$813,880		0.0%	$0
Contractor Fees		$2,005,973	13.95%	14.00%	$2,013,692	$2,013,692	13.05%	13.95%	$2,005,973		0.0%	$0
Soft Costs	$0	$1,797,807	$19,248 / Unit		$1,847,807	$1,847,807	$19,248 / Unit		$1,797,807	$0	0.0%	$0
Financing	$0	$1,355,823	$17,370 / Unit		$1,667,503	$1,667,503	$17,370 / Unit		$1,355,823	$0	0.0%	$0
Developer Fee	$0	$2,923,198	14.96%	15.00%	$2,931,467	$2,931,467	14.23%	14.96%	$2,923,198	$0	0.0%	$0
Reserves			6 Months		$573,604	$573,604	6 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$22,463,191**	$267,944 / Unit		**$25,722,595**	**$26,774,022**	$278,896 / Unit		**$22,463,191**	**$0**	**-3.9%**	**($1,051,427)**
Acquisition Cost	$0				$0							
Contingency		$0			$0							
Contractor's Fee		$0			$0							
Financing Cost		$0										
Developer Fee	$0	$0			$0							
Reserves					$0							
ADJUSTED BASIS / COST	**$0**	**$22,463,191**	$267,944/unit		**$25,722,595**	**$26,774,022**	$278,896/unit		**$22,463,191**	**$0**	**-3.9%**	**($1,051,427)**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):	**$25,722,595**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Heights at Crowley, Fort Worth, 9% HTC #23129

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$22,463,191	$0	$22,463,191
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$22,463,191	$0	$22,463,191
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$29,202,148	$0	$29,202,148
Applicable Fraction	83.33%	83.33%	83%	83%
TOTAL QUALIFIED BASIS	$0	$24,335,124	$0	$24,335,124
Applicable Percentage	9.00%	9.00%	9.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$2,190,161	$0	$2,190,161
CREDITS ON QUALIFIED BASIS	$2,190,161		$2,190,161	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8699	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$2,190,161	$19,052,496	----	----	----
Needed to Fill Gap	$2,158,967	$18,781,138	----	----	----
Applicant Request	$2,000,000	$17,398,260	**$2,000,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	102,024 SF	$105.34	10,746,959
Adjustments				
Exterior Wall Finish	2.42%		2.55	$260,054
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.30%		3.48	354,915
Roof Adjustment(s)			(0.25)	(25,506)
Subfloor			(0.16)	(15,984)
Floor Cover			2.82	287,708
Breezeways	$30.56	21,843	6.54	667,449
Balconies	$30.56	6,576	1.97	200,941
Plumbing Fixtures	$1,610	360	5.68	579,600
Rough-ins	$600	192	1.13	115,200
Built-In Appliances	$2,950	96	2.78	283,200
Exterior Stairs	$3,275	12	0.39	39,300
Heating/Cooling			2.37	241,797
Storage Space	$30.56	1,080	0.32	33,001
Carports	$13.00	0	0.00	0
Garages		0	0.00	0
Common/Support Area	$136.83	3,483	4.67	476,571
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	$3.65	128,430	4.59	468,770
SUBTOTAL			**144.22**	**14,713,975**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**144.22**	**$14,713,975**
Plans, specs, survey, bldg permits	3.30%		(4.76)	($485,561)
Contractor's OH & Profit	11.50%		(16.59)	(1,692,107)
NET BUILDING COSTS		$130,587/unit	$122.88/sf	$12,536,307

Long-Term Pro Forma

The Heights at Crowley, Fort Worth, 9% HTC #23129

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	$1,225,851	$1,250,368	$1,275,375	$1,300,883	$1,326,900	$1,465,005	$1,617,484	$1,785,833	$1,971,704	$2,176,920	$2,403,496	$2,653,654
TOTAL EXPENSES	3.00%	$675,758	$695,418	$715,655	$736,487	$757,931	$874,988	$1,010,308	$1,166,760	$1,347,667	$1,556,874	$1,798,836	$2,078,711
NET OPERATING INCOME ("NOI")		**$550,093**	**$554,950**	**$559,720**	**$564,395**	**$568,969**	**$590,017**	**$607,176**	**$619,073**	**$624,037**	**$620,047**	**$604,660**	**$574,943**
EXPENSE/INCOME RATIO		55.1%	55.6%	56.1%	56.6%	57.1%	59.7%	62.5%	65.3%	68.4%	71.5%	74.8%	78.3%
MUST -PAY DEBT SERVICE													
Churchill Stateside Group		$471,451	$471,451	$471,451	$471,451	$471,451	$471,451	$471,451	$471,451	$471,451	$471,451	$471,451	$471,451
Adjustment to Debt Per §11.302(c)(2)													
TOTAL DEBT SERVICE		$471,451	$471,451	$471,451	$471,451	$471,451	$471,451	$471,451	$471,451	$471,451	$471,451	$471,451	$471,451
DEBT COVERAGE RATIO		1.17	1.18	1.19	1.20	1.21	1.25	1.29	1.31	1.32	1.32	1.28	1.22
ANNUAL CASH FLOW		**$78,642**	**$83,499**	**$88,269**	**$92,945**	**$97,518**	**$118,566**	**$135,725**	**$147,622**	**$152,586**	**$148,596**	**$133,209**	**$103,492**
Deferred Developer Fee Balance		$1,304,236	$1,220,737	$1,132,468	$1,039,524	$942,006	$389,958	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$0	$256,158	$972,888	$1,729,039	$2,484,035	$3,185,960	$3,769,244

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1272 **Agenda Date:** 12/11/2025 **Agenda #:** 13.

Presentation, discussion, and possible action on a request for return and reallocation of tax credits for The Reserves at Magnolia

RECOMMENDED ACTION

WHEREAS, The Reserves at Magnolia was awarded 9% housing tax credits during the 2022 Competitive Housing Tax Credit cycle;

WHEREAS, the Development was previously approved for force majeure treatment in 2023;

WHEREAS, the Development Owner executed a Carryover Allocation Agreement that included certifications stating each building receiving an allocation would be placed in service by December 31, 2025;

WHEREAS, the Development Owner has requested an extension to the placement-in-service deadline under 10 TAC §11.6(5), related to Credit Returns Resulting from Force Majeure Events;

WHEREAS, the Department lacks authority to extend federal placement-in-service deadlines and may only reset such deadlines by requiring the credits to be returned and immediately reallocated to the Development, as permitted solely under the force majeure provision of the Qualified Allocation Plan (QAP); and

WHEREAS, the Development Owner has submitted documentation demonstrating that a qualifying force majeure event has occurred;

NOW, therefore, it is hereby

RESOLVED, that the request to treat the matter under the force majeure provisions of 10 TAC §11.6(5) is approved, and that the 2022 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar shall be applicable to the Development and a deadline to place in service of April 30, 2026.

BACKGROUND

Development	The Reserves at Magnolia
Target Population	General
HTC Award	$1,313,203
City	Denton
Total Units	60
HTC Units	54
Initial Year of Award	2022
Extension Requested	Four months

The Reserves at Magnolia is a 60-unit development located in Denton, Denton County. The development received an award of 9% Housing Tax Credits in 2022 and was previously approved for force majeure treatment in 2023. As a result, the current deadline to place in service in December 31, 2025.

Construction at the Development is nearing completion, and the Developer currently working with the city to obtain the Certificates of Occupancy (COs), which are the documents generally used to demonstrate that the Development has placed in service. While it is possible that the Development may place in service timely, this extension is necessary to preserve the credits should the COs be received after December 31, 2025.

APPLICABLE RULE

Under 10 TAC §11.6(5), a Development Owner may return credits and receive a reallocation outside the standard allocation process if the return is the result of a qualifying force majeure event occurring prior to issuance of IRS Form(s) 8609. Pursuant to 10 TAC §11.6(5), the Department's Governing Board may approve execution of a Carryover Allocation Agreement for the current program year with the Development Owner that returned the credits, but only if the following conditions are met:

> (A) The credits were returned as a result of "Force Majeure" events that occurred before issuance of Forms 8609. Force Majeure events are the following sudden and unforeseen circumstances outside the control of the Development Owner: acts of God such as fire, tornado, flooding, significant and unusual rainfall or subfreezing temperatures, or loss of access to necessary water or utilities as a direct result of significant weather events; explosion; vandalism; orders or acts of military authority; unrelated party litigation; changes in law, rules, or regulations; national emergency or insurrection; riot; acts of terrorism; supplier failures; or materials or labor shortages. If a Force Majeure event is also a presidentially declared disaster, the Department may treat the matter under the applicable federal provisions. Force Majeure events must make construction activity impossible or materially impede its progress.

Staff has reviewed this request and determined that potential delays regarding the City's inspection processes constitute a force majeure event under the rules.

IMPACT OF BOARD DECISION

If the Board approves the request:

- The credits will be returned and reallocated, with the 2022 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar applicable to the Development.
- A new Carryover Allocation Agreement will be executed.
- The new 10% Test deadline will be July 1, 2026, although this is irrelevant since the Development has already met its 10% test.
- The new placed-in-service deadline will be April 30, 2026.

If the Board denies the request:

- The current placed-in-service deadline of December 31, 2025, remains in place.

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- The Development Owner may either meet the existing deadline, return the credits, or have the award terminated for failing to meet the deadline.
- Returned credits will first be reallocated within the original subregion in accordance with 10 TAC §11.6(2). If no pending applications are eligible within the subregion, the credits will be added to the statewide collapse for reallocation.

This request has no impact on any funding source other than the Low Income Housing Tax Credit program.

RECOMMENDATION

Staff recommends approval of the request to return and reallocate tax credits for The Reserves at Magnolia under the force majeure provisions of 10 TAC §11.6(5).

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OVERLAND
PROPERTY GROUP

December 1, 2025

Cody Campbell
Director of Multifamily Programs
PO Box 13941
Austin, TX 78701-3941
Cody.campbell@tdhca.state.tx.us

RE: Request for 4-Month Extension under Force Majeure — #22257/#23830 The Reserves at Magnolia

Dear Mr. Campbell,

Overland Property Group respectfully requests a four-month extension of the placed-in-service deadline for #22257/#23830 The Reserves at Magnolia (current placed-in-service deadline December 31, 2025) to April 30, 2026. This request is made under the Department's force majeure provisions (10 TAC §11.6(5)) and is supported by circumstances that remain outside the Developer's control and that continue to materially impede project progress and the ability to obtain a timely temporary certificate of occupancy (TCO). Please consider this letter as a formal request to amend the Carryover Allocation Agreement or otherwise grant the relief necessary to effectuate the requested four-month extension. For background on the Department's force majeure standards, please see the Department's discussion of 10 TAC §11.6(5).

Basis for request

1. Continued municipal process and inspection delays outside the Developer's control.

   After receiving the City of Denton's permit-ready confirmation, the City delayed issuance of the actual building permit for an extended period and required a drawn-out development agreement and multiple rounds of contract revisions before finally moving to issue permits. The City's Permit Ready Letter (March 20, 2024) confirms the City approved plans but made issuance contingent on completion of a pre-construction meeting, execution of development contracts, payment of all fees, and contractor validation. These additional requirements were not made known to the developer prior to delivering the permit ready letter. These administrative requirements from the City were then handled in an inconsistent and prolonged manner. A copy of the City's Permit Ready Letter is enclosed.

2. OPG closed on financing with the lender and investor on 6/11/24, and had our teams ready to mobilize at that time as we still thought we would be receiving the final building permit approval by that time.

3. Repeated, protracted development-agreement revisions and inspection scheduling problems

The City subjected the project to a long, convoluted development agreement process with frequent revisions, which slowed the City's eventual finalization of the agreement and the building permit issuance. During early site work the City required tree protection fencing but did not timely inspect the installation; after waiting for a City inspection the City then required the fencing to be replaced and re-inspected due to their initial failure to inspect the tree protection fencing when it was ready to be inspected. This lapse in follow through by the City caused unnecessary costs and schedule delay that were avoidable had inspections and review timing been prompt and reliable.

4. Material and fee shocks that materially impacted closing and the construction schedule.

   After nearly two years of repeated requests for the City's fee schedule and final permit fee invoice, the City provided a substantial invoice very late in the closing process (approximately $600,000), requiring last-minute budget revisions and delaying the original anticipated closing date and intended project mobilization. Receiving these fees so close to closing materially affected our ability for a timely closing, as we worked to remedy the last minute hit to the budget that had otherwise been solidified.

5. Investor and lender concerns

   Our debt and equity partners are requiring additional time and protections in light of the City's historically murky and convoluted inspection and approval process; the investor has requested OPG request an extension because they are concerned the project cannot be guaranteed to meet the current placed-in-service date if municipal inspection or TCO issuance is further delayed. That said, OPG's team of architects, engineers, and contractors would feel confident in construction completion by the placed in service deadline, if not for the longstanding issues with the City's process.

Why these circumstances meet TDHCA's force majeure standard

Per 10 TAC §11.6(5), force majeure includes "sudden and unforeseen circumstances outside the control of the Development Owner," and explicitly contemplates supplier failures and materials or labor shortages, as well as changes in rules or processes. The combination of (1) the City's prolonged and unpredictable review, permitting and inspection process (including extensive development agreement revisions and delayed inspections), (2) a late, substantial permit fee/invoice that materially impacted closing, and (3) the delays that created cascading schedule risks, are all circumstances outside OPG's control that have and continue to materially impede construction activity and the project's ability to secure a timely TCO. These facts are squarely within the types of circumstances contemplated by the Department's rule.

Overland Property Group has a strong record in Texas of securing financing, obtaining permits, and completing developments on time. This request reflects an unusual delay caused by municipal and market conditions, and is not a pattern of developer underperformance.

What we are requesting

Because our team is working diligently to complete construction and believes the physical work can be completed in that period, our request is narrowly tailored and focused on the remaining municipal review, inspection, and TCO risk that is outside our control. We therefore respectfully request that the

Department grant a four-month extension of the placed-in-service deadline from December 31, 2025 to April 30, 2026. This limited extension will allow for a buffer to accommodate any unforeseen prolonged or delayed reviews and inspections by the City and will protect the development and its partners from an outcome caused by municipal process delays rather than developer performance.

Supporting materials

To support this request we have attached the following documentation for the Department's review:

- Our original force majeure submission for this award year (for reference).
- City of Denton Permit Ready Letter – March 20, 2024
- City of Denton permit record showing Approved Date and permit fee schedule/fee summary (which does not include fees paid during the application and planning process) – August 23, 2024

OPG remains fully committed to completing The Reserves at Magnolia as expeditiously as possible. We are requesting this modest, four-month extension solely to protect the placed-in-service deadline from the demonstrable and ongoing municipal uncertainties described above. We appreciate the Department's prior consideration of force majeure relief for this development and respectfully request your approval of this additional four-month protection to ensure the project is not placed at risk through no fault of Overland Property Group.

Please reach out with any requests for information or questions not addressed in this letter or its attachments.

Best,

April Engstrom | Director of Development
Overland Property Group
5345 W. 151st Terrace, Leawood, Kansas 66224
C: 785.212.0810
aengstrom@overlandpg.com | www.overlandpg.com

Building Safety Division

401 N. Elm St. Denton, Texas 76201 940.349.8600

Date: March 20, 2024

To: Reserves at Magnolia

From: Amber Rodgers, Assistant Building Official

Subject: Permit Ready Letter

Good morning,

Please accept this letter as confirmation of permit approval. The plans have been reviewed for compliance by the City of Denton and are approved. In order to obtain the approved building permit, the following must be completed: Pre-Construction meeting must be held, development contracts must be submitted and executed and concurrent work approved, all fees must be paid, and all contractors must be validated and registered.

Please let me know if you have further questions.

Amber Rodgers
Assistant Building Official
City of Denton

INVOICE

From: Development Services

401 N. Elm Street
Denton, TX 76201

City of Denton Development Services
"One-Stop-Shop"
One Place Serving Denton's Development Needs

To: **April Engstrom**
Company: **Overland Property Group**
Email: **aengstrom@overlandpg.com**
Office PH: **(785)-212-0810**
Cell PH: **0**

Date: 3/4/2024

Project Name: The Reserves at Magnolia
Project No.(PCM): PCM23-0036
Permit No(s).: 2402-0529, 2305-0880

Permit/Project Number	Fee Description	Fee Amount
Building Permit		
Permit No. 2305-0880	Roadway Impact Fees	$ 69,329.56
	Building Permit	$ 36,298.75
	Certificate of Occupancy	$ 75.00
	Park Development Fee	$ 104,460.00
	Parking Lot Permit	$ 538.00
	Plan Review	$ 18,149.38
	Temporary Power Pole	$ 48.00
	Temporary Utilities	$ 96.00
	Subtotal	**$228,994.69**
Utility Permit		
Permit No. 2402-0529	Water Tap Fees (1-2" tap, 1-4" tap, 1-8" tap)	$ 6,600.00
	Water Meter Fees (4" domestic and 1.5" irr.)	$ 670.00
	Water Impact Fees	$ 121,774.28
	Sewer Impact Fee	$ 137,329.92
	Sewer Tap Fees (X-X" tap, X-X" tap)	$ -
	Subtotal	**$266,374.20**
Pre-Construction		
Project No. PCM23-0036		
	County Filing Fee - HHA	$ -
	Subtotal	**$0.00**
Miscellaneous		
Project No. FR23-0012	County Filing Fee - Final Plat	$ -
Project No.	Other	$ -
	Subtotal	**$0.00**
	TOTAL	**$495,368.89**

** Please pay this fee through our Customer Service Portal**			
Project No.	**CEP23-0021**	Unpaid Civil Engineering Review Fees	$ 6,825.00

PERMIT NO: 2305-0880 ON-LINE PERMIT

CITY OF DENTON 401 N. Elm St., Texas 76201	PERMIT TYPE APARTMENT	APPLIED DATE 5/22/2023	
	PERMIT SUB-TYPE MULTI FAMILY	APPROVED DATE 8/23/2024	
SCHEDULE INSPECTIONS ONLINE https://www.cityofdenton.com/	JOB VALUE 10586456.1	ISSUED DATE	
	APN 34090		
	DESCRIPTION THE RESERVES AT MAGNOLIA building (1), 4 stories, 60 units		

PERMIT INFORMATION

SITE	1020 WILLOWWOOD ST DENTON, TX 76205
APPLICANT	Maggie Gillam 730 N. 9th Street Salina KS 67401
OWNER	RPS VENTURES INC 2416 VERSAILLES DR ROCKWALL TX 750320000
CONTRACTOR	Larry Snyder and Company 4820 N Towne Centre Ozark MO 65721

FEE SUMMARY

BUILDING PERMIT	$36,298.75
CERTIFICATE OF OCCUPANCY	$75.00
PARKING LOT PERMIT 51-100 SPACES	$538.00
PLAN REVIEW	$18,149.38
ROADWAY IMPACT FEE AREA B	$69,329.56
TEMPORARY GAS/ELECTRIC	$96.00
TEMPORARY POWER POLE	$48.00
PARK DEVELOPMENT FEE	$104,460.00
Total Fees Charged:	$228,994.69

This form does NOT constitute a valid permit unless approved by the City of Denton and an issued date is shown above.
NOTE: This job copy of this permit shall be kept on the job site to make the required entries thereon. The permit will expire if work is not started in 180 days, is abandoned, or does not receive an inspection for more than 180 days. Additional fees will be collected to renew expired permits. This is a Building Permit when properly filled out, signed and validated, and is not transferable. Construction Hour: Construction is limited to the hours of 7:00am to 7:00pm each day. No work shall be performed on certain holidays (MMC V-213-3(b)).

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License No: Expiration Date: Contractor:

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the contractors license Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Pofessions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

_____ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner or property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burdon of proving that he or she did not build or improve for the purpose of sale.)

_____ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner or Property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. _____ B.P.C. for this reason _____

DATE _____ OWNER _____

WORKERS COMPENSATION DECLARATION

INSPECTION SUMMARY

_____ T1-TREE FENCE INSPEC

_____ T1-TREE FENCE INSPEC

I hereby affirm under penalty of perjury one of the following declarations:
_____ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the permit is ussued.

_____ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
My workers' compensation insurance carrier and policy number are:
Carrier/Policy No: _____
(This section need not be completed if the permit is for one hundred dollars ($100) or less).
____ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any number so as to become subject to the workers' compensation laws or California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
DATE _____ APPLICANT: _____
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
DATE _____ APPLICANT: _____
*** I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.**
SIGNATURE OF APPLICANT OR AGENT ;_____ DATE _____

Permit Finaled Date: _____ Inspector Name: _____ Signature: _____

Presentation, discussion, and possible action on multiple requests for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Applications previously awarded 9% housing tax credits

22008	Cloudhaven Apartments
22023	Kirkwood Crossing
22054	Hillside Crossing
22220	Burkburnett Royal Gardens
22227	Lalita Senior Living
22250	Juniper Apartments
22257	The Reserves at Magnolia
22269	Retirement Living for Seniors
22331	Pinehurst Villas

RECOMMENDED ACTION

WHEREAS, the above listed Developments were previously awarded 9% Housing Tax Credits;

WHEREAS, staff executed Carryover Allocation Agreements with the Development Owners, which included certifications from the Development Owners that each building for which the allocations were made would be placed in service by a set date;

WHEREAS, the Department received requests from the Development Owners to extend the placement in service deadline and the 10% Test deadline under the provisions of 10 TAC §11.6 (5) related to Credit Returns Resulting from Force Majeure Events;

WHEREAS, other than in situations covered by force majeure, the Department lacks authority to extend federal deadlines for placement in service and 10% Test; and

WHEREAS, the Development Owners have presented evidence that relief under force majeure is appropriate.

NOW, therefore, it is hereby

RESOLVED, the requests for treatment under an application of the force majeure rule are approved, with the original award-year Qualified Allocation Plan and Uniform Multifamily Rules, and the 2023 Program Calendar applicable to the Developments.

BACKGROUND

Awards of Competitive (9%) Housing Tax Credits and Supplemental 9% Housing Tax Credits were approved by the Board for the above-listed Developments. Staff executed Carryover Allocation Agreements with the Development Owners which included a certification from the

Development Owners that documentation for the 10% Test would be submitted by a set date, and, in order to satisfy the requirements of §42 of the Internal Revenue Code, each building for which the allocations were made would be placed in service by a set date. The Department received requests from the Development Owners to extend the placement in service deadline under the provisions of 10 TAC §11.6(5) related to Credits Returns Resulting from Force Majeure Events. Staff determined that this effective "extension" of the 10% Test deadline due to Force Majeure events was appropriate under these circumstances.

Per 10 TAC §11.6(5) of the Qualified Allocation Plan (QAP), related to Credits Returns Resulting from Force Majeure Events, a Development Owner is allowed to return issued credits within three years of award, and have those credits re-allocated to the Development outside of the usual regional allocation system if all of the requirements of the subsection are met. Per 10 TAC §11.6(5), the Department's Governing Board may approve the execution of a current program year Carryover Allocation Agreement regarding the returned credits with the Development Owner that returned such credits only if:

> (A) The credits were returned as a result of "Force Majeure" events that occurred before issuance of Forms 8609. Force Majeure events are the following sudden and unforeseen circumstances outside the control of the Development Owner: acts of God such as fire, tornado, flooding, significant and unusual rainfall or subfreezing temperatures, or loss of access to necessary water or utilities as a direct result of significant weather events; explosion; vandalism; orders or acts of military authority; unrelated party litigation; changes in law, rules, or regulations; national emergency or insurrection; riot; acts of terrorism; supplier failures; or materials or labor shortages. If a Force Majeure event is also a presidentially declared disaster, the Department may treat the matter under the applicable federal provisions. Force Majeure events must make construction activity impossible or materially impede its progress.

The Development Owners have communicated to staff that rising construction costs, labor shortages, supply chain issues, inflation and interest rate increases have impacted the construction timelines.

Staff has determined there is sufficient evidence of "sudden and unforeseen circumstances outside the control of the Development Owner . . . [regarding] supplier failures; or materials or labor shortages," as described in 10 TAC §11.6(5), for the Department to treat the Developments under an application of the force majeure rule.

If the Board approves the request to consider these force majeure events, the Development Owners will return the awarded credits and execution of a 2023 Carryover Allocation Agreement will result in a new award and a new placed in service deadline of December 31, 2025, for the Developments, with a new 10% Test deadline of July 1, 2024. The Qualified Allocation Plan and Uniform Multifamily Rules from the original year of award will be applicable to the Developments for the purposes of the force majeure event.

If the Board denies the requests regarding the force majeure events, the date by which the denied Developments must be placed in service will remain as previously agreed. Because the Development Owners have anticipated not meeting the placed in service deadline, the credits are expected to be returned. If the Development Owners returns the credits, the credits would

first be made available in the subregions from which they were originally awarded, pursuant to 10 TAC §11.6(2), related to returned credits. If there are pending Applications on the 2023 or 2024 (depending on when the credits are returned) waiting list from the relevant subregions, the next Application would be awarded, assuming there are enough credits to make the award. If there are not enough credits in the subregion to make an award, the credits will go into the statewide collapse and contribute the next award.

Staff recommends the Board approve the requests for treatment under an application of the force majeure rule for the Developments. Approval of this request does not change any federal or state deadlines for MFDL.

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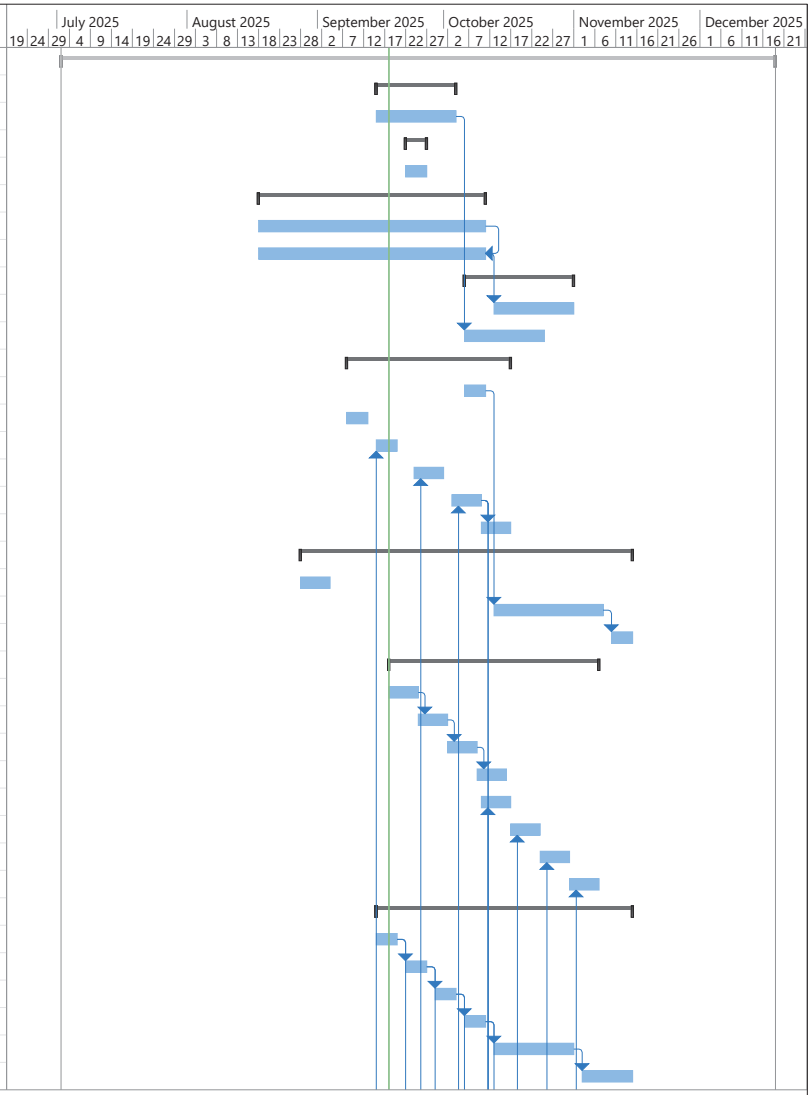
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
0		**The Reserves at Magnolia**	**122 days**	**Wed 7/2/25**	**Thu 12/18/25**		
1		**Framing**	**15 days**	**Mon 9/15/25**	**Fri 10/3/25**		
2		Construction of Stiar Platforms	15 days	Mon 9/15/25	Fri 10/3/25		
3		**TPO Roofing**	**5 days**	**Mon 9/22/25**	**Fri 9/26/25**		
4		Finish TPO / Trim Out	5 days	Mon 9/22/25	Fri 9/26/25		
5		**Building Exteiror**	**40 days**	**Mon 8/18/25**	**Fri 10/10/25**		
6		Building Masonry	40 days	Mon 8/18/25	Fri 10/10/25		
7		Siding	40 days	Mon 8/18/25	Fri 10/10/25	6FF	
8		**Structural Steel**	**20 days**	**Mon 10/6/25**	**Fri 10/31/25**		
9		Canopy Construction	15 days	Mon 10/13/25	Fri 10/31/25	7	
10		Stair Construction	15 days	Mon 10/6/25	Fri 10/24/25	2	
11		**Electrical**	**29 days**	**Mon 9/8/25**	**Thu 10/16/25**		
12		Set Transformers / Pull Power	5 days	Mon 10/6/25	Fri 10/10/25		
13		4th Floor Fixtures	5 days	Mon 9/8/25	Fri 9/12/25		
14		3rd Floor Fixtures	5 days	Mon 9/15/25	Fri 9/19/25	55	
15		2nd Floor Fixtures	5 days	Wed 9/24/25	Tue 9/30/25	56	
16		1st Floor Fixtures	5 days	Fri 10/3/25	Thu 10/9/25	57	
17		Common Area Fixtures	5 days	Fri 10/10/25	Thu 10/16/25	16	
18		**Elevator**	**57 days**	**Thu 8/28/25**	**Fri 11/14/25**		
19		Elevator Delivery	5 days	Thu 8/28/25	Wed 9/3/25		
20		Elevator Install	20 days	Mon 10/13/25	Fri 11/7/25	12	
21		Elevator Final	5 days	Mon 11/10/25	Fri 11/14/25	20	
22		**Plumbing**	**36 days**	**Thu 9/18/25**	**Thu 11/6/25**		
23		4th Floor Showers/Tubs	5 days	Thu 9/18/25	Wed 9/24/25		
24		3rd Floor Showers/Tubs	5 days	Thu 9/25/25	Wed 10/1/25	23	
25		2nd Floor Showers/Tubs	5 days	Thu 10/2/25	Wed 10/8/25	24	
26		1st Floor Showers/Tubs	5 days	Thu 10/9/25	Wed 10/15/25	25	
27		4th Floor Fixtures	5 days	Fri 10/10/25	Thu 10/16/25	58	
28		3rd Floor Fixtures	5 days	Fri 10/17/25	Thu 10/23/25	59	
29		2nd Floor Fixtures	5 days	Fri 10/24/25	Thu 10/30/25	60	
30		1st Floor Fixtures	5 days	Fri 10/31/25	Thu 11/6/25	61	
31		**HVAC**	**45 days**	**Mon 9/15/25**	**Fri 11/14/25**		
32		Set 4th Floor Units	5 days	Mon 9/15/25	Fri 9/19/25		
33		Set 3rd Floor Units	5 days	Mon 9/22/25	Fri 9/26/25	32	
34		Set 2nd Floor Units	5 days	Mon 9/29/25	Fri 10/3/25	33	
35		Set 1st Floor Units	5 days	Mon 10/6/25	Fri 10/10/25	34	
36		Trim Out	15 days	Mon 10/13/25	Fri 10/31/25	35	
37		Test and Balnace	10 days	Mon 11/3/25	Fri 11/14/25	36	



Project: The Reserves at Magno
Date: 11/15/25

Task
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Milestone
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Project Summary
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Inactive Milestone
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Manual Summary Rollup
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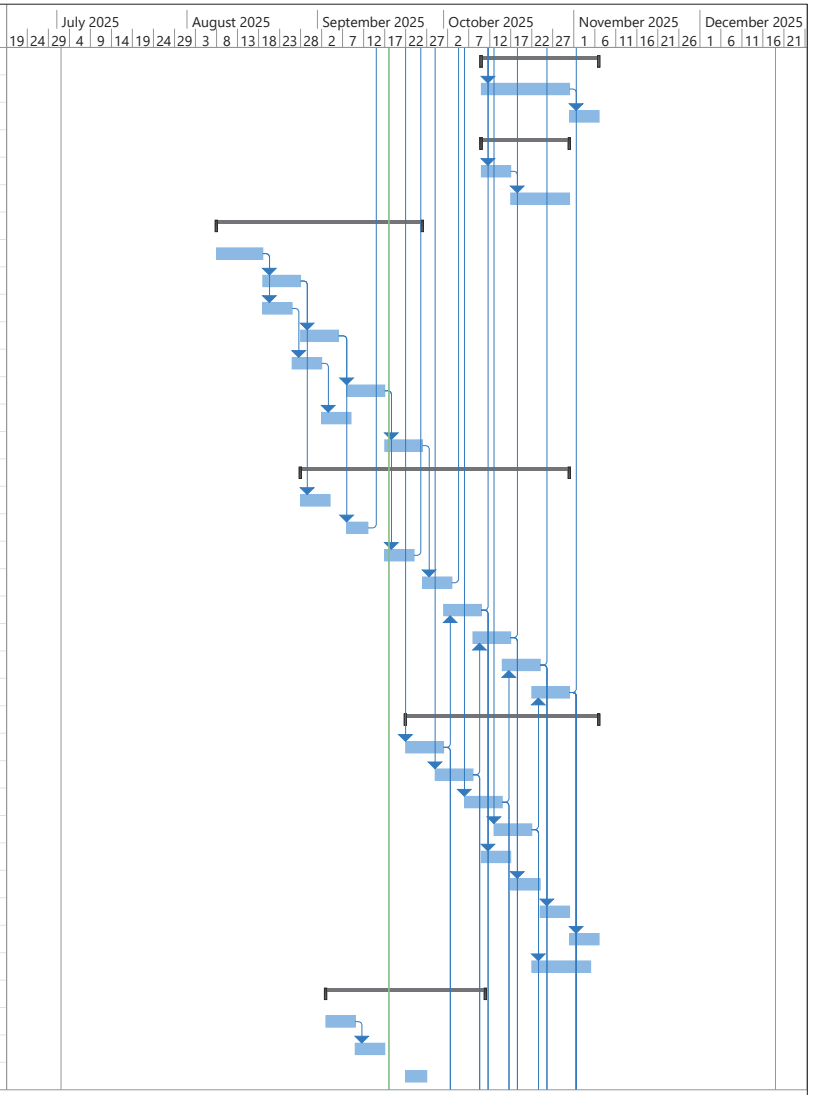
Deadline
Progress
Manual Progress

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
38		**Fire Suppression**	**20 days**	**Fri 10/10/25**	**Thu 11/6/25**		
39		Fire Suppression Trim Out	15 days	Fri 10/10/25	Thu 10/30/25	16	
40		Fire Suppression Final	5 days	Fri 10/31/25	Thu 11/6/25	39	
41		**Fire Alarms**	**15 days**	**Fri 10/10/25**	**Thu 10/30/25**		
42		Fire Alarm Trim Out	5 days	Fri 10/10/25	Thu 10/16/25	16	
43		Fire Pannel Final	10 days	Fri 10/17/25	Thu 10/30/25	42	
44		**Drywall**	**35 days**	**Fri 8/8/25**	**Thu 9/25/25**		
45		4th Floor Hanging	7 days	Fri 8/8/25	Mon 8/18/25		
46		4th Floor Tape/Mud/Texture	7 days	Tue 8/19/25	Wed 8/27/25	45	
47		3rd Floor Hanging	5 days	Tue 8/19/25	Mon 8/25/25	45	
48		3rd Floor Tape/Mud/Texture	7 days	Thu 8/28/25	Fri 9/5/25	46	
49		2nd Floor Hanging	5 days	Tue 8/26/25	Mon 9/1/25	47	
50		2nd Floor Tape/Mud/Texture	7 days	Mon 9/8/25	Tue 9/16/25	48	
51		1st Floor Hanging	5 days	Tue 9/2/25	Mon 9/8/25	49	
52		1st Floor Tape/Mud/Texture	7 days	Wed 9/17/25	Thu 9/25/25	50	
53		**Paint**	**46 days**	**Thu 8/28/25**	**Thu 10/30/25**		
54		4th Floor First Paint	5 days	Thu 8/28/25	Wed 9/3/25	46	
55		3rd Floor First Paint	5 days	Mon 9/8/25	Fri 9/12/25	48	
56		2nd Floor First Paint	5 days	Wed 9/17/25	Tue 9/23/25	50	
57		1st Floor First Paint	5 days	Fri 9/26/25	Thu 10/2/25	52	
58		4th Floor Final Paint	7 days	Wed 10/1/25	Thu 10/9/25	63	
59		3rd Floor Final Paint	7 days	Wed 10/8/25	Thu 10/16/25	64	
60		2nd Floor Final Paint	7 days	Wed 10/15/25	Thu 10/23/25	65	
61		1st Floor Final Paint	7 days	Wed 10/22/25	Thu 10/30/25	66	
62		**Flooring**	**34 days**	**Mon 9/22/25**	**Thu 11/6/25**		
63		4th Floor LVT	7 days	Mon 9/22/25	Tue 9/30/25	32	
64		3rd Floor LVT	7 days	Mon 9/29/25	Tue 10/7/25	33	
65		2nd Floor LVT	7 days	Mon 10/6/25	Tue 10/14/25	34	
66		1st Floor LVT	7 days	Mon 10/13/25	Tue 10/21/25	35	
67		4th Floor Carpet	5 days	Fri 10/10/25	Thu 10/16/25	58	
68		3rd Floor Carpet	5 days	Fri 10/17/25	Thu 10/23/25	59	
69		2nd Floor Carpet	5 days	Fri 10/24/25	Thu 10/30/25	60	
70		1st Floor Carpet	5 days	Fri 10/31/25	Thu 11/6/25	61	
71		Common Area Flooring	10 days	Wed 10/22/25	Tue 11/4/25	66	
72		**Doors/Trim**	**28 days**	**Wed 9/3/25**	**Fri 10/10/25**		
73		4th Floor Doors/Trim	5 days	Wed 9/3/25	Tue 9/9/25		
74		3rd Floor Doors/Trim	5 days	Wed 9/10/25	Tue 9/16/25	73	
75		2nd Floor Doors/Trim	5 days	Mon 9/22/25	Fri 9/26/25		



Project: The Reserves at Magno
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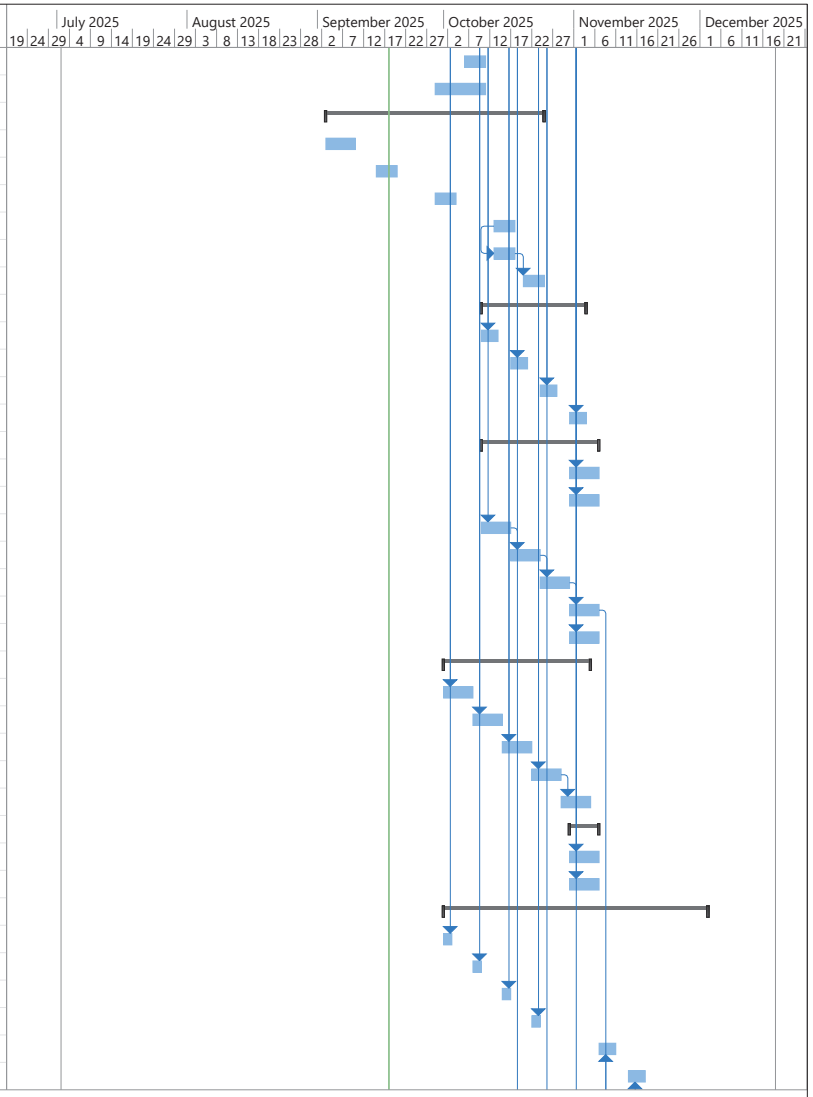
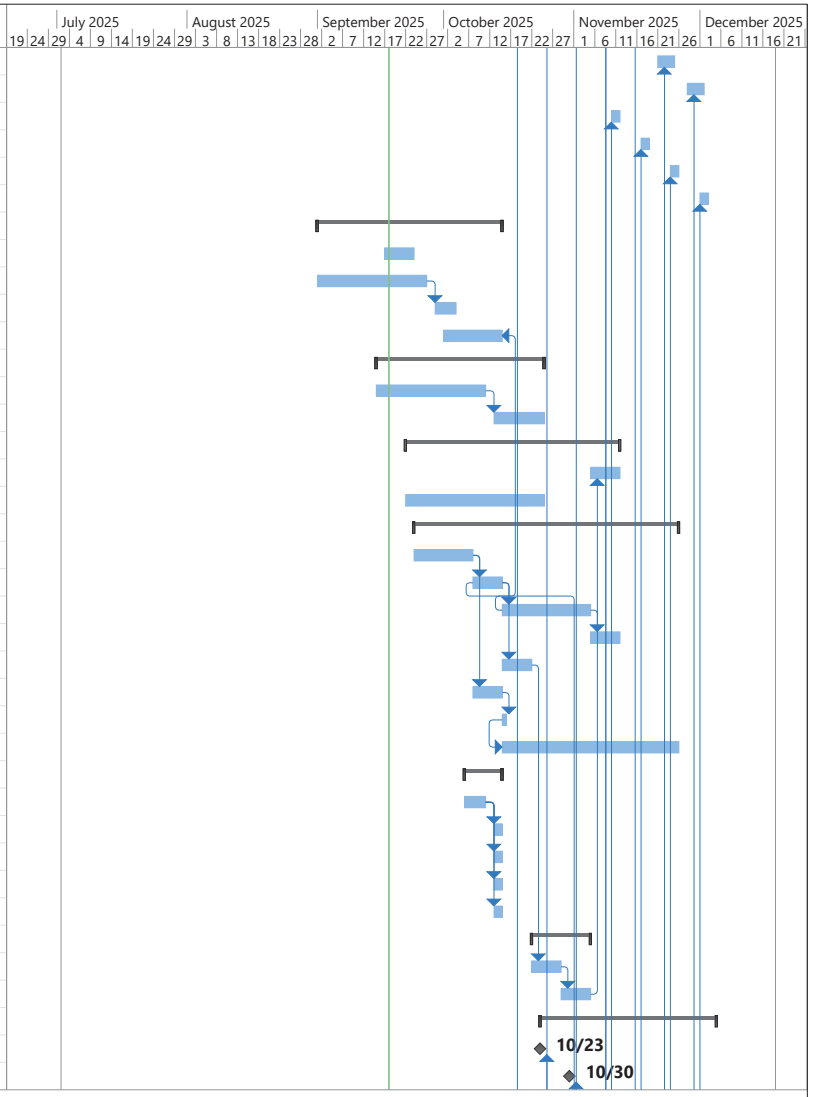
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
76		1st Floor Doors/Trim	5 days	Mon 10/6/25	Fri 10/10/25		
77		Storefront Systems	10 days	Mon 9/29/25	Fri 10/10/25		
78		**Cabinets/Tops**	**38 days**	**Wed 9/3/25**	**Fri 10/24/25**		
79		4th Floor Cabinets and Tops	5 days	Wed 9/3/25	Tue 9/9/25		
80		3rd Floor Cabinets and Tops	5 days	Mon 9/15/25	Fri 9/19/25		
81		2nd Floor Cabinet and Tops	5 days	Mon 9/29/25	Fri 10/3/25		
82		1st Floor Cabinets and Tops	5 days	Mon 10/13/25	Fri 10/17/25		
83		Common Area Cabinets	5 days	Mon 10/13/25	Fri 10/17/25	82SS	
84		Common Area Tops	5 days	Mon 10/20/25	Fri 10/24/25	83	
85		**Lightweight Concrete**	**17 days**	**Fri 10/10/25**	**Mon 11/3/25**		
86		4th Floor Lightweight Concrete	2 days	Fri 10/10/25	Mon 10/13/25	58	
87		3rd Floor Lightweight Concrete	2 days	Fri 10/17/25	Mon 10/20/25	59	
88		2nd Floor Lightweight Concrete	2 days	Fri 10/24/25	Mon 10/27/25	60	
89		1st Floor Lightweight Concrete	2 days	Fri 10/31/25	Mon 11/3/25	61	
90		**Building Accessories**	**20 days**	**Fri 10/10/25**	**Thu 11/6/25**		
91		Mailboxes	5 days	Fri 10/31/25	Thu 11/6/25	61	
92		Fire Extinguisher Cabinets	5 days	Fri 10/31/25	Thu 11/6/25	61	
93		4th Floor Unit Accessories (Bath & Shelving)	5 days	Fri 10/10/25	Thu 10/16/25	58	
94		3rd Floor Unit Accessories (Bath & Shelving)	5 days	Fri 10/17/25	Thu 10/23/25	59	
95		2nd Floor Unit Accessories (Bath & Shelving)	5 days	Fri 10/24/25	Thu 10/30/25	60	
96		1st Floor Unit Accessories (Bath & Shelving)	5 days	Fri 10/31/25	Thu 11/6/25	61	
97		Common Area Accessories	5 days	Fri 10/31/25	Thu 11/6/25	61	
98		**Appliances**	**25 days**	**Wed 10/1/25**	**Tue 11/4/25**		
99		4th Floor Appliances	5 days	Wed 10/1/25	Tue 10/7/25	63	
100		3rd Floor Appliances	5 days	Wed 10/8/25	Tue 10/14/25	64	
101		2nd Floor Appliances	5 days	Wed 10/15/25	Tue 10/21/25	65	
102		1st Floor Appliances	5 days	Wed 10/22/25	Tue 10/28/25	66	
103		Common Area Appliances	5 days	Wed 10/29/25	Tue 11/4/25	102	
104		**Signage**	**5 days**	**Fri 10/31/25**	**Thu 11/6/25**		
105		Interior Signage	5 days	Fri 10/31/25	Thu 11/6/25	61	
106		Building Signage	5 days	Fri 10/31/25	Thu 11/6/25	61	
107		**Interior Cleaning**	**45 days**	**Wed 10/1/25**	**Tue 12/2/25**		
108		4th Floor Rough Clean	2 days	Wed 10/1/25	Thu 10/2/25	63	
109		3rd Floor Rough Clean	2 days	Wed 10/8/25	Thu 10/9/25	64	
110		2nd Floor Rough Clean	2 days	Wed 10/15/25	Thu 10/16/25	65	
111		1st Floor Rough Clean	2 days	Wed 10/22/25	Thu 10/23/25	66	
112		4th Floor Finish Clean	2 days	Fri 11/7/25	Mon 11/10/25	158	
113		3rd Floor Finish Clean	2 days	Fri 11/14/25	Mon 11/17/25	161	



Project: The Reserves at Magno
Date: 11/15/25

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
114		2nd Floor Finish Clean	2 days	Fri 11/21/25	Mon 11/24/25	164	
115		1st Floor Finish Clean	2 days	Fri 11/28/25	Mon 12/1/25	167	
116		4th Floor Post Punch Touch Up	2 days	Mon 11/10/25	Tue 11/11/25	159	
117		3rd Floor Post Punch Touch Up	2 days	Mon 11/17/25	Tue 11/18/25	162	
118		2nd Floor Post Punch Touch Up	2 days	Mon 11/24/25	Tue 11/25/25	165	
119		1st Floor Post Punch Touch Up	2 days	Mon 12/1/25	Tue 12/2/25	168	
120		**Site Work**	**32 days**	**Mon 9/1/25**	**Wed 10/15/25**		
121		Finish Utility/Storm	5 days	Wed 9/17/25	Tue 9/23/25		
122		Finish Rough Grading	20 days	Mon 9/1/25	Fri 9/26/25		
123		Retaining Walls	5 days	Mon 9/29/25	Fri 10/3/25	122	
124		Topsoil placement and Grading	10 days	Wed 10/1/25	Wed 10/15/25	134SF	
125		**Fencing**	**30 days**	**Mon 9/15/25**	**Fri 10/24/25**		
126		Privacy Fencing	20 days	Mon 9/15/25	Fri 10/10/25		
127		Pond Fencing	10 days	Mon 10/13/25	Fri 10/24/25	126	
128		**Site Concrete**	**37 days**	**Mon 9/22/25**	**Tue 11/11/25**		
129		Markings / Signs / Wheel Stops	5 days	Wed 11/5/25	Tue 11/11/25	148	
130		Sidewalks	25 days	Mon 9/22/25	Fri 10/24/25		
131		**Landscaping**	**45 days**	**Wed 9/24/25**	**Tue 11/25/25**		
132		Irrigation Rough In	10 days	Wed 9/24/25	Tue 10/7/25		
133		Irrigation Final	5 days	Wed 10/8/25	Tue 10/14/25	132	
134		Plantings	15 days	Wed 10/15/25	Tue 11/4/25	133	
135		Beds/Mulch	5 days	Wed 11/5/25	Tue 11/11/25	134	
136		Sod	5 days	Wed 10/15/25	Tue 10/21/25	133	
137		Granite Walking Trail	5 days	Wed 10/8/25	Tue 10/14/25	132	
138		Hydroseed Nature Area	1 day	Wed 10/15/25	Wed 10/15/25	137	
139		Temp Irrigation	30 days	Wed 10/15/25	Tue 11/25/25	138SS	
140		**Site Amenities**	**7 days**	**Mon 10/6/25**	**Tue 10/14/25**		
141		Playground	5 days	Mon 10/6/25	Fri 10/10/25		
142		Dog Park Accessories	2 days	Mon 10/13/25	Tue 10/14/25	141	
143		BBQ Grill	2 days	Mon 10/13/25	Tue 10/14/25	141	
144		Bike Racks	2 days	Mon 10/13/25	Tue 10/14/25	141	
145		Picnic Tables	2 days	Mon 10/13/25	Tue 10/14/25	141	
146		**Exterior Cleaning**	**10 days**	**Wed 10/22/25**	**Tue 11/4/25**		
147		Exterior Building Clean	5 days	Wed 10/22/25	Tue 10/28/25	136	
148		Parking Lot Powerwashing	5 days	Wed 10/29/25	Tue 11/4/25	147	
149		**Inspections**	**30 days**	**Thu 10/23/25**	**Thu 12/4/25**		
150		4th Floor Finals	0 days	Thu 10/23/25	Thu 10/23/25	157	
151		3rd Floor Finals	0 days	Thu 10/30/25	Thu 10/30/25	160	



Project: The Reserves at Magno
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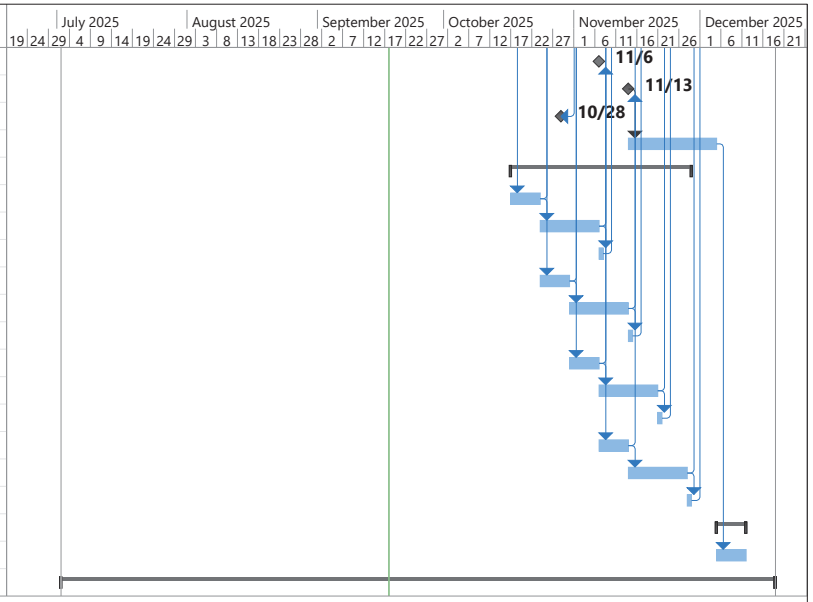
Summary	Inactive Summary	Manual Summary	External Milestone		

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
152		2nd Floor Finals	0 days	Thu 11/6/25	Thu 11/6/25	163	
153		1st Floor Finals	0 days	Thu 11/13/25	Thu 11/13/25	166	
154		Site Finals	0 days	Tue 10/28/25	Tue 10/28/25	133SF+15 days	
155		Certification of Occupancy Window	15 days	Fri 11/14/25	Thu 12/4/25	153	
156		**Punch**	**31 days**	**Fri 10/17/25**	**Fri 11/28/25**		
157		4th Floor Punch	5 days	Fri 10/17/25	Thu 10/23/25	93	
158		4th Floor Punch Corrections	10 days	Fri 10/24/25	Thu 11/6/25	157	
159		4th Floor Re-Punch	1 day	Fri 11/7/25	Fri 11/7/25	158	
160		3rd Floor Punch	5 days	Fri 10/24/25	Thu 10/30/25	94	
161		3rd Floor Punch Corrections	10 days	Fri 10/31/25	Thu 11/13/25	160	
162		3rd Floor Re-Punch	1 day	Fri 11/14/25	Fri 11/14/25	161	
163		2nd Floor Punch	5 days	Fri 10/31/25	Thu 11/6/25	95	
164		2nd Floor Punch Corrections	10 days	Fri 11/7/25	Thu 11/20/25	163	
165		2nd Floor Re-Punch	1 day	Fri 11/21/25	Fri 11/21/25	164	
166		1st Floor Punch	5 days	Fri 11/7/25	Thu 11/13/25	96	
167		1st Floor Punch Corrections	10 days	Fri 11/14/25	Thu 11/27/25	166	
168		1st Floor Re-Punch	1 day	Fri 11/28/25	Fri 11/28/25	167	
169		**Turn-Over**	**5 days**	**Fri 12/5/25**	**Thu 12/11/25**		
170		Building Turn-Over Window	5 days	Fri 12/5/25	Thu 12/11/25	155	
171		**Items to Notes/Plan For**	**122 days**	**Wed 7/2/25**	**Thu 12/18/25**		



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22257 The Reserves at Magnolia - Application Summary

REAL ESTATE ANALYSIS DIVISION
August 8, 2022

PROPERTY IDENTIFICATION	
Application #	22257
Development	The Reserves at Magnolia
City / County	Denton / Denton
Region/Area	3 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	$1,313,203	$1,313,203	$21,887/Unit	$0.90

KEY PRINCIPALS / SPONSOR

Overland Property Group LLC
(60% Owner, 95% Developer, 100% Guarantor)
Patrick Beatty, Matthew Gillam
Sarai Development Consulting (40% Owner, 5% Developer)
Kit Sarai

Related Parties	Contractor - No	Seller - No

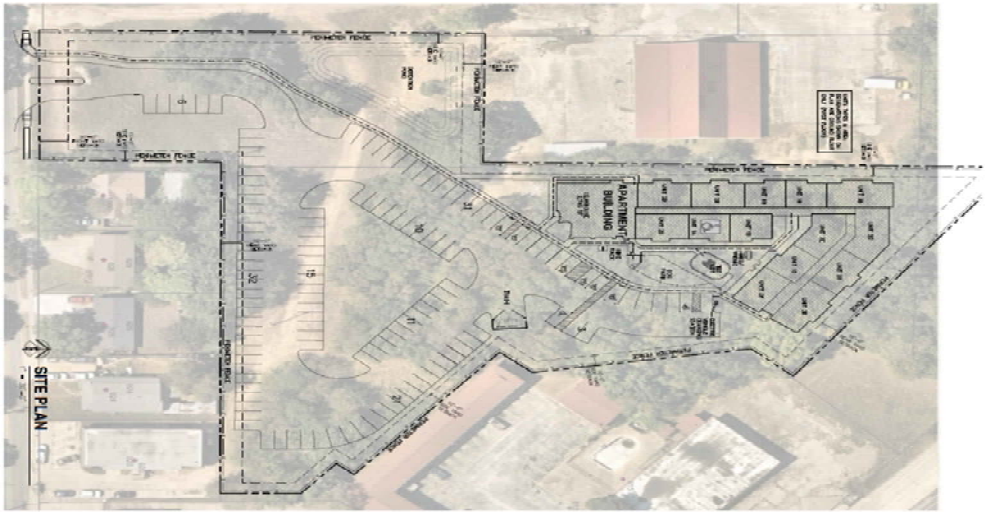
TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	20	33%	30%	6	10%
2	28	47%	40%	-	0%
3	12	20%	50%	22	37%
4	-	0%	60%	26	43%
			70%	-	0%
			80%	-	0%
			MR	6	10%
TOTAL	60	100%	TOTAL	60	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.16	Expense Ratio	53.8%
Breakeven Occ.	86.8%	Breakeven Rent	$920
Average Rent	$982	B/E Rent Margin	$62
Property Taxes	$1,455/unit	Exemption/PILOT	0%
Total Expense	$5,923/unit	Controllable	$3,125/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			2.0%
Highest Unit Capture Rate	5%	3 BR/50%	11
Dominant Unit Cap. Rate	3%	2 BR/50%	11
Premiums (↑60% Rents)	Yes		$69/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	885 SF	Density	18.1/acre
Acquisition		$14K/unit	$825K
Building Cost	$140.36/SF	$124K/unit	$7,453K
Hard Cost		$172K/unit	$10,306K
Total Cost		$287K/unit	$17,206K
Developer Fee	$1,651K	(35% Deferred)	Paid Year: 11
Contractor Fee	$1,443K	30% Boost	Yes

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
Legacy Bank and Trust FHA 223 (f	35/35	4.00%	$4,750,000	1.16
TOTAL DEBT (Must Pay)			$4,750,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
CASH FLOW DEBT / GRANTS			$0	

EQUITY / DEFERRED FEES	
Source	Amount
Red Stone Equity	$11,882,299
Overland Property Group	$574,184
TOTAL EQUITY SOURCES	$12,456,483
TOTAL DEBT SOURCES	$4,750,000
TOTAL CAPITALIZATION	$17,206,483

CONDITIONS

- Receipt and acceptance by Cost Certification:
  - Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

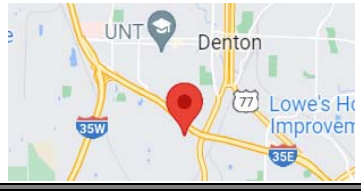
STRENGTHS/MITIGATING FACTORS

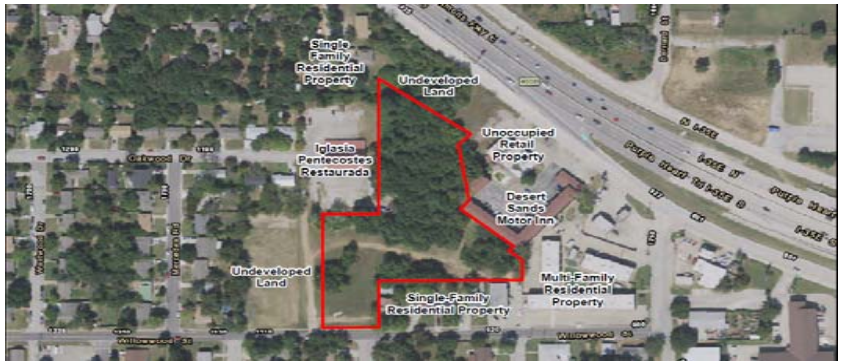
- Developer Experience

WEAKNESSES/RISKS

- 1.16 DCR

AREA MAP





Real Estate Analysis Division
Underwriting Report
August 8, 2022

DEVELOPMENT IDENTIFICATION

TDHCA Application #: **22257** Program(s): **9% HTC**

The Reserves at Magnolia

Address/Location: 1015 Willowwood Drive

City: Denton County: Denton Zip: 76205

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 3

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION				
TDHCA Program	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**Lien**
LIHTC (9% Credit)	$1,313,203				**$1,313,203**				

CONDITIONS

- Receipt and acceptance by Cost Certification:
  - Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	6
50% of AMI	50% of AMI	22
60% of AMI	60% of AMI	26

DEVELOPMENT SUMMARY

The Reserves at Magnolia is a proposed new construction development with 60 units serving the general population. The development will have one 4-story elevator-served building that contains all residential units and the clubhouse space will be located on the first floor. The property will serve populations in 30%, 50%, and 60% AMGI bands and will also have 6 market rate units. The unit mix is split 33% one bedroom units, 47% two bedroom units, and 20% three bedroom units.

RISK PROFILE

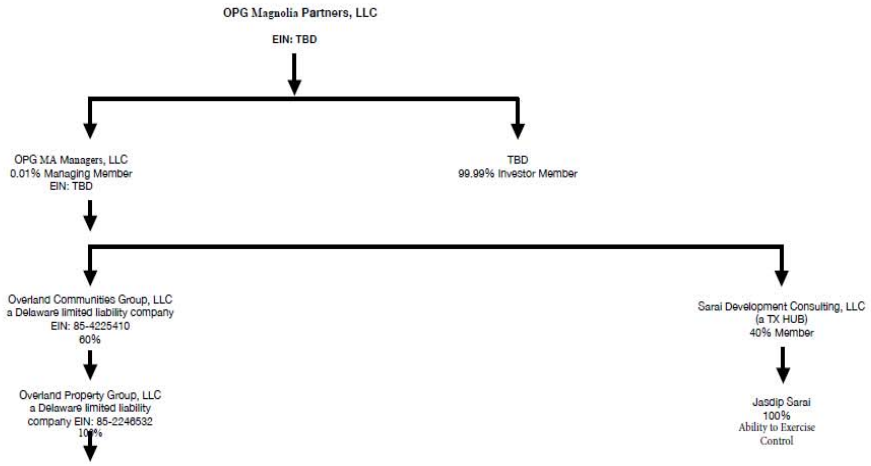
STRENGTHS/MITIGATING FACTORS	WEAKNESSES/RISKS
▫ Developer Experience	▫ 1.16 DCR

DEVELOPMENT TEAM

PRIMARY CONTACTS

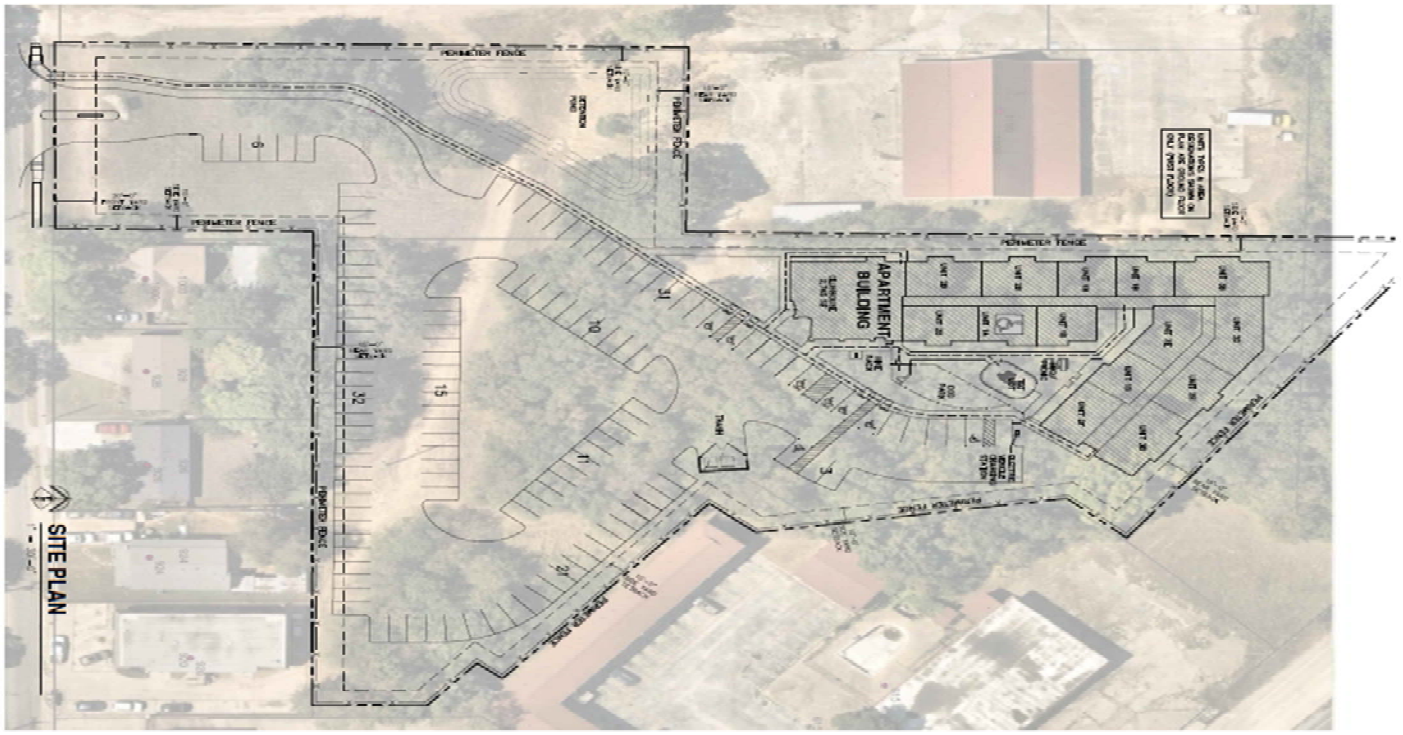
Name:	Matthew Gillam	Name:	Alyssa Carpenter
Phone:	(785) 766-4096	Phone:	(512) 789-1295
Relationship:	Developer	Relationship:	Consultant

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN



Comments:

Provided parking of 129 spaces compliant with local parking requirements of 129.

BUILDING ELEVATION

BUILDING CONFIGURATION

Building Type	Apt												**Total Buildings**
Floors/Stories	4												
Number of Bldgs	1												**1**
Units per Bldg	60												
Total Units	60												**60**

Avg. Unit Size (SF) **885 sf**	**Total NRA (SF)** **53,100**	**Common Area (SF)*** **11,682**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 3.31 acres Density: 18.1 units/acre

Site Control: 3.40 **Site Plan:** 3.309 **Appraisal:** NA **ESA:** 3.309

Feasibility Report Survey: 3.309 **Feasibility Report Engineer's Plan:** 3.309

Control Type: Commercial Contract

Development Site: 3.31 acres Cost: $825,000 $13,750 per unit

Seller: RPS Ventures Inc.

Buyer: Overland Land Group, LLC

Assignee: OPG Magnolia Partners, LLC

Related-Party Seller/Identity of Interest: No

SITE INFORMATION

Flood Zone:	X	Scattered Site?	No
Zoning:	R4/HA highway corridor	Within 100-yr floodplain?	No
Re-Zoning Required?	Yes	Utilities at Site?	Yes
Year Constructed:	NA	Title Issues?	No

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, LLC Date: 2/8/2022

Recognized Environmental Conditions (RECs) and Other Concerns:

- Due to proximity to several major roadways, a noise study is recommended for the proposed development. It is likely noise mitigation will be required to establish a noise environment below 65 dB in proposed noise sensitive locations of the new development.

MARKET ANALYSIS

Provider: Novogradac Consulting Date: 2/14/2022

Contact: Kelly Powell Phone: 913-312-4624

Primary Market Area (PMA): 36 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Denton County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	$15,000	$15,000	$18,000	$18,000	$20,820	$20,820	---
	Max	$18,690	$21,360	$24,030	$26,700	$28,860	$30,990	---
50% AMGI	Min	$25,020	$25,020	$30,030	$30,030	$34,710	$34,710	---
	Max	$31,150	$35,600	$40,050	$44,500	$48,100	$51,650	---
60% AMGI	Min	$30,030	$30,030	$36,030	$36,030	$41,670	$41,670	---
	Max	$37,380	$42,720	$48,060	$53,400	$57,720	$61,980	---

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
22258	Reserves at Monarch	Yes	New	General	61	68
22234	Westview Heights at Denton	Yes	New	General	90	126
21478	Pebblebrook Parkside Apts	Yes	New	General	144	216
21474	Denton Grove	Yes	New	General	276	276

Stabilized Affordable Developments in PMA		
	Total Units	1,999
	Total Developments	11
	Average Occupancy	99%

Proposed, Under Construction, and Unstabilized Competitive Supply:

21474 Denton Grove and 21478 Pebblebrook Parkside Apartments are bond developments awarded after this 9% application was submitted. If we include the 420 competitive units from these developments, the GCR is 5.9%.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	36,808			
Potential Demand from the Primary Market Area	9,554			
10% External Demand	955			
Potential Demand from Other Sources	0			
GROSS DEMAND	10,509			
Subject Affordable Units	54			
Unstabilized Competitive Units	151			
RELEVANT SUPPLY	205			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**2.0%**			

Population:	**General**	**Market Area:**	**Urban**	**Maximum Gross Capture Rate:**	**10%**

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	2,861	286	6	17	1%					
50% AMGI	5,423	542	22	63	1%					
60% AMGI	1,270	127	26	71	7%					

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE

	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	597	60	2	7	1%					
1 BR/50%	693	69	3	7	1%					
1 BR/60%	233	23	1	3	2%					
2 BR/30%	946	95	7	33	4%					
2 BR/50%	1,112	111	11	24	3%					
2 BR/60%	365	37	4	6	2%					
3 BR/30%	836	84	9	18	3%					
3 BR/50%	957	96	11	45	5%					
3 BR/60%	313	31	6	8	4%					

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$305,259	Avg. Rent:	$982	Expense Ratio:	53.8%
Debt Service:	$264,257	B/E Rent:	$920	Controllable Expenses:	$3,125
Net Cash Flow:	$41,002	UW Occupancy:	92.5%	Property Taxes/Unit:	$1,455
Aggregate DCR:	1.16	B/E Occupancy:	86.8%	Program Rent Year:	2021

Per TDHCA rules, in developments with less than 15% of market rate units, underwriter has limited market rate rents to gross 60% AMGI rents.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$249,245/ac	$13,750/unit	**$825,000**	Contractor Fee	**$1,442,817**
Off-site + Site Work		$37,987/unit	**$2,279,205**	Soft Cost + Financing	**$2,672,092**
Building Cost	$140.36/sf	$124,215/unit	**$7,452,916**	Developer Fee	**$1,650,929**
Contingency	5.90%	$9,562/unit	**$573,717**	Reserves	**$309,807**
Total Development Cost	$286,775/unit	**$17,206,483**		**Rehabilitation Cost**	**N/A**

Qualified for 30% Basis Boost?	Located in QCT with < 20% HTC units/HH

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$17,206,483	**$12,657,121**	**$1,327,663**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	**Description**	**Amount**	**Rate**	**LTC**
Legacy Bank and Trust	Construction Loan	$14,500,000	4.95%	89%
Red Stone Equity	HTC	$1,782,494	$0.91	11%
		$16,282,494	**Total Sources**	

PERMANENT SOURCES

Debt Source	PROPOSED Amount	PROPOSED Interest Rate	PROPOSED Amort	PROPOSED Term	UNDERWRITTEN Amount	UNDERWRITTEN Interest Rate	UNDERWRITTEN Amort	UNDERWRITTEN Term	UNDERWRITTEN LTC
egacy Bank and Trust FHA 223	$4,750,000	4.00%	35	35	$4,750,000	4.00%	35	35	28%
Total	**$4,750,000**				**$4,750,000**				

Equity & Deferred Fees	PROPOSED Amount	PROPOSED Rate	PROPOSED % Def	UNDERWRITTEN Amount	UNDERWRITTEN Rate	UNDERWRITTEN % TC	UNDERWRITTEN % Def
Red Stone Equity	$11,882,299	$0.90		$11,882,299	$0.90	69%	
Overland Property Group	$573,184		35%	$574,184		3%	35%
Total	**$12,455,483**			**$12,456,483**			
				$17,206,483	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.949	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.879	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	$17,206,483
Permanent Sources (debt + non-HTC equity)	$4,750,000
Gap in Permanent Financing	$12,456,483

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	$12,013,141	$1,327,663
Needed to Balance Sources & Uses	$12,456,483	$1,376,660
Requested by Applicant	$11,882,299	$1,313,203

	RECOMMENDATION Equity Proceeds	RECOMMENDATION Annual Credits
Tax Credit Allocation	**$11,882,299**	**$1,313,203**

Deferred Developer Fee	**$574,184**	**(35% deferred)**
Repayable in	**11 years**	

Comments:

Underwriter recommends an annual tax credit allocation of $1,313,203 as requested by Applicant.

Underwriter:	*Jeffrey Price*
Manager of Real Estate Analysis:	*Diamond Unique Thompson*
Manager of Real Estate Analysis:	*Gregg Kazak*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

The Reserves at Magnolia, Denton, 9% HTC #22257

LOCATION DATA	
CITY:	Denton
COUNTY:	Denton
Area Median Income	$89,000
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2021

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	20	33.3%	0	0
2	28	46.7%	0	0
3	12	20.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL	**60**	**100.0%**	**-**	**-**

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	89.65%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	885 sf

53% Average Income	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	# Units	-	6	-	22	26	-	-	6	**60**
	% Total	0.0%	10.0%	0.0%	36.7%	43.3%	0.0%	0.0%	10.0%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$500	2	1	1	701	$500	$54	$446	$0	$0.64	$446	**$892**	**$892**	$446	**$1**	**$0**	$1,001	$1.43	$1,335
TC 50%	$834	7	1	1	701	$834	$54	$780	$0	$1.11	$780	**$5,460**	**$5,460**	$780	**$1**	**$0**	$1,001	$1.43	$1,335
TC 60%	$1,001	9	1	1	701	$1,001	$54	$947	$0	$1.35	$947	**$8,523**	**$8,523**	$947	**$1**	**$0**	$1,001	$1.43	$1,335
MR		2	1	1	701	$0	$54		NA	$1.43	$1,001	**$2,002**	**$2,002**	$1,001	**$1**	**NA**	$1,001	$1.43	$1,335
TC 60%	$1,201	6	2	2	858	$1,201	$67	$1,134	$0	$1.32	$1,134	**$6,804**	**$6,804**	$1,134	**$1**	**$0**	$1,201	$1.40	$1,625
TC 30%	$600	3	2	2	896	$600	$67	$533	$0	$0.59	$533	**$1,599**	**$1,599**	$533	**$1**	**$0**	$1,201	$1.34	$1,625
TC 50%	$1,001	11	2	2	896	$1,001	$67	$934	$0	$1.04	$934	**$10,274**	**$10,274**	$934	**$1**	**$0**	$1,201	$1.34	$1,625
TC 60%	$1,201	2	2	2	896	$1,201	$67	$1,134	$0	$1.27	$1,134	**$2,268**	**$2,268**	$1,134	**$1**	**$0**	$1,201	$1.34	$1,625
TC 60%	$1,201	3	2	2	961	$1,201	$67	$1,134	$0	$1.18	$1,134	**$3,402**	**$3,402**	$1,134	**$1**	**$0**	$1,201	$1.25	$1,625
MR		1	2	2	961	$0	$67		NA	$1.25	$1,201	**$1,201**	**$1,201**	$1,201	**$1**	**NA**	$1,201	$1.25	$1,625
MR		2	2	2	1,002	$0	$67		NA	$1.20	$1,201	**$2,402**	**$2,402**	$1,201	**$1**	**NA**	$1,201	$1.20	$1,625
TC 30%	$694	1	3	2	1,127	$694	$87	$607	$0	$0.54	$607	**$607**	**$607**	$607	**$1**	**$0**	$1,389	$1.23	$1,995
TC 50%	$1,157	4	3	2	1,127	$1,157	$87	$1,070	$0	$0.95	$1,070	**$4,280**	**$4,280**	$1,070	**$1**	**$0**	$1,389	$1.23	$1,995
TC 60%	$1,389	2	3	2	1,127	$1,389	$87	$1,302	$0	$1.16	$1,302	**$2,604**	**$2,604**	$1,302	**$1**	**$0**	$1,389	$1.23	$1,995
MR		1	3	2	1,127	$0	$87		NA	$1.23	$1,389	**$1,389**	**$1,389**	$1,389	**$1**	**NA**	$1,389	$1.23	$1,995
TC 60%	$1,389	1	3	2	1,183	$1,389	$87	$1,302	$0	$1.10	$1,302	**$1,302**	**$1,302**	$1,302	**$1**	**$0**	$1,389	$1.17	$1,995
TC 60%	$1,389	3	3	2	1,183	$1,389	$87	$1,302	$0	$1.10	$1,302	**$3,906**	**$3,906**	$1,302	**$1**	**$0**	$1,389	$1.17	$1,995
TOTALS/AVERAGES:		**60**			**53,100**				**$0**	**$1.11**	**$982**	**$58,915**	**$58,915**	**$982**	**$1.11**	**$0**	**$1,172**	**$1.32**	**$1,602**

ANNUAL POTENTIAL GROSS RENT:	$706,980	$706,980	

STABILIZED PRO FORMA

The Reserves at Magnolia, Denton, 9% HTC #22257

	STABILIZED FIRST YEAR PRO FORMA													
	COMPARABLES				APPLICANT				TDHCA				VARIANCE	
	Database		Local Comparables		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.11	$982	$706,980	$706,980	$982	$1.11		0.0%	$0
Late fees, app fees, retained deposits							$10.00	$7,200						
Total Secondary Income							$10.00		$7,200	$10.00			0.0%	$0
POTENTIAL GROSS INCOME								$714,180	$714,180				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(53,564)	(53,564)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME								$660,617	$660,617				0.0%	$0
General & Administrative	$35,036	$584/Unit	$28,288	$471	3.86%	$0.48	$425	$25,500	$25,500	$425	$0.48	3.86%	0.0%	-
Management	$30,766	5.2% EGI	$29,282	$488	5.06%	$0.63	$557	$33,419	$33,031	$551	$0.62	5.00%	1.2%	388
Payroll & Payroll Tax	$62,956	$1,049/Unit	$82,425	$1,374	11.35%	$1.41	$1,250	$75,000	$75,000	$1,250	$1.41	11.35%	0.0%	-
Repairs & Maintenance	$47,411	$790/Unit	$39,914	$665	5.90%	$0.73	$650	$39,000	$39,000	$650	$0.73	5.90%	0.0%	-
Electric/Gas	$16,176	$270/Unit	$8,697	$145	1.82%	$0.23	$200	$12,000	$12,000	$200	$0.23	1.82%	0.0%	-
Water, Sewer, & Trash	$42,489	$708/Unit	$36,444	$607	5.45%	$0.68	$600	$36,000	$36,444	$607	$0.69	5.52%	-1.2%	(444)
Property Insurance	$32,725	$0.62 /sf	$23,122	$385	4.54%	$0.56	$500	$30,000	$32,725	$545	$0.62	4.95%	-8.3%	(2,725)
Property Tax (@ 100%) 2.1609	$43,842	$731/Unit	$66,022	$1,100	13.21%	$1.64	$1,455	$87,279	$82,889	$1,381	$1.56	12.55%	5.3%	4,390
Reserve for Replacements					2.27%	$0.28	$250	$15,000	$15,000	$250	$0.28	2.27%	0.0%	-
Supportive Services					0.00%	$0.00	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.33%	$0.04	$36	$2,160	$2,160	$36	$0.04	0.33%	0.0%	-
TOTAL EXPENSES					**53.79%**	**$6.69**	**$5,923**	**$355,358**	**$353,749**	**$5,896**	**$6.66**	**53.55%**	**0.5%**	**$ 1,609**
NET OPERATING INCOME ("NOI")					**46.21%**	**$5.75**	**$5,088**	**$305,259**	**$306,868**	**$5,114**	**$5.78**	**46.45%**	**-0.5%**	**$ (1,609)**
CONTROLLABLE EXPENSES							$3,125/Unit			$3,132/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Reserves at Magnolia, Denton, 9% HTC #22257

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR												Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
Legacy Bank and Trust FHA 223 (f)	0.25%	1.16	1.16	264,257	4.00%	35	35	$4,750,000	$4,750,000	35	35	4.00%	$264,257	1.16	27.6%
CASH FLOW DEBT / GRANTS															
				$264,257	**TOTAL DEBT / GRANT SOURCES**			**$4,750,000**	**$4,750,000**	**TOTAL DEBT SERVICE**			**$264,257**	**1.16**	27.6%

NET CASH FLOW		$42,611	$41,002						**APPLICANT**	**NET OPERATING INCOME**		**$305,259**	**$41,002**	**NET CASH FLOW**	

EQUITY SOURCES

		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**		**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**	
Red Stone Equity	LIHTC Equity	69.1%	$1,313,203	$0.90	$11,882,299		$11,882,299	$0.905	$1,313,203	69.1%	$21,887	Applicant Request	
Overland Property Group	Deferred Developer Fees	3.3%	(35% Deferred)		$573,184		$574,184	(35% Deferred)		3.3%	**Total Developer Fee:**		**$1,650,929**
Additional (Excess) Funds Req'd		0.0%					$0			0.0%			
TOTAL EQUITY SOURCES		72.4%			$12,455,483		$12,456,483			72.4%			

TOTAL CAPITALIZATION					**$17,205,483**	**$17,206,483**					**15-Yr Cash Flow after Deferred Fee:**		**$340,658**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis								Eligible Basis			
	Acquisition	**New Const. Rehab**	**Total Costs**			**Total Costs**			**New Const. Rehab**	**Acquisition**	**%**	**$**
Land Acquisition			$13,750 / Unit		$825,000	$825,000	$13,750 / Unit				0.0%	$0
Off-Sites			$ / Unit		$0	$0	$ / Unit				0.0%	$0
Site Work		$1,614,735	$26,912 / Unit		$1,614,735	$1,614,735	$26,912 / Unit		$1,614,735		0.0%	$0
Site Amenities		$664,470	$11,075 / Unit		$664,470	$664,470	$11,075 / Unit		$664,470		0.0%	$0
Building Cost		$4,703,067	$140.36 /sf	$124,215/Unit	$7,452,916	$7,531,169	$125,519/Unit	$141.83 /sf	$4,703,067		-1.0%	($78,253)
Contingency		$488,759	7.00%	5.90%	$573,717	$573,717	5.85%	7.00%	$488,759		0.0%	$0
Contractor Fees		$1,045,944	14.00%	14.00%	$1,442,817	$1,442,817	13.89%	14.00%	$1,045,944		0.0%	$0
Soft Costs	$0	$1,333,999		$22,483 / Unit	$1,348,999	$1,348,999	$22,483 / Unit		$1,333,999	$0	0.0%	$0
Financing	$0	$1,155,217		$22,052 / Unit	$1,323,092	$1,323,092	$22,052 / Unit		$1,155,217	$0	0.0%	$0
Developer Fee	$0	$1,650,929	15.00%	11.93%	$1,650,929	$1,650,929	11.86%	15.00%	$1,650,929	$0	0.0%	$0
Reserves				6 Months	$309,807	$309,807	6 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$12,657,121**		$286,775 / Unit	**$17,206,483**	**$17,284,736**	$288,079 / Unit		**$12,657,121**	**$0**	**-0.5%**	**($78,253)**
Acquisition Cost	$0				$0							
Contingency		$0			$0							
Contractor's Fee		$0			$0							
Financing Cost		$0										
Developer Fee	$0	($0)	15.00%		$0							
Reserves					$0							
ADJUSTED BASIS / COST	**$0**	**$12,657,121**		$286,775/unit	**$17,206,483**	**$17,284,736**	$288,079/unit		**$12,657,121**	**$0**	**-0.5%**	**($78,253)**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):	**$17,206,483**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Reserves at Magnolia, Denton, 9% HTC #22257

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$12,657,121	$0	$12,657,121
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$12,657,121	$0	$12,657,121
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$16,454,257	$0	$16,454,257
Applicable Fraction	89.65%	89.65%	90%	90%
TOTAL QUALIFIED BASIS	$0	$14,751,815	$0	$14,751,815
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,327,663	$0	$1,327,663
CREDITS ON QUALIFIED BASIS	$1,327,663		$1,327,663	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.9048	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,327,663	$12,013,141	----	----	----
Needed to Fill Gap	$1,376,660	$12,456,483	----	----	----
Applicant Request	$1,313,203	$11,882,299	**$1,313,203**	**$0**	**$0**

BUILDING COST ESTIMATE

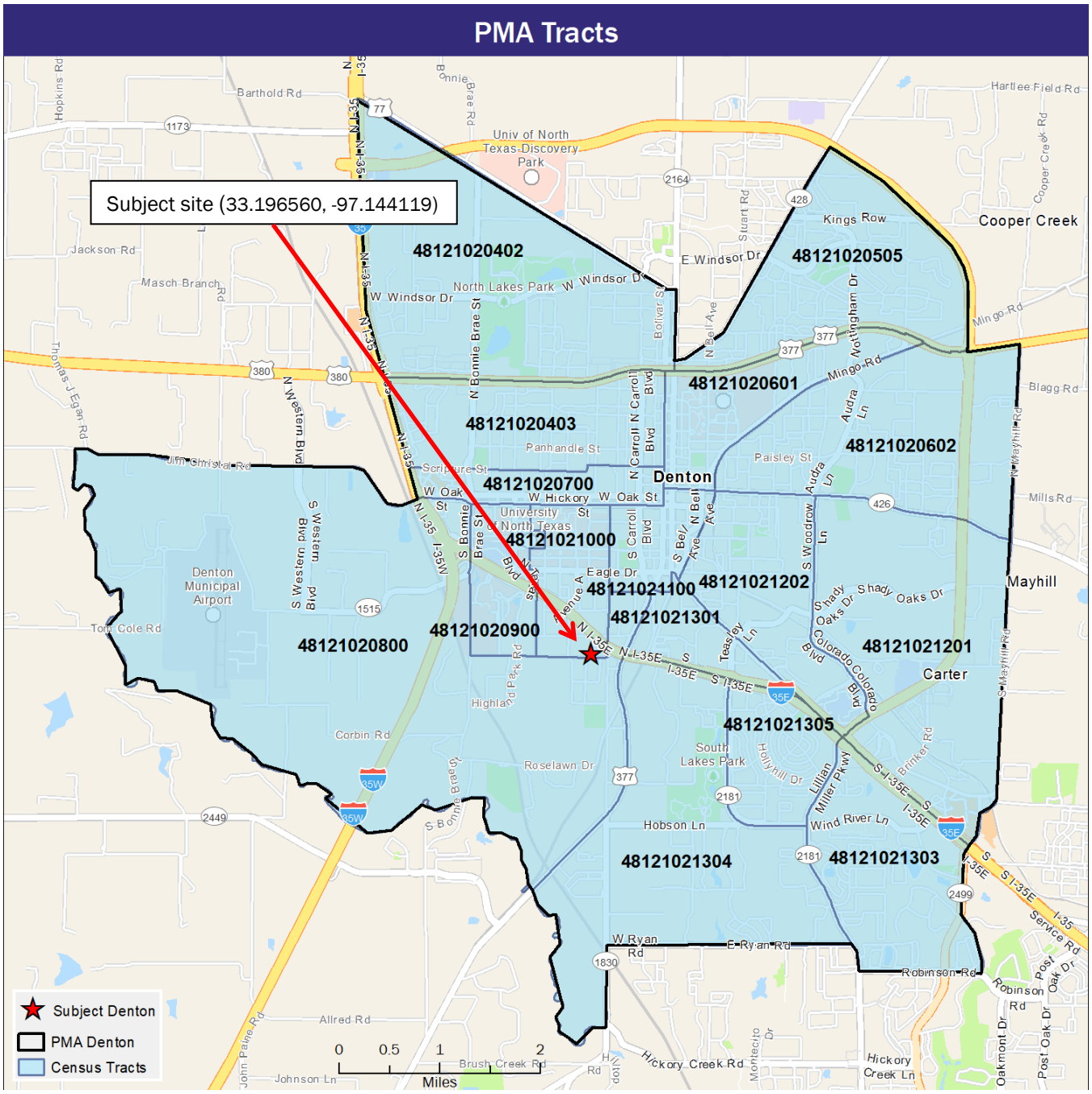
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Elevator Served		53,100 SF	$128.91	6,845,264
Adjustments				
Exterior Wall Finish	3.22%		4.16	$220,691
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.40%		4.39	232,944
Roof Adjustment(s)			1.69	90,000
Subfloor			0.22	11,815
Floor Cover			2.82	149,742
Breezeways	$30.63	7,500	4.33	229,760
Balconies	$0.00	0	0.00	0
Plumbing Fixtures	$1,090	120	2.46	130,800
Rough-ins	$535	120	1.21	64,200
Built-In Appliances	$1,880	60	2.12	112,800
Exterior Stairs	$2,460	6	0.28	14,760
Heating/Cooling			2.37	125,847
Storage Space	$30.63	1,057	0.61	32,381
Carports	$13.00	0	0.00	0
Garages		0	0.00	0
Common/Support Area	$102.19	2,686	5.17	274,488
Elevators	$118,600	1	2.23	118,600
Other:			0.00	0
Fire Sprinklers	$2.88	64,343	3.49	185,308
SUBTOTAL			**166.47**	**8,839,401**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**166.47**	**$8,839,401**
Plans, specs, survey, bldg permits	3.30%		(5.49)	($291,700)
Contractor's OH & Profit	11.50%		(19.14)	(1,016,531)
NET BUILDING COSTS		$125,519/unit	$141.83/sf	$7,531,169

Long-Term Pro Forma

The Reserves at Magnolia, Denton, 9% HTC #22257

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$660,617	$673,829	$687,305	$701,052	$715,073	$789,498	$871,669	$962,393	$1,062,560	$1,173,152	$1,295,255
TOTAL EXPENSES	3.00%	$355,358	$365,684	$376,314	$387,256	$398,519	$459,996	$531,057	$613,207	$708,188	$818,017	$945,030
NET OPERATING INCOME ("NOI")		**$305,259**	**$308,144**	**$310,991**	**$313,796**	**$316,554**	**$329,502**	**$340,612**	**$349,186**	**$354,372**	**$355,135**	**$350,224**
EXPENSE/INCOME RATIO		53.8%	54.3%	54.8%	55.2%	55.7%	58.3%	60.9%	63.7%	66.6%	69.7%	73.0%
MUST -PAY DEBT SERVICE												
Legacy Bank and Trust FHA 223 (f)		$264,257	$264,098	$263,932	$263,760	$263,581	$262,570	$261,336	$259,829	$257,989	$255,742	$252,999
TOTAL DEBT SERVICE		$264,257	$264,098	$263,932	$263,760	$263,581	$262,570	$261,336	$259,829	$257,989	$255,742	$252,999
DEBT COVERAGE RATIO		1.16	1.17	1.18	1.19	1.20	1.25	1.30	1.34	1.37	1.39	1.38
ANNUAL CASH FLOW		**$41,002**	**$44,047**	**$47,059**	**$50,035**	**$52,972**	**$66,931**	**$79,276**	**$89,357**	**$96,383**	**$99,393**	**$97,225**
Deferred Developer Fee Balance		$533,182	$489,135	$442,077	$392,041	$339,069	$31,799	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$0	$340,658	$768,335	$1,237,600	$1,730,367	$2,223,160

PMA Map



Source: U.S. Census Bureau, March 2022

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1230 **Agenda Date:** 12/11/2025 **Agenda #:** 14.

TDHCA Quarterly Status Report on Temporary Allocations - December 2025

BACKGROUND

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TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

TDHCA Quarterly Status Report on Temporary Allocations – December 2025

This report reflects one-time or temporary federally awarded allocations of funds, including those focused specifically on the Department's COVID-19 pandemic response. Programs previously funded, but now closed[1], are now reflected only in this front page grand total, but are no longer summarized in the following pages. Only programs that remain actively open or unclosed are reflected in the following pages. The totals on this page exclude funds that TDHCA already had in house that were then reprogrammed in the initial months of the pandemic.[2]

PERFORMANCE TO DATE ACROSS ALL OPEN AND CLOSED PROGRAMS

Cumulative Performance to Date Across All Programs Reported			
Total of All Funding	**Total Funds Obligated**	**Total Funds Spent**	**Total Served to Date[3]**
$4,634,602,451	**$4,457,015,085 (96.17%)**	**$4,340,477,874 (93.65%)**	**523,006 households 4,753,526 persons 1,190,206 meals[4] provided 394 units[5] committed**

1 *Closed programs reflected in these totals include LIHEAP (CARES, ARP and 2023 Continuing Resolution), LIHWAP, Housing Choice Voucher Administration and Additional MVP vouchers, ESG CARES, and CSBG CARES.*
2 These included ~$11M of HOME TBRA, ~$1.4M of CSBG Discretionary, and minimal amounts of HHSP; those activities assisted 2,612 households and 9,930 persons, not otherwise reflected in the totals above.
3 Based on reporting requirements, some programs report households and some report persons. Persons reported above do not comprise the members of the households reported, but are separate persons assisted.
4 Meals served through the HSS Program not otherwise reflected in either the count of households or persons served.
5 Units committed are from HOME-ARP and ERA Multifamily activities.

OPEN PROGRAMS

Program (Expend. Deadline)	*Brief Overview*	*Program Status*	*Served to Date*	*Total Program Funds*	*Funds Obligated**	*Funds Expended**
CDBG *(November 3, 2026)*	*Funded through the CARES Act via HUD. Funds were used for a variety of activities including rental assistance, mortgage payment assistance, assisting providers of persons with disabilities, and food expenses. Remaining activities are the Community Resiliency Program (CRP) and legal services for persons with disabilities.*	*Since last quarter, 2 contracts have closed out. The CRP now has 9 active contracts with small rural communities for activities such as community/senior/ health centers, and ambulances and 1 contract for Legal Services. Program is on target to expend all funds by the November 2026 deadline.*	3,533,842 Persons	$141,846,258	$141,846,258 100%	$127,990,552 90.23%
Texas Rent Relief *(September 30, 2025)*	*Funded through the Consolidated Appropriations Act for ERA1 and the American Rescue Plan for ERA2, via Treasury, provided up to 18 months of rental and utility assistance. Households facing eviction were prioritized for processing. Total of all ERA received across ERA1, ERA2, and reallocations was $2,687,062,464. A portion of ERA funds are for Housing Stability Services (row below). $5.85M of ERA2 funds are for affordable rental housing, included in this row.*	*Program closed July 7, 2023 with final payments to approved households issued on October 6, 2023. TRR staff continues working on audit, reporting, and closeout. All ERA1 funds were expended by deadline. Period of performance for ERA2 ended September 30, 2025, and the ERA2 Final Report is due January 28, 2026.* *Figures are subject to some adjustments as staff continues to work on reconciliation and closeout.*	324,146 House-holds 63 Units	$2,466,516,459	$2,466,516,459 100%	$2,464,731,010 99.93%
Housing Stability Services (HSS) *(September 30, 2025)*	*Programmed from the ERA funds noted on the row above, a portion of funds were authorized for housing stabilization. Program provided funds to local communities or nonprofits to help households maintain or obtain stable housing including legal services, outreach services, shelter services, community services, veterans services, and services offered at permanent supportive housing properties.*	*Under ERA1 funds, 28 contracts were completed. Under ERA 2 funds, 47 contracts were completed. Program expended all funds obligated to Subrecipients by the September 2025 deadline. Final closeout will occur before January 28, 2026.*	1,190,206 Meals 137,571 Households	$220,546,004	$220,546,004 100%	$220,354,819 99.91%

Program (Expend. Deadline)	Brief Overview	Program Status	Served to Date	Total Program Funds	Funds Obligated*	Funds Expended*
HOME ARP *(September 30, 2030)*	*Funded through ARPA via HUD, funds are to be used to the benefit of homeless, at risk of homelessness, those fleeing domestic violence, and populations with housing instability. Funds have been programmed for development of rental housing and non-congregate shelter, and operating costs/capacity building for nonprofit organizations.*	*Awarded $53.1 M to 12 rental developments. Of those 10 have closed loans. Awarded $3.97M in nonprofit capacity building/operating (NCO). Non-congregate shelter (NCS) Invitation to Apply released for approx. $64M.*	331 Units	$ 133,474,575[6]	$69,469,237 52%	$45,473,147 34%
HAF *(September 30, 2026)*	*Funded through ARPA via Treasury, the bulk of funds helped households avoid displacement through payments for mortgage, utility, property taxes, insurance premiums and HOA fees. Approximately $16 million was also provided to local organizations to assist households in accessing HAF funds, to provide housing counseling services and to provide legal services; separate from the total households served with HAF, more than 9,100 households were served and 1,600 outreach events hosted.*	*Program closed to new applications October 10, 2023; final subrecipient contract was completed in June 2024.* *Final HAF Payments made as of April 15, 2025. HAF staff continues working on reconciliation, responding to a Treasury desk review, reporting, and closeout.*	58,536 households	$842,214,006	$842,214,006 100%	$840,488,138 99.80%
LIHEAP (IIJA) *(September 30, 2026)*	*Funded through the Infrastructure Investment and Jobs Act (IIJA), via USHHS, for home energy costs. Funds released in annual increments over 5 years. Estimated 5-Year total is $37.6 million. Funds are made available to each state as part of its annual LIHEAP allocation; the Department therefore handles these as part of our annual allocation.*	*For the first several annual allocations a statewide provider was utilized; their portal was closed September 2023. Remaining Funds are now directed through the regular LIHEAP network of providers. Because funds are received annually, expenditures will be reflected slowly over 5 years. To date, four annual allocations have been received.*	45,423 persons	$32,348,848	$32,348,848 100%	$27,542,350 85.14%
BIL WAP *(No deadline)*	Funded through the Bipartisan Infrastructure Law Weatherization Assistance Program of the IIJA, via Department of Energy, for home weatherization activities. While there is no deadline DOE has encouraged expenditure within 5 years.	*Allows for single family and multifamily weatherization of units through a network of existing providers. Efforts to also utilize a statewide vendor have been pursued, but as of yet are not successful. 50% of funds have been released to the state by DOE.*	1,771 units	$173,162,598	$55,041,951 31.79%	$23,362,665 13.49%

[6] This figure reflects reductions and additional allocations from HUD throughout the program.

Program (Expend. Deadline)	Brief Overview	Program Status	Served to Date	Total Program Funds	Funds Obligated*	Funds Expended*
Emergency Housing Vouchers (EHV) *(obligate by September 30, 2030)*	*Funded through ARPA, via HUD, dedicates vouchers for emergency rental TDHCA was allocated 798 vouchers by HUD, with additional funds to provide services. Vouchers are for households who are: (1) homeless, (2) at risk of homelessness, (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or (4) recently homeless.*	*Assistance was provided in the Balance of State Continuum of Care (COC), Heart of Texas Homeless Coalition area, and Tarrant County Homeless Coalition area. These partners are in the final stages and all vouchers have been issued. 953 vouchers were issued; some were declined, but more than 808 households have been housed.* *Per PIH Notice 2025-19, the Department is transitioning EHV voucher holders to the Department's regular HCV program, which is limited to our 34 county service area. EHV vouchers holders living outside the Department's HCV service area will only be eligible for HCV assistance if they choose to relocate to a county within the service area.* *In January, TDHCA will notify all EHV participants through our housing portal of this requirement and provide guidance on relocation options for those who wish to transition to the HCV Program. The Department is also offering a 180-day application window to allow families time to consider their options.*	808 households housed	$11,490,348	$23,586,724.39 205.27%	$23,578,535.23 205.20%

** Funds obligated and expended include funds used for administrative expenses. Funds expended are a percentage of total program funds.*

*** This grand total of TRR funds includes the Other Rental Assistance activities and excludes the HSS found on the following row.*

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1249 **Agenda Date:** 12/11/2025 **Agenda #:** 15.

Media Analysis and Outreach Report, October 2025

Report follows this page.

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TDHCA Outreach and Media Analysis, October 2025

A compilation of TDHCA media analysis designed to enhance the awareness of TDHCA programs and services among key stakeholder groups and the general public, and outreach activities, such as trainings and webinars. The following is an analysis of print, online and broadcast news, and social media reporting for the time period of October 1-31, 2025 (news articles that specifically mentioned TDHCA generally or along with Department programs).

Total number of articles referencing TDHCA: 35
Breakdown by Medium:[1]

- Print: 5 (Editorials/Columnists = 0)
- Broadcast: 16
- Trade, Government or Internet-Based Publications: 14

Figure 1 News Tone

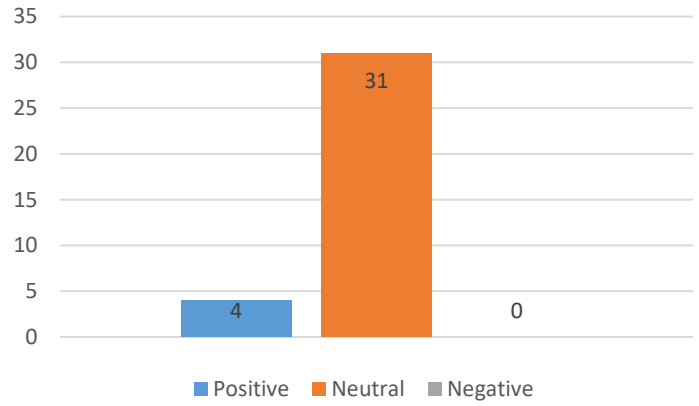
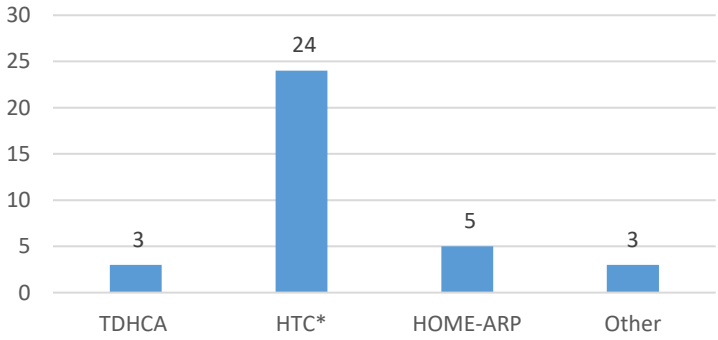
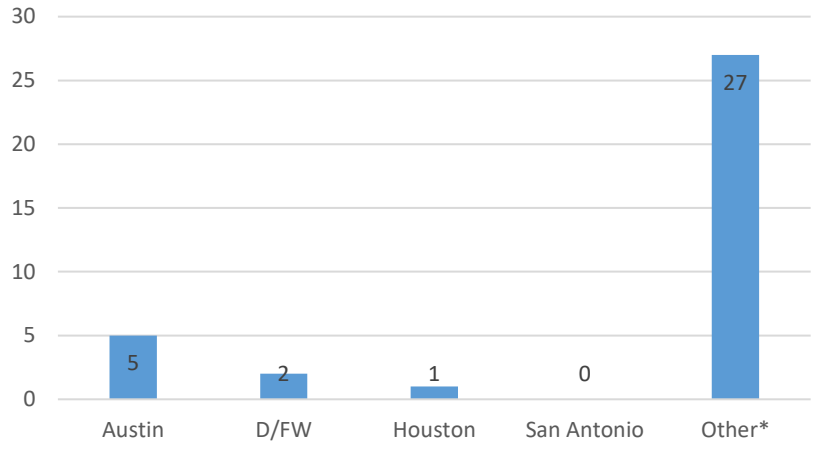


Figure 2 News Topic[2]



[1] *Broadcast numbers may represent times in which TDHCA was referenced on a television or radio station's website, rather than in a broadcast segment.* [2] *News Topics: Programs include Housing Tax Credit.*

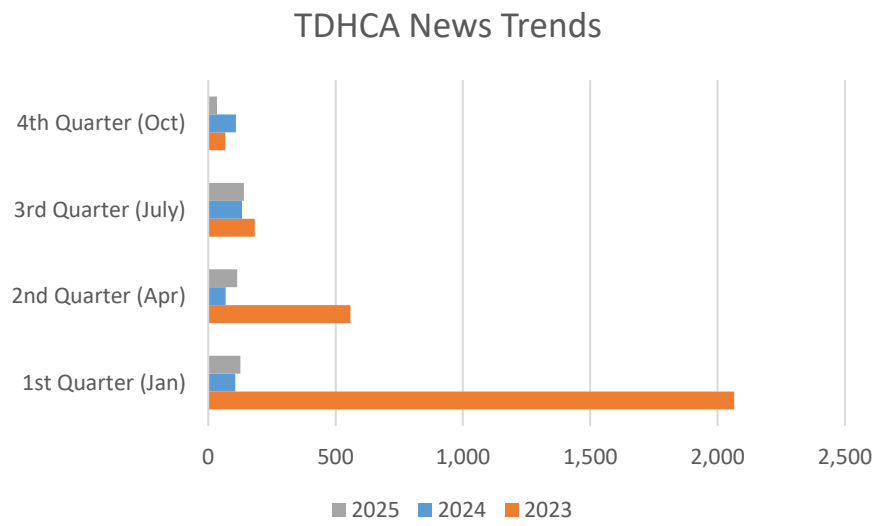
Figure 3 Media Market



Summary:
Reporting on TDHCA activities by the news media totaled 35 references in October 2025. There were numerous news stories regarding grand openings and groundbreaking ceremonies for Housing Tax Credit developments around the state.

News mentions during the month were lower than October 2024 (44 total).

The following table illustrates the number of news mentions during each month or quarter of 2025 compared to 2024 and 2023. Through the first month of the fourth quarter of 2025 (October through December), total news mentions tracked higher (414 total) compared to the number of mentions during the same timeframe of 2024 (352 total), but lower than 2023 (2,821 total). Please note, some pandemic-related programs for which TDHCA had oversight were still operating in 2023; however, news mentions in 2025 are tracking much higher than 2019 (pre-pandemic), which totaled 175 articles through the same timeframe.



Social media:
Through October 2025, TDHCA has 3,744 followers to its X account and 7,755 fans to its Facebook/Meta page. TDHCA's Facebook/Meta page also had 32 views on a Compliance training alert video (Scary, Spooky Fees in MF Compliance). TDHCA's YouTube channel had 3,672 views in October. The following is a summary analysis of TDHCA's efforts to inform stakeholders and the public on federal and state resources, initiatives, and programs.

Month/Yr	Posts	Clicks	Engagements	Shared posts	Reactions
January 2025	48	0	57 (includes Comments)	4	50
February 2025	39	0	18 (includes Comments	3	12
March 2025	59	0	60 (includes Comments	1	53
April 2025	47	0	46 (includes Comments)	2	40
May 2025	45	0	12 (includes Comments)	1	8
June 2025	72	0	27 (includes Comments)	4	19
July 2025	99	17	54 (includes Comments)	5	44
August 2025	14	11	35 (includes Comments)	3	23
September 2025	67	27	18 (includes Comments)	1	16
October 2025	65	2	18 (includes Comments)	1	16

* Clicks = number of times an individual clicked on a link provided in a post; however, FB only tracks clicks for posts that reach a minimum engagement level of 30. Engagements = any action a person takes on our post including shares, comments and reactions.

Month/Yr	Posts	Clicks	Engagements	Retweets	Liked posts
January 2025	45	0	10	2	6
February 2025	42	11	9	1	3
March 2025	57	0	7	2	5
April 2025	47	0	3	1	2
May 2025	45	0	2	0	2
June 2025	72	0	3	0	2
July 2025	100	29	9 (includes Replies)	1	6

August 2025	10	28	2	1	1
September 2025	65	27	11	0	0
October 2025	65	22	7	1	4

* Clicks = number of times an individual clicked on a link provided in a post. Engagements = any action a person takes on our post

YouTube

Month	Views	Watch time (hours)	Avg. view duration	Avg. % viewed	Unique viewers
January 2025	6,118	521.9	5:07	17.6%	5,158
February 2025	4,979	471.4	5:40	15.8%	4,066
March 2025	5,471	405.6	4:26	15.1%	4,553
April 2025	5,867	563.5	5:45	18.1%	4,715
May 2025	4,886	487.3	5:59	21.2%	3,897
June 2025	6,345	496.2	4:41	20.4%	5,355
July 2025	5,541	539.5	5:50	21.0%	4,630
August 2025	5,618	614.8	6:33	21.3%	4,509
September 2025	5,528	566.3	6:08	19.7%	4,475
October 2025	3,672	514.0	8:23	17.2%	2,822

Understanding the YouTube Analytics

- **Views:** number of times your videos were viewed
- **Watch Time:** total number of hours your videos were watched by viewers
- **Average View Duration:** total watch time of your video divided by the total number of video plays, including replays. This metric measures your video's ability to engage viewers. The higher the view duration, the more engaging the videos.
- **Average Pct Viewed:** the percent of each video the average viewer watched. It measures your video's ability to hold viewers' attention for its entirety. YouTube generally rewards videos that can hold people's attention with higher search and recommendation rankings.
- **Unique viewers:** the estimated number of individuals who watch your videos over a certain period of time. It helps determine the size of our audience.

Top 25 videos for October 2025

Duration	Publish date	Views ↓	Watch time (hours)	Average view duration	centage viewed	Unique viewers
3:24	Help For Texans	2,065 56.2%	52.8 10.3%	1:32	45.1%	1,924 68.2%
0:52	Texas Homebuyer Program introduction	226 6.2%	2.8 0.5%	0:44	85.2%	224 7.9%
5:12:47	2025 Income Determination Training	67 1.8%	24.2 4.7%	21:41	6.9%	41 1.5%
4:48:58	Income Determination Training	58 1.6%	33.2 6.5%	34:19	11.9%	31 1.1%
1:42:33	Fair Housing 101: An Overview of Fair Housing in Texa...	57 1.6%	5.6 1.1%	5:54	5.8%	43 1.5%
3:27:48	TDHCA Governing Board meeting - October 9, 2025	51 1.4%	5.2 1.0%	6:08	3.0%	40 1.4%
1:38:54	Office Hours - NSPIRE	48 1.3%	9.6 1.9%	12:02	12.2%	31 1.1%
1:47:05	Assets and the Changes from HOTMA	44 1.2%	19.3 3.8%	26:20	24.6%	29 1.0%
2:43:06	811 PRA Certifications Training	43 1.2%	12.2 2.4%	16:59	10.4%	21 0.7%
5:43:58	Income Determination Training Webinar - Jan. 4, 2024	41 1.1%	59.5 11.6%	1:27:00	25.3%	20 0.7%
1:25:32	811 PRA: Maintaining Compliance with Unit Vacancy a...	31 0.8%	21.5 4.2%	41:41	48.7%	19 0.7%
1:39:07	Utility Allowance Training - July 6, 2023	29 0.8%	14.1 2.8%	29:12	29.5%	22 0.8%
1:28:35	The Complaint Process for Multifamily Compliance	27 0.7%	2.5 0.5%	5:34	6.3%	17 0.6%
4:09	Reasonable Accommodations in Texas	24 0.7%	0.8 0.2%	1:54	46.1%	21 0.7%
1:58:46	Multifamily Compliance: Online Reporting, USR and AO...	24 0.7%	16.3 3.2%	40:52	34.4%	14 0.5%
1:21:07	Service Animals, Emotional Support Animals and the F...	23 0.6%	2.6 0.5%	6:52	8.5%	19 0.7%
1:35:29	Housing Opportunity Through Modernization Act of 20...	23 0.6%	8.0 1.6%	20:55	21.9%	17 0.6%
1:25:24	Adjusted Income Webinar - Jan. 12, 2024	23 0.6%	20.8 4.0%	54:13	63.5%	13 0.5%
5:18:57	TDHCA Training: Section 811 Project Rental Assistanc...	22 0.6%	12.9 2.5%	35:14	11.1%	17 0.6%
2:00:06	811 PRA: Written Policies and Procedures training	22 0.6%	15.7 3.1%	42:47	35.6%	13 0.5%
1:32:18	Let's Talk About Forms	21 0.6%	11.4 2.2%	32:27	35.2%	15 0.5%
2:49:57	Students: Eligibility and Income	21 0.6%	16.2 3.2%	46:19	27.3%	15 0.5%
26:14	HOME-ARP Overview Webinar	20 0.5%	2.2 0.4%	6:28	24.7%	15 0.5%
1:19:05	Transfers and Household Additions Training	20 0.5%	2.3 0.4%	6:45	8.5%	16 0.6%
1:45:18	Fair Housing 101: The Basics of Fair Housing in Texas	20 0.5%	0.2 0.1%	0:44	0.7%	10 0.4%

TDHCA Outreach October 2025

A compilation of outreach activities such as meetings, trainings and webinars.

Department	Meeting Date	Meeting Title	Attendees (includes organizer)
Compliance	Oct. 2-3	Costello Compliance Summit	130
Community Affairs/CEAP	Oct. 14	Virtual Training Session/ Multiple Subs	11
Texas Homeownership Program	Oct. 22	TDHCA Real Estate Specialist Training	47
Compliance	Oct. 28	Office Hours and Scary, Spooky Fees Webinar	83
Compliance	Oct. 29	Section 811 PRA and HOTMA Training	124
Texas Homeownership Program	Oct. 30	TDHCA Lender Lunch and Learn	82

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1261 **Agenda Date:** 12/11/2025 **Agenda #:** 16.

Report on the Draft Computation of Housing Finance Division Total and Unencumbered Fund Balances and Transfers to the State of Texas Housing Trust Fund.

WHEREAS, Tex. Gov't Code §2306.204 requires an independent audit of the Department's Housing Trust Fund to determine the amount of unencumbered fund balances that are greater than the amount required for the reserve fund and the report to be submitted to the board by December 31st of each year;

WHEREAS, Housing Finance Division unencumbered funds are the funds associated with any and all of the Department's housing finance activity that are not subject to any restriction precluding their immediate transfer to the housing trust fund. Such restrictions include: being subject to a state or federal law or other applicable legal requirement such as the General Appropriations Act, being held in trust subject to the terms of a bond indenture, or having been designated by the Department's Governing Board for a specific use or contingency;

WHEREAS, Tex. Gov't Code §2306.205 provides a formula for determining the amount of unencumbered fund balances and the amounts, if any, to transfer to the Housing Trust Fund before January 10th; and

WHEREAS, Staff has drafted a process for determining the three year-end values total and non highest rated bond indebtedness, the amount of unencumbered fund balances and the amounts, if any, to transfer to the State of Texas Housing Trust Fund;

NOW, therefore, it is hereby

RESOLVED, that the *Draft Computation of Unencumbered Fund Balances Report as of August 31, 2025,* is presented to this meeting and the Board and the Executive Director accepts this report in satisfaction of the requirements of Tex. Gov't Code §§2306.204 and 2306.205 with its final approval determined by the year-end audit performed by the State Auditor's Office.

BACKGROUND

Pursuant to Tex. Gov't Code §§2306.204 and 2306.205, the Department is required to transfer to the State of Texas Housing Trust Fund annually a portion of the unencumbered funds, if any, meeting certain threshold and criteria. This statute also requires the Department to undergo an annual audit of its unencumbered fund balances and to transfer excess funds to the State of Texas Housing Trust Fund based on a calculation set forth in the statute. Using the methodology outlined in the statute, Department staff developed a Standard Operating Procedure (#1201.05 <http://www.tdhca.state.tx.us/finan.htm>) to calculate statutorily required transfers to the State of Texas Housing Trust Fund.

The *Draft Computation of Unencumbered Fund Balances Report* as *of August 31* (Exhibit A) reflects funds held by the Department deemed to be unencumbered of $169,907; the *Calculation of Bonded Indebtedness Report* (Exhibit B) only includes bonds and notes outstanding not rated in the highest long-term debt rating category to calculate the 2% threshold of $68,210,361; and the *List of Bond Ratings* (Exhibit C) from rating agencies. Since the unencumbered balance is less than the 2% threshold it does not meet the first threshold in Tex. Gov't Code §2306.205(a) for any transfer to the State of Texas Housing Trust Fund.

In conclusion, the *Draft Computation of Unencumbered Fund Balances Report as of August 31, 2025,* yielded a zero transfer to the State of Texas Housing Trust Fund. Again, this report is included for review in the year-end financial audit performed by the State Auditor's Office and is, therefore, subject to revision based on such audit.

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EXHIBIT A

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
Computation of Unencumbered Fund Balances
August 31, 2025

	S/F Program	RMRB Program	Taxable Mortgage Program	M/F Program	Operating Fund	Housing Trust Fund	Special Housing Programs	Governmental Fund	
Qualifying Assets:									
Cash and Cash Equivalents	$ 81,004,775	177,874,230	36,536,958	137,825,714	14,780,788	21,470,836	55,987,205	137,551,449	
Investments @ fair value	1,387,191,512	1,811,184,365	0	422,984,091	-	-	-	-	
Fair Value Adjustment	31,175,767	7,034,653	0	51,457,380	-	-	-	-	
Loans and Contracts	186,482,563	177,295,507	720,273	1,129,425,701	569,434	36,573,362	113,416	561,061,956	
Real Estate owned, @ net	-	-	-	-	-	20,614	-	-	
Accrued Interest receivable	5,518,164	8,016,746	3,277,261	7,170,382	3,055	7,557	53,219	81,298	
Federal Receivable	-	-	-	-	-	-	-	4,633,559	
Legislative Appropriations	-	-	-	-	-	-	-	9,525,844	
Subtotal	1,691,372,781	2,181,405,501	40,534,492	1,748,863,268	15,353,277	58,072,369	56,153,840	712,854,106	
Less restrictions:									
Trust Indenture	(1,691,372,781)	(2,181,405,501)	(21,268,152)	(1,748,863,268)	-	-	-	-	
Operating Reserve	-	-	-	-	(636,144)	-	(7,363,856)	-	
Appropriated State Treasury Funds	-	-	-	-	(6,167,328)	-		(9,525,844)	
Designated for program use per Government Code, Chapter 2306	-	-	-	-	-	(36,601,533)	-	-	
Funds Reserved, Commited or under Contract	-	-	-	-	-	(21,470,836)	-	-	
Addt'l restrictions per Department	-	-	(19,266,340)	-	(3,865,348)	-	(30,000)	-	
Restricted Use of Fees for Administrative Expenses	-	-	-	-	(4,681,184)	-	(48,593,349)	-	
Federal Funds	-	-	-	-	-	-	-	(703,328,262)	
Subtotal	(1,691,372,781)	(2,181,405,501)	(40,534,492)	(1,748,863,268)	(15,350,005)	(58,072,369)	(55,987,205)	(712,854,106)	
Unencumbered fund balances	$ -	-	-	-	3,272	-	166,635	-	169,907

Exhibit B

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
Calculation of Bonded Indebtedness as of August 31, 2025
Pursuant to Texas Government Code Section 2306.205

	Highest Bond Rating	Bonds/Notes Outstanding (Par)	Bonded Indebtedness Not Rated in the Highest Category
Single-family	Aaa	$ 1,367,012,506	$ 30,000,000
RMRB	Aaa	-	1,904,455,794
Multifamily	Various	9,153,662	1,476,062,270
		$ 1,376,166,168	$ 3,410,518,064

Section 2306.205(a)		
2% of bonded indebtedness	$	68,210,361
Unencumbered Fund Balance (UFB) per Calculation	$	169,907
Does UFB exceed 2% of bonded indebtedness?		No
If UFB exceeds 2% of bonded indebtedness:		
What amount exceeds 2% of bonded indebtedness?	$	-
Half of UFB in excess of 2% of bonded indebtedness (Transfer to HTF)	$	-

Section 2306.205(c)		
4% of bonded indebtedness	$	136,420,723
Unencumbered Fund Balance (UFB) per Calculation	$	169,907
Does UFB exceed 4% of bonded indebtedness?		No
If UFB exceeds 4% of bonded indebtedness:		
What amount exceeds 4% of bonded indebtedness?	$	-
All of UFB in excess of 4% of bonded indebtedness (Transfer to HTF)	$	-

EXHIBIT C

Single Family Indenture					Rating Agencies		
				8/31/2025	Moody's	Standard & Poor's	Fitch
Series	CUSIP	Maturity Date	Interest Rate	Ending Bonds Outstanding	rtg moody	rtg sp	rtg fitch
2005A	88275FNQ8	9/1/2036	VAR	$ 5,135,000.00	Aaa/VMIG1	AA+/A-1+	#N/A N/A
2007A	88275FMF3	9/1/2038	VAR	$ 965,000.00	Aaa/VMIG1	AA+/A-1+	#N/A N/A
2015A	88275FNU9	9/1/2039	3.200%	$ 6,750,000.00	Aaa	AA+	#N/A N/A
2015B	88275FNV7	3/1/2046	3.125%	$ 5,040,000.00	Aaa	AA+	#N/A N/A
2016A	88275FNW5	3/1/2046	3.000%	$ 7,105,000.00	Aaa	AA+	#N/A N/A
2016B	88275FNX3	3/1/2039	3.180%	$ 9,890,000.00	Aaa	AA+	#N/A N/A
2017A	88275FNY1	9/1/2047	2.835%	$ 28,211,686.00	Aaa	AA+	#N/A N/A
2017B	88275FNZ8	9/1/2038	2.750%	$ 6,976,984.00	Aaa	AA+	#N/A N/A
2017C	88275FPA1	9/1/2047	3.100%	$ 19,566,045.00	Aaa	AA+	#N/A N/A
2018A	88275FPP8	9/1/2025	2.650%	$ 680,000.00	Aaa	AA+	#N/A N/A
	88275FPQ6	3/1/2026	2.800%	$ 695,000.00	Aaa	AA+	#N/A N/A
	88275FPR4	9/1/2026	2.850%	$ 710,000.00	Aaa	AA+	#N/A N/A
	88275FPS2	3/1/2027	2.950%	$ 710,000.00	Aaa	AA+	#N/A N/A
	88275FPT0	9/1/2027	3.000%	$ 720,000.00	Aaa	AA+	#N/A N/A
	88275FPU7	3/1/2028	3.050%	$ 740,000.00	Aaa	AA+	#N/A N/A
	88275FPV5	9/1/2028	3.100%	$ 750,000.00	Aaa	AA+	#N/A N/A
	88275FPW3	3/1/2029	3.150%	$ 755,000.00	Aaa	AA+	#N/A N/A
	88275FPX1	9/1/2029	3.200%	$ 765,000.00	Aaa	AA+	#N/A N/A
	88275FPZ6	9/1/2038	4.125%	$ 10,315,000.00	Aaa	AA+	#N/A N/A
	88275FQA0	9/1/2043	4.250%	$ 12,890,000.00	Aaa	AA+	#N/A N/A
	88275FQB8	9/1/2048	4.250%	$ 16,255,000.00	Aaa	AA+	#N/A N/A
	88275FQC6	3/1/2049	4.750%	$ 15,445,000.00	Aaa	AA+	#N/A N/A
2019A	88275FQN2	9/1/2025	1.750%	$ 880,000.00	Aaa	AA+	#N/A N/A
	88275FQP7	3/1/2026	1.850%	$ 885,000.00	Aaa	AA+	#N/A N/A
	88275FQQ5	9/1/2026	1.950%	$ 890,000.00	Aaa	AA+	#N/A N/A
	88275FQR3	3/1/2027	2.000%	$ 900,000.00	Aaa	AA+	#N/A N/A
	88275FQS1	9/1/2027	2.050%	$ 900,000.00	Aaa	AA+	#N/A N/A
	88275FQT9	3/1/2028	2.150%	$ 900,000.00	Aaa	AA+	#N/A N/A
	88275FQU6	9/1/2028	2.200%	$ 915,000.00	Aaa	AA+	#N/A N/A
	88275FQV4	3/1/2029	2.250%	$ 935,000.00	Aaa	AA+	#N/A N/A
	88275FQW2	9/1/2029	2.300%	$ 950,000.00	Aaa	AA+	#N/A N/A
	88275FQX0	3/1/2030	2.350%	$ 965,000.00	Aaa	AA+	#N/A N/A
	88275FQY8	9/1/2030	2.400%	$ 970,000.00	Aaa	AA+	#N/A N/A
	88275FRA9	9/1/2039	3.375%	$ 12,535,000.00	Aaa	AA+	#N/A N/A
	88275FRB7	9/1/2044	3.625%	$ 15,350,000.00	Aaa	AA+	#N/A N/A
	88275FRC5	9/1/2049	3.750%	$ 21,930,000.00	Aaa	AA+	#N/A N/A
	88275FRD3	3/1/2050	4.000%	$ 35,620,000.00	Aaa	AA+	#N/A N/A
2020A	88275FRP6	9/1/2025	1.250%	$ 1,290,000.00	Aaa	AA+	#N/A N/A
	88275FRQ4	3/1/2026	4.000%	$ 1,290,000.00	Aaa	AA+	#N/A N/A
	88275FRR2	9/1/2026	4.000%	$ 1,300,000.00	Aaa	AA+	#N/A N/A
	88275FRS0	3/1/2027	5.000%	$ 1,315,000.00	Aaa	AA+	#N/A N/A
	88275FRT8	9/1/2027	5.000%	$ 1,325,000.00	Aaa	AA+	#N/A N/A
	88275FRU5	3/1/2028	5.000%	$ 1,335,000.00	Aaa	AA+	#N/A N/A
	88275FRV3	9/1/2028	5.000%	$ 1,340,000.00	Aaa	AA+	#N/A N/A
	88275FRW1	3/1/2029	1.900%	$ 1,365,000.00	Aaa	AA+	#N/A N/A
	88275FRX9	9/1/2029	1.950%	$ 1,370,000.00	Aaa	AA+	#N/A N/A
	88275FRY7	3/1/2030	2.000%	$ 1,380,000.00	Aaa	AA+	#N/A N/A
	88275FRZ4	9/1/2030	2.050%	$ 1,395,000.00	Aaa	AA+	#N/A N/A
	88275FSA8	3/1/2031	2.100%	$ 1,410,000.00	Aaa	AA+	#N/A N/A
	88275FSB6	9/1/2031	2.150%	$ 1,425,000.00	Aaa	AA+	#N/A N/A
	88275FSC4	9/1/2035	2.150%	$ 4,670,000.00	Aaa	AA+	#N/A N/A
	88275FSD2	9/1/2040	2.500%	$ 17,120,000.00	Aaa	AA+	#N/A N/A
	88275FSE0	9/1/2045	3.000%	$ 20,005,000.00	Aaa	AA+	#N/A N/A
	88275FSF7	3/1/2050	3.000%	$ 21,035,000.00	Aaa	AA+	#N/A N/A
	88275FSG5	3/1/2051	3.500%	$ 46,825,000.00	Aaa	AA+	#N/A N/A
2020B	88275FSH3	3/1/2036	2.000%	$ 5,226,692.00	Aaa	AA+	#N/A N/A
2020A Jr Lien	88275FSJ9	9/1/2030	2.040%	$ 15,000,000.00	Aa1	AA+	#N/A N/A
	88275FSK6	9/1/2045	2.997%	$ 15,000,000.00	Aa1	AA+	#N/A N/A
2021A	88275FSS9	9/1/2025	0.550%	$ 1,005,000.00	Aaa	AA+	#N/A N/A
	88275FST7	3/1/2026	0.600%	$ 1,010,000.00	Aaa	AA+	#N/A N/A
	88275FSU4	9/1/2026	0.700%	$ 1,020,000.00	Aaa	AA+	#N/A N/A
	88275FSV2	3/1/2027	5.000%	$ 1,035,000.00	Aaa	AA+	#N/A N/A
	88275FSW0	9/1/2027	5.000%	$ 1,065,000.00	Aaa	AA+	#N/A N/A
	88275FSX8	3/1/2028	5.000%	$ 1,090,000.00	Aaa	AA+	#N/A N/A

	88275FSY6	9/1/2028	5.000%	$	1,120,000.00	Aaa	AA+	#N/A N/A
	88275FSZ3	3/1/2029	5.000%	$	1,155,000.00	Aaa	AA+	#N/A N/A
	88275FTA7	9/1/2029	5.000%	$	1,185,000.00	Aaa	AA+	#N/A N/A
	88275FTB5	3/1/2030	1.550%	$	1,205,000.00	Aaa	AA+	#N/A N/A
	88275FTC3	9/1/2030	1.600%	$	1,215,000.00	Aaa	AA+	#N/A N/A
	88275FTD1	3/1/2031	1.650%	$	1,220,000.00	Aaa	AA+	#N/A N/A
	88275FTE9	9/1/2031	1.700%	$	1,235,000.00	Aaa	AA+	#N/A N/A
	88275FTF6	3/1/2032	1.750%	$	1,240,000.00	Aaa	AA+	#N/A N/A
	88275FTG4	9/1/2032	1.750%	$	1,260,000.00	Aaa	AA+	#N/A N/A
	88275FTH2	3/1/2033	1.800%	$	1,270,000.00	Aaa	AA+	#N/A N/A
	88275FTJ8	9/1/2033	1.800%	$	1,280,000.00	Aaa	AA+	#N/A N/A
	88275FTK5	9/1/2036	1.850%	$	8,110,000.00	Aaa	AA+	#N/A N/A
	88275FTL3	9/1/2041	2.050%	$	15,000,000.00	Aaa	AA+	#N/A N/A
	88275FTM1	9/1/2046	2.250%	$	17,160,000.00	Aaa	AA+	#N/A N/A
	88275FTN9	9/1/2051	2.350%	$	19,730,000.00	Aaa	AA+	#N/A N/A
	88275FTP4	3/1/2052	3.000%	$	52,250,000.00	Aaa	AA+	#N/A N/A
2021B	88275FTQ2	3/1/2039	1.550%	$	12,756,099.00	Aaa	AA+	#N/A N/A
2022A	88275FTW9	9/1/2025	3.000%	$	805,000.00	Aaa	AA+	#N/A N/A
	88275FTX7	3/1/2026	3.100%	$	820,000.00	Aaa	AA+	#N/A N/A
	88275FTY5	9/1/2026	3.150%	$	845,000.00	Aaa	AA+	#N/A N/A
	88275FTZ2	3/1/2027	5.500%	$	865,000.00	Aaa	AA+	#N/A N/A
	88275FUA5	9/1/2027	5.500%	$	890,000.00	Aaa	AA+	#N/A N/A
	88275FUB3	3/1/2028	5.500%	$	915,000.00	Aaa	AA+	#N/A N/A
	88275FUC1	9/1/2028	5.500%	$	945,000.00	Aaa	AA+	#N/A N/A
	88275FUD9	3/1/2029	5.500%	$	970,000.00	Aaa	AA+	#N/A N/A
	88275FUE7	9/1/2029	5.500%	$	1,000,000.00	Aaa	AA+	#N/A N/A
	88275FUF4	3/1/2030	5.500%	$	1,030,000.00	Aaa	AA+	#N/A N/A
	88275FUG2	9/1/2030	5.500%	$	1,060,000.00	Aaa	AA+	#N/A N/A
	88275FUH0	3/1/2031	5.500%	$	1,095,000.00	Aaa	AA+	#N/A N/A
	88275FUJ6	9/1/2031	5.500%	$	1,125,000.00	Aaa	AA+	#N/A N/A
	88275FUK3	3/1/2032	3.850%	$	1,160,000.00	Aaa	AA+	#N/A N/A
	88275FUL1	9/1/2032	3.900%	$	1,190,000.00	Aaa	AA+	#N/A N/A
	88275FUM9	3/1/2033	3.950%	$	1,220,000.00	Aaa	AA+	#N/A N/A
	88275FUN7	9/1/2033	4.000%	$	1,250,000.00	Aaa	AA+	#N/A N/A
	88275FUP2	9/1/2037	4.050%	$	16,085,000.00	Aaa	AA+	#N/A N/A
	88275FUQ0	9/1/2040	4.100%	$	6,065,000.00	Aaa	AA+	#N/A N/A
	88275FUR8	9/1/2047	4.300%	$	30,010,000.00	Aaa	AA+	#N/A N/A
	88275FUS6	3/1/2052	4.350%	$	26,730,000.00	Aaa	AA+	#N/A N/A
	88275FUT4	9/1/2052	5.500%	$	82,835,000.00	Aaa	AA+	#N/A N/A
2022B	88275FUX5	9/1/2025	3.000%	$	760,000.00	Aaa	AA+	#N/A N/A
	88275FUY3	3/1/2026	3.100%	$	775,000.00	Aaa	AA+	#N/A N/A
	88275FUZ0	9/1/2026	3.150%	$	795,000.00	Aaa	AA+	#N/A N/A
	88275FVA4	3/1/2027	3.250%	$	815,000.00	Aaa	AA+	#N/A N/A
	88275FVB2	9/1/2027	5.500%	$	830,000.00	Aaa	AA+	#N/A N/A
	88275FVC0	3/1/2028	5.500%	$	860,000.00	Aaa	AA+	#N/A N/A
	88275FVD8	9/1/2028	5.500%	$	885,000.00	Aaa	AA+	#N/A N/A
	88275FVE6	3/1/2029	5.500%	$	910,000.00	Aaa	AA+	#N/A N/A
	88275FVF3	9/1/2029	5.500%	$	940,000.00	Aaa	AA+	#N/A N/A
	88275FVG1	3/1/2030	5.500%	$	965,000.00	Aaa	AA+	#N/A N/A
	88275FVH9	9/1/2030	5.500%	$	995,000.00	Aaa	AA+	#N/A N/A
	88275FVJ5	3/1/2031	5.500%	$	1,025,000.00	Aaa	AA+	#N/A N/A
	88275FVK2	9/1/2031	5.500%	$	1,060,000.00	Aaa	AA+	#N/A N/A
	88275FVL0	3/1/2032	5.500%	$	1,090,000.00	Aaa	AA+	#N/A N/A
	88275FVM8	9/1/2032	5.500%	$	1,125,000.00	Aaa	AA+	#N/A N/A
	88275FVN6	3/1/2033	5.500%	$	1,160,000.00	Aaa	AA+	#N/A N/A
	88275FVP1	9/1/2033	4.000%	$	1,195,000.00	Aaa	AA+	#N/A N/A
	88275FVQ9	3/1/2034	4.050%	$	1,230,000.00	Aaa	AA+	#N/A N/A
	88275FVR7	9/1/2034	4.100%	$	1,265,000.00	Aaa	AA+	#N/A N/A
	88275FVS5	9/1/2037	4.400%	$	8,360,000.00	Aaa	AA+	#N/A N/A
	88275FVT3	9/1/2042	4.650%	$	17,440,000.00	Aaa	AA+	#N/A N/A
	88275FVU0	9/1/2047	5.125%	$	23,180,000.00	Aaa	AA+	#N/A N/A
	88275FVV8	9/1/2052	5.250%	$	31,170,000.00	Aaa	AA+	#N/A N/A
	88275FVW6	3/1/2053	6.000%	$	79,575,000.00	Aaa	AA+	#N/A N/A
2023AB	88275FVZ9	9/1/2025	5.500%	$	760,000.00	Aaa	AA+	#N/A N/A
	88275FWA3	3/1/2026	5.500%	$	780,000.00	Aaa	AA+	#N/A N/A
	88275FWB1	9/1/2026	5.500%	$	805,000.00	Aaa	AA+	#N/A N/A
	88275FWC9	3/1/2027	5.500%	$	825,000.00	Aaa	AA+	#N/A N/A
	88275FWD7	9/1/2027	5.500%	$	855,000.00	Aaa	AA+	#N/A N/A
	88275FWE5	3/1/2028	5.500%	$	880,000.00	Aaa	AA+	#N/A N/A
	88275FWF2	9/1/2028	5.500%	$	905,000.00	Aaa	AA+	#N/A N/A
	88275FWG0	3/1/2029	5.500%	$	935,000.00	Aaa	AA+	#N/A N/A
	88275FWH8	9/1/2029	5.500%	$	960,000.00	Aaa	AA+	#N/A N/A
	88275FWJ4	3/1/2030	5.500%	$	990,000.00	Aaa	AA+	#N/A N/A
	88275FWK1	9/1/2030	5.500%	$	1,020,000.00	Aaa	AA+	#N/A N/A
	88275FWL9	3/1/2031	5.500%	$	1,055,000.00	Aaa	AA+	#N/A N/A
	88275FWM7	9/1/2031	5.500%	$	1,080,000.00	Aaa	AA+	#N/A N/A
	88275FWN5	3/1/2032	5.500%	$	1,115,000.00	Aaa	AA+	#N/A N/A
	88275FWP0	9/1/2032	5.500%	$	1,150,000.00	Aaa	AA+	#N/A N/A
	88275FWQ8	3/1/2033	3.900%	$	1,190,000.00	Aaa	AA+	#N/A N/A
	88275FWR6	9/1/2033	3.950%	$	1,220,000.00	Aaa	AA+	#N/A N/A
	88275FWS4	3/1/2034	4.000%	$	1,250,000.00	Aaa	AA+	#N/A N/A

	88275FWT2	9/1/2034	4.050%	$	1,285,000.00	Aaa	AA+	#N/A N/A
	88275FWU9	3/1/2035	4.100%	$	1,320,000.00	Aaa	AA+	#N/A N/A
	88275FWV7	9/1/2038	4.350%	$	10,105,000.00	Aaa	AA+	#N/A N/A
	88275FWW5	9/1/2043	4.600%	$	18,635,000.00	Aaa	AA+	#N/A N/A
	88275FWX3	9/1/2048	5.125%	$	24,840,000.00	Aaa	AA+	#N/A N/A
	88275FWY1	9/1/2053	5.250%	$	33,410,000.00	Aaa	AA+	#N/A N/A
	88275FWZ8	3/1/2054	5.750%	$	85,305,000.00	Aaa	AA+	#N/A N/A
	88275FXC8	9/1/2025	5.040%	$	660,000.00	Aaa	AA+	#N/A N/A
	88275FXD6	3/1/2026	4.829%	$	670,000.00	Aaa	AA+	#N/A N/A
	88275FXE4	9/1/2026	4.879%	$	680,000.00	Aaa	AA+	#N/A N/A
	88275FXF1	3/1/2027	4.869%	$	690,000.00	Aaa	AA+	#N/A N/A
	88275FXG9	9/1/2027	4.909%	$	700,000.00	Aaa	AA+	#N/A N/A
	88275FXH7	3/1/2028	4.969%	$	710,000.00	Aaa	AA+	#N/A N/A
	88275FXJ3	9/1/2028	5.019%	$	725,000.00	Aaa	AA+	#N/A N/A
	88275FXK0	3/1/2029	5.056%	$	735,000.00	Aaa	AA+	#N/A N/A
	88275FXL8	9/1/2029	5.106%	$	750,000.00	Aaa	AA+	#N/A N/A
	88275FXM6	3/1/2030	5.196%	$	760,000.00	Aaa	AA+	#N/A N/A
	88275FXN4	9/1/2030	5.246%	$	775,000.00	Aaa	AA+	#N/A N/A
	88275FXP9	3/1/2031	5.267%	$	790,000.00	Aaa	AA+	#N/A N/A
	88275FXQ7	9/1/2031	5.317%	$	805,000.00	Aaa	AA+	#N/A N/A
	88275FXR5	3/1/2032	5.387%	$	820,000.00	Aaa	AA+	#N/A N/A
	88275FXS3	9/1/2032	5.407%	$	830,000.00	Aaa	AA+	#N/A N/A
	88275FXT1	3/1/2033	5.377%	$	845,000.00	Aaa	AA+	#N/A N/A
	88275FXU8	9/1/2033	5.387%	$	855,000.00	Aaa	AA+	#N/A N/A
	88275FXV6	3/1/2038	5.407%	$	5,070,000.00	Aaa	AA+	#N/A N/A
	88275FXW4	3/1/2044	5.495%	$	8,265,000.00	Aaa	AA+	#N/A N/A
	88275FXX2	9/1/2053	5.750%	$	22,350,000.00	Aaa	AA+	#N/A N/A
2023CD	88275FXZ7	9/1/2025	5.500%	$	500,000.00	Aaa	AA+	#N/A N/A
	88275FYA1	3/1/2026	5.500%	$	520,000.00	Aaa	AA+	#N/A N/A
	88275FYB9	9/1/2026	5.500%	$	535,000.00	Aaa	AA+	#N/A N/A
	88275FYC7	3/1/2027	5.500%	$	550,000.00	Aaa	AA+	#N/A N/A
	88275FYD5	9/1/2027	5.500%	$	570,000.00	Aaa	AA+	#N/A N/A
	88275FYE3	3/1/2028	5.500%	$	585,000.00	Aaa	AA+	#N/A N/A
	88275FYF0	9/1/2028	5.500%	$	600,000.00	Aaa	AA+	#N/A N/A
	88275FYG8	3/1/2029	5.500%	$	615,000.00	Aaa	AA+	#N/A N/A
	88275FYH6	9/1/2029	5.500%	$	625,000.00	Aaa	AA+	#N/A N/A
	88275FYJ2	3/1/2030	5.500%	$	645,000.00	Aaa	AA+	#N/A N/A
	88275FYK9	9/1/2030	5.500%	$	665,000.00	Aaa	AA+	#N/A N/A
	88275FYL7	3/1/2031	5.500%	$	680,000.00	Aaa	AA+	#N/A N/A
	88275FYM5	9/1/2031	5.500%	$	700,000.00	Aaa	AA+	#N/A N/A
	88275FYN3	3/1/2032	5.500%	$	715,000.00	Aaa	AA+	#N/A N/A
	88275FYP8	9/1/2032	5.500%	$	735,000.00	Aaa	AA+	#N/A N/A
	88275FYQ6	3/1/2033	3.950%	$	570,000.00	Aaa	AA+	#N/A N/A
	88275FYR4	9/1/2033	3.950%	$	595,000.00	Aaa	AA+	#N/A N/A
	88275FYS2	3/1/2034	4.000%	$	955,000.00	Aaa	AA+	#N/A N/A
	88275FYT0	9/1/2034	4.000%	$	985,000.00	Aaa	AA+	#N/A N/A
	88275FYU7	3/1/2035	4.050%	$	1,010,000.00	Aaa	AA+	#N/A N/A
	88275FYV5	9/1/2038	4.300%	$	7,615,000.00	Aaa	AA+	#N/A N/A
	88275FYW3	9/1/2043	4.600%	$	14,430,000.00	Aaa	AA+	#N/A N/A
	88275FYX1	9/1/2048	5.000%	$	19,320,000.00	Aaa	AA+	#N/A N/A
	88275FYY9	9/1/2053	5.125%	$	26,235,000.00	Aaa	AA+	#N/A N/A
	88275FYZ6	3/1/2054	6.000%	$	65,935,000.00	Aaa	AA+	#N/A N/A
	88275FZB8	9/1/2025	5.147%	$	685,000.00	Aaa	AA+	#N/A N/A
	88275FZC6	3/1/2026	5.027%	$	700,000.00	Aaa	AA+	#N/A N/A
	88275FZD4	9/1/2026	5.077%	$	725,000.00	Aaa	AA+	#N/A N/A
	88275FZE2	3/1/2027	4.982%	$	755,000.00	Aaa	AA+	#N/A N/A
	88275FZF9	9/1/2027	5.032%	$	770,000.00	Aaa	AA+	#N/A N/A
	88275FZG7	3/1/2028	5.052%	$	800,000.00	Aaa	AA+	#N/A N/A
	88275FZH5	9/1/2028	5.102%	$	830,000.00	Aaa	AA+	#N/A N/A
	88275FZJ1	3/1/2029	5.251%	$	860,000.00	Aaa	AA+	#N/A N/A
	88275FZK8	9/1/2029	5.301%	$	900,000.00	Aaa	AA+	#N/A N/A
	88275FZL6	3/1/2030	5.371%	$	930,000.00	Aaa	AA+	#N/A N/A
	88275FZM4	9/1/2030	5.421%	$	960,000.00	Aaa	AA+	#N/A N/A
	88275FZN2	3/1/2031	5.435%	$	1,000,000.00	Aaa	AA+	#N/A N/A
	88275FZP7	9/1/2031	5.465%	$	1,040,000.00	Aaa	AA+	#N/A N/A
	88275FZQ5	3/1/2032	5.465%	$	1,085,000.00	Aaa	AA+	#N/A N/A
	88275FZR3	9/1/2038	5.740%	$	15,565,000.00	Aaa	AA+	#N/A N/A
	88275FZS1	9/1/2043	5.784%	$	16,090,000.00	Aaa	AA+	#N/A N/A
	88275FZT9	3/1/2048	5.854%	$	17,630,000.00	Aaa	AA+	#N/A N/A
	88275FZU6	9/1/2053	6.250%	$	36,690,000.00	Aaa	AA+	#N/A N/A
		Total Bonds Outstanding		$	1,397,012,506.00			
2018 Issuer Note	N/A	8/8/2025	3.500%	$	-			
	Bonds/Notes Rated in the Highest Category (Aaa OR AAA)			$	1,367,012,506.00			
	Bonds/Notes NOT Rated in the Highest Category (Aaa OR AAA)			$	30,000,000.00			

EXHIBIT C

RMRB Indenture					Rating Agencies		
				8/31/2025	Moody's	Standard & Poor's	Fitch
Series	CUSIP	Maturity Date	Interest Rate	Ending Bonds Outstanding	rtg moody	rtg sp	rtg fitch
2019A	882750PB2	1/1/2026	2.500%	$ 715,000.00	Aa1	AA+	#N/A N/A
	882750NM0	7/1/2026	5.000%	$ 1,105,000.00	Aa1	AA+	#N/A N/A
	882750PC0	1/1/2027	2.650%	$ 730,000.00	Aa1	AA+	#N/A N/A
	882750NN8	7/1/2027	5.000%	$ 1,155,000.00	Aa1	AA+	#N/A N/A
	882750PD8	1/1/2028	2.750%	$ 765,000.00	Aa1	AA+	#N/A N/A
	882750NP3	7/1/2028	5.000%	$ 1,210,000.00	Aa1	AA+	#N/A N/A
	882750PE6	1/1/2029	2.900%	$ 815,000.00	Aa1	AA+	#N/A N/A
	882750NQ1	7/1/2029	5.000%	$ 1,270,000.00	Aa1	AA+	#N/A N/A
	882750PF3	1/1/2030	3.000%	$ 860,000.00	Aa1	AA+	#N/A N/A
	882750NR9	7/1/2030	5.000%	$ 1,330,000.00	Aa1	AA+	#N/A N/A
	882750NS7	1/1/2031	5.000%	$ 1,370,000.00	Aa1	AA+	#N/A N/A
	882750NT5	7/1/2031	5.000%	$ 1,405,000.00	Aa1	AA+	#N/A N/A
	882750NU2	1/1/2032	5.000%	$ 1,440,000.00	Aa1	AA+	#N/A N/A
	882750NV0	7/1/2032	5.000%	$ 1,480,000.00	Aa1	AA+	#N/A N/A
	882750PG1	7/1/2034	3.500%	$ 4,110,000.00	Aa1	AA+	#N/A N/A
	882750PH9	7/1/2039	3.800%	$ 12,160,000.00	Aa1	AA+	#N/A N/A
	882750PJ5	7/1/2044	3.900%	$ 15,150,000.00	Aa1	AA+	#N/A N/A
	882750PK2	1/1/2049	4.750%	$ 19,610,000.00	Aa1	AA+	#N/A N/A
	882750PL0	1/1/2050	3.950%	$ 20,940,000.00	Aa1	AA+	#N/A N/A
2021A	882750PU0	1/1/2026	0.75%	$ 635,000.00	Aa1	AA+	#N/A N/A
	882750PV8	7/1/2026	0.80%	$ 645,000.00	Aa1	AA+	#N/A N/A
	882750PW6	1/1/2027	5.00%	$ 645,000.00	Aa1	AA+	#N/A N/A
	882750PX4	7/1/2027	5.00%	$ 665,000.00	Aa1	AA+	#N/A N/A
	882750PY2	1/1/2028	5.00%	$ 675,000.00	Aa1	AA+	#N/A N/A
	882750PZ9	7/1/2028	5.00%	$ 705,000.00	Aa1	AA+	#N/A N/A
	882750QA3	1/1/2029	5.00%	$ 705,000.00	Aa1	AA+	#N/A N/A
	882750QB1	7/1/2029	5.00%	$ 720,000.00	Aa1	AA+	#N/A N/A
	882750QC9	1/1/2030	1.60%	$ 750,000.00	Aa1	AA+	#N/A N/A
	882750QD7	7/1/2030	1.65%	$ 745,000.00	Aa1	AA+	#N/A N/A
	882750QE5	1/1/2031	1.80%	$ 760,000.00	Aa1	AA+	#N/A N/A
	882750QF2	7/1/2031	1.85%	$ 770,000.00	Aa1	AA+	#N/A N/A
	882750QG0	1/1/2032	1.95%	$ 785,000.00	Aa1	AA+	#N/A N/A
	882750QH8	7/1/2032	1.95%	$ 790,000.00	Aa1	AA+	#N/A N/A
	882750QJ4	1/1/2033	2.00%	$ 785,000.00	Aa1	AA+	#N/A N/A
	882750QK1	7/1/2033	2.00%	$ 795,000.00	Aa1	AA+	#N/A N/A
	882750QL9	7/1/2036	2.05%	$ 5,130,000.00	Aa1	AA+	#N/A N/A
	882750QM7	7/1/2041	2.25%	$ 9,665,000.00	Aa1	AA+	#N/A N/A
	882750QN5	7/1/2046	2.45%	$ 11,375,000.00	Aa1	AA+	#N/A N/A
	882750QP0	7/1/2051	2.50%	$ 13,260,000.00	Aa1	AA+	#N/A N/A
	882750QQ8	1/1/2052	3.00%	$ 31,190,000.00	Aa1	AA+	#N/A N/A
2021B	882750QR6	7/1/2042	1.70%	$ 32,735,794.00	Aa1	AA+	#N/A N/A
2022A	882750QY1	1/1/2026	1.10%	$ 1,145,000.00	Aa1	AA+	#N/A N/A
	882750QZ8	7/1/2026	1.20%	$ 1,160,000.00	Aa1	AA+	#N/A N/A
	882750RA2	1/1/2027	5.00%	$ 1,165,000.00	Aa1	AA+	#N/A N/A
	882750RB0	7/1/2027	5.00%	$ 1,190,000.00	Aa1	AA+	#N/A N/A
	882750RC8	1/1/2028	5.00%	$ 1,220,000.00	Aa1	AA+	#N/A N/A
	882750RD6	7/1/2028	5.00%	$ 1,250,000.00	Aa1	AA+	#N/A N/A
	882750RE4	1/1/2029	5.00%	$ 1,280,000.00	Aa1	AA+	#N/A N/A
	882750RF1	7/1/2029	5.00%	$ 1,310,000.00	Aa1	AA+	#N/A N/A
	882750RG9	1/1/2030	5.00%	$ 1,345,000.00	Aa1	AA+	#N/A N/A
	882750RH7	7/1/2030	5.00%	$ 1,375,000.00	Aa1	AA+	#N/A N/A
	882750RL8	1/1/2032	2.10%	$ 1,465,000.00	Aa1	AA+	#N/A N/A
	882750RM6	7/1/2032	2.15%	$ 1,485,000.00	Aa1	AA+	#N/A N/A
	882750RN4	1/1/2033	2.20%	$ 1,510,000.00	Aa1	AA+	#N/A N/A
	882750RP9	7/1/2033	2.20%	$ 1,530,000.00	Aa1	AA+	#N/A N/A
	882750RK0	7/1/2031	2.00%	$ 2,855,000.00	Aa1	AA+	#N/A N/A
	882750RQ7	7/1/2037	2.15%	$ 12,230,000.00	Aa1	AA+	#N/A N/A
	882750RR5	7/1/2042	2.60%	$ 19,080,000.00	Aa1	AA+	#N/A N/A
	882750RS3	7/1/2047	3.13%	$ 22,790,000.00	Aa1	AA+	#N/A N/A
	882750RT1	1/1/2052	3.13%	$ 24,505,000.00	Aa1	AA+	#N/A N/A
	882750RU8	7/1/2052	3.50%	$ 72,450,000.00	Aa1	AA+	#N/A N/A

2022B	882750RZ7	1/1/2026	2.95%	$	635,000.00	Aa1	AA+	#N/A N/A
	882750SA1	7/1/2026	3.00%	$	650,000.00	Aa1	AA+	#N/A N/A
	882750SB9	1/1/2027	3.15%	$	665,000.00	Aa1	AA+	#N/A N/A
	882750SC7	7/1/2027	5.50%	$	675,000.00	Aa1	AA+	#N/A N/A
	882750SD5	1/1/2028	5.50%	$	695,000.00	Aa1	AA+	#N/A N/A
	882750SE3	7/1/2028	5.50%	$	720,000.00	Aa1	AA+	#N/A N/A
	882750SF0	1/1/2029	5.50%	$	740,000.00	Aa1	AA+	#N/A N/A
	882750SG8	7/1/2029	5.50%	$	765,000.00	Aa1	AA+	#N/A N/A
	882750SH6	1/1/2030	5.50%	$	785,000.00	Aa1	AA+	#N/A N/A
	882750SJ2	7/1/2030	5.50%	$	810,000.00	Aa1	AA+	#N/A N/A
	882750SK9	1/1/2031	5.50%	$	835,000.00	Aa1	AA+	#N/A N/A
	882750SL7	7/1/2031	5.50%	$	860,000.00	Aa1	AA+	#N/A N/A
	882750SM5	1/1/2032	5.50%	$	885,000.00	Aa1	AA+	#N/A N/A
	882750SN3	7/1/2032	5.50%	$	915,000.00	Aa1	AA+	#N/A N/A
	882750SP8	1/1/2033	5.50%	$	945,000.00	Aa1	AA+	#N/A N/A
	882750SQ6	7/1/2033	4.15%	$	975,000.00	Aa1	AA+	#N/A N/A
	882750SR4	1/1/2034	4.25%	$	995,000.00	Aa1	AA+	#N/A N/A
	882750SS2	7/1/2034	4.25%	$	1,025,000.00	Aa1	AA+	#N/A N/A
	882750ST0	7/1/2037	4.40%	$	5,965,000.00	Aa1	AA+	#N/A N/A
	882750SU7	7/1/2042	4.70%	$	14,030,000.00	Aa1	AA+	#N/A N/A
	882750SV5	7/1/2047	5.00%	$	18,545,000.00	Aa1	AA+	#N/A N/A
	882750SW3	7/1/2052	5.13%	$	24,680,000.00	Aa1	AA+	#N/A N/A
	882750SX1	1/1/2053	5.75%	$	60,835,000.00	Aa1	AA+	#N/A N/A
2023A	882750TB8	1/1/2026	3.15%	$	1,060,000.00	Aa1	AA+	#N/A N/A
	882750TC6	7/1/2026	3.13%	$	1,085,000.00	Aa1	AA+	#N/A N/A
	882750TD4	1/1/2027	3.20%	$	1,110,000.00	Aa1	AA+	#N/A N/A
	882750TE2	7/1/2027	3.25%	$	1,135,000.00	Aa1	AA+	#N/A N/A
	882750TF9	1/1/2028	5.50%	$	745,000.00	Aa1	AA+	#N/A N/A
	882750TG7	7/1/2028	5.50%	$	760,000.00	Aa1	AA+	#N/A N/A
	882750TH5	1/1/2029	5.50%	$	775,000.00	Aa1	AA+	#N/A N/A
	882750TJ1	7/1/2029	5.50%	$	790,000.00	Aa1	AA+	#N/A N/A
	882750TK8	1/1/2030	5.50%	$	805,000.00	Aa1	AA+	#N/A N/A
	882750TL6	7/1/2030	5.50%	$	820,000.00	Aa1	AA+	#N/A N/A
	882750TM4	1/1/2031	5.50%	$	840,000.00	Aa1	AA+	#N/A N/A
	882750TN2	7/1/2031	5.50%	$	855,000.00	Aa1	AA+	#N/A N/A
	882750TP7	1/1/2032	5.50%	$	875,000.00	Aa1	AA+	#N/A N/A
	882750TQ5	7/1/2032	5.50%	$	890,000.00	Aa1	AA+	#N/A N/A
	882750TR3	1/1/2033	3.85%	$	1,425,000.00	Aa1	AA+	#N/A N/A
	882750TS1	7/1/2033	3.90%	$	1,460,000.00	Aa1	AA+	#N/A N/A
	882750TT9	1/1/2034	3.95%	$	1,495,000.00	Aa1	AA+	#N/A N/A
	882750TU6	7/1/2034	4.00%	$	1,530,000.00	Aa1	AA+	#N/A N/A
	882750TV4	1/1/2035	4.05%	$	1,565,000.00	Aa1	AA+	#N/A N/A
	882750TW2	1/1/2038	4.30%	$	10,300,000.00	Aa1	AA+	#N/A N/A
	882750TX0	1/1/2043	4.70%	$	21,305,000.00	Aa1	AA+	#N/A N/A
	882750TY8	1/1/2048	5.13%	$	28,140,000.00	Aa1	AA+	#N/A N/A
	882750TZ5	1/1/2053	5.25%	$	37,505,000.00	Aa1	AA+	#N/A N/A
	882750UA8	7/1/2053	5.50%	$	101,635,000.00	Aa1	AA+	#N/A N/A
2023BC	882750UD2	1/1/2026	5.00%	$	815,000.00	Aa1	AA+	#N/A N/A
	882750UE0	7/1/2026	5.00%	$	835,000.00	Aa1	AA+	#N/A N/A
	882750UF7	1/1/2027	5.00%	$	860,000.00	Aa1	AA+	#N/A N/A
	882750UG5	7/1/2027	5.00%	$	890,000.00	Aa1	AA+	#N/A N/A
	882750UH3	1/1/2028	5.00%	$	915,000.00	Aa1	AA+	#N/A N/A
	882750UJ9	7/1/2028	5.00%	$	940,000.00	Aa1	AA+	#N/A N/A
	882750UK6	1/1/2029	5.00%	$	970,000.00	Aa1	AA+	#N/A N/A
	882750UL4	7/1/2029	5.00%	$	1,000,000.00	Aa1	AA+	#N/A N/A
	882750UM2	1/1/2030	5.00%	$	1,030,000.00	Aa1	AA+	#N/A N/A
	882750UN0	7/1/2030	5.00%	$	1,060,000.00	Aa1	AA+	#N/A N/A
	882750UP5	1/1/2031	5.00%	$	1,090,000.00	Aa1	AA+	#N/A N/A
	882750UQ3	7/1/2031	5.00%	$	1,125,000.00	Aa1	AA+	#N/A N/A
	882750UR1	1/1/2032	5.00%	$	1,155,000.00	Aa1	AA+	#N/A N/A
	882750US9	7/1/2032	5.00%	$	1,190,000.00	Aa1	AA+	#N/A N/A
	882750UT7	1/1/2033	4.15%	$	1,230,000.00	Aa1	AA+	#N/A N/A
	882750UU4	7/1/2033	4.20%	$	1,260,000.00	Aa1	AA+	#N/A N/A
	882750UV2	1/1/2034	4.25%	$	1,290,000.00	Aa1	AA+	#N/A N/A
	882750UW0	7/1/2034	4.30%	$	1,325,000.00	Aa1	AA+	#N/A N/A
	882750UX8	7/1/2038	4.40%	$	11,080,000.00	Aa1	AA+	#N/A N/A
	882750UY6	7/1/2043	4.80%	$	18,950,000.00	Aa1	AA+	#N/A N/A
	882750UZ3	7/1/2048	5.20%	$	24,960,000.00	Aa1	AA+	#N/A N/A

	882750VA7	7/1/2053	5.25%	$ 33,140,000.00	Aa1	AA+	#N/A N/A
	882750VB5	1/1/2054	6.00%	$ 86,810,000.00	Aa1	AA+	#N/A N/A
	882750VE9	1/1/2026	5.38%	$ 385,000.00	Aa1	AA+	#N/A N/A
	882750VF6	7/1/2026	5.38%	$ 400,000.00	Aa1	AA+	#N/A N/A
	882750VG4	1/1/2027	5.41%	$ 415,000.00	Aa1	AA+	#N/A N/A
	882750VH2	7/1/2027	5.46%	$ 425,000.00	Aa1	AA+	#N/A N/A
	882750VJ8	1/1/2028	5.49%	$ 440,000.00	Aa1	AA+	#N/A N/A
	882750VK5	7/1/2028	5.54%	$ 455,000.00	Aa1	AA+	#N/A N/A
	882750VL3	1/1/2029	5.59%	$ 470,000.00	Aa1	AA+	#N/A N/A
	882750VM1	7/1/2029	5.64%	$ 490,000.00	Aa1	AA+	#N/A N/A
	882750VN9	1/1/2030	5.69%	$ 505,000.00	Aa1	AA+	#N/A N/A
	882750VP4	7/1/2030	5.74%	$ 520,000.00	Aa1	AA+	#N/A N/A
	882750VQ2	1/1/2031	5.69%	$ 535,000.00	Aa1	AA+	#N/A N/A
	882750VR0	7/1/2031	5.74%	$ 555,000.00	Aa1	AA+	#N/A N/A
	882750VS8	1/1/2032	5.79%	$ 575,000.00	Aa1	AA+	#N/A N/A
	882750VT6	1/1/2038	5.86%	$ 7,550,000.00	Aa1	AA+	#N/A N/A
	882750VU3	7/1/2043	5.97%	$ 8,940,000.00	Aa1	AA+	#N/A N/A
	882750VV1	7/1/2048	6.02%	$ 10,340,000.00	Aa1	AA+	#N/A N/A
	882750VW9	7/1/2053	6.25%	$ 15,390,000.00	Aa1	AA+	#N/A N/A
2024AB	882750WX6	1/1/2026	5.50%	$ 625,000.00	Aa1	AA+	#N/A N/A
	882750WY4	7/1/2026	5.50%	$ 645,000.00	Aa1	AA+	#N/A N/A
	882750WZ1	1/1/2027	5.50%	$ 665,000.00	Aa1	AA+	#N/A N/A
	882750XA5	7/1/2027	5.50%	$ 690,000.00	Aa1	AA+	#N/A N/A
	882750XB3	1/1/2028	5.50%	$ 705,000.00	Aa1	AA+	#N/A N/A
	882750XC1	7/1/2028	5.50%	$ 720,000.00	Aa1	AA+	#N/A N/A
	882750XD9	1/1/2029	5.50%	$ 745,000.00	Aa1	AA+	#N/A N/A
	882750XE7	7/1/2029	5.50%	$ 765,000.00	Aa1	AA+	#N/A N/A
	882750XF4	1/1/2030	5.50%	$ 785,000.00	Aa1	AA+	#N/A N/A
	882750XG2	7/1/2030	5.50%	$ 820,000.00	Aa1	AA+	#N/A N/A
	882750XH0	1/1/2031	5.50%	$ 835,000.00	Aa1	AA+	#N/A N/A
	882750XJ6	7/1/2031	5.50%	$ 865,000.00	Aa1	AA+	#N/A N/A
	882750XK3	1/1/2032	5.50%	$ 885,000.00	Aa1	AA+	#N/A N/A
	882750XL1	7/1/2032	5.50%	$ 910,000.00	Aa1	AA+	#N/A N/A
	882750XM9	1/1/2033	5.50%	$ 940,000.00	Aa1	AA+	#N/A N/A
	882750XN7	7/1/2033	3.70%	$ 975,000.00	Aa1	AA+	#N/A N/A
	882750XP2	1/1/2034	3.75%	$ 995,000.00	Aa1	AA+	#N/A N/A
	882750XS6	7/1/2035	3.85%	$ 2,925,000.00	Aa1	AA+	#N/A N/A
	882750XT4	1/1/2039	4.00%	$ 8,230,000.00	Aa1	AA+	#N/A N/A
	882750XU1	1/1/2044	4.45%	$ 14,570,000.00	Aa1	AA+	#N/A N/A
	882750XV9	1/1/2049	5.00%	$ 19,030,000.00	Aa1	AA+	#N/A N/A
	882750XW7	1/1/2054	5.13%	$ 25,160,000.00	Aa1	AA+	#N/A N/A
	882750XX5	7/1/2054	5.75%	$ 64,680,000.00	Aa1	AA+	#N/A N/A
	882750VY5	1/1/2026	4.91%	$ 680,000.00	Aa1	AA+	#N/A N/A
	882750VZ2	7/1/2026	4.89%	$ 700,000.00	Aa1	AA+	#N/A N/A
	882750WA6	1/1/2027	4.73%	$ 715,000.00	Aa1	AA+	#N/A N/A
	882750WB4	7/1/2027	4.76%	$ 730,000.00	Aa1	AA+	#N/A N/A
	882750WC2	1/1/2028	4.72%	$ 755,000.00	Aa1	AA+	#N/A N/A
	882750WD0	7/1/2028	4.75%	$ 780,000.00	Aa1	AA+	#N/A N/A
	882750WE8	1/1/2029	4.78%	$ 795,000.00	Aa1	AA+	#N/A N/A
	882750WF5	7/1/2029	4.84%	$ 820,000.00	Aa1	AA+	#N/A N/A
	882750WG3	1/1/2030	4.92%	$ 845,000.00	Aa1	AA+	#N/A N/A
	882750WH1	7/1/2030	4.97%	$ 860,000.00	Aa1	AA+	#N/A N/A
	882750WJ7	1/1/2031	4.99%	$ 890,000.00	Aa1	AA+	#N/A N/A
	882750WK4	7/1/2031	5.02%	$ 915,000.00	Aa1	AA+	#N/A N/A
	882750WL2	1/1/2032	5.11%	$ 940,000.00	Aa1	AA+	#N/A N/A
	882750WM0	7/1/2032	5.13%	$ 975,000.00	Aa1	AA+	#N/A N/A
	882750WN8	1/1/2033	5.18%	$ 995,000.00	Aa1	AA+	#N/A N/A
	882750WP3	7/1/2033	5.20%	$ 1,025,000.00	Aa1	AA+	#N/A N/A
	882750WQ1	1/1/2034	5.26%	$ 1,055,000.00	Aa1	AA+	#N/A N/A
	882750WR9	7/1/2034	5.27%	$ 1,095,000.00	Aa1	AA+	#N/A N/A
	882750WS7	1/1/2039	5.39%	$ 11,470,000.00	Aa1	AA+	#N/A N/A
	882750WT5	1/1/2044	5.55%	$ 17,050,000.00	Aa1	AA+	#N/A N/A
	882750WU2	1/1/2047	5.62%	$ 12,340,000.00	Aa1	AA+	#N/A N/A
	882750WV0	1/1/2054	6.00%	$ 42,410,000.00	Aa1	AA+	#N/A N/A
2024CD	882750YY2	1/1/2026	5.25%	$ 825,000.00	Aa1	AA+	#N/A N/A
	882750YZ9	7/1/2026	5.25%	$ 850,000.00	Aa1	AA+	#N/A N/A
	882750ZA3	1/1/2027	5.25%	$ 870,000.00	Aa1	AA+	#N/A N/A
	882750ZB1	7/1/2027	5.25%	$ 895,000.00	Aa1	AA+	#N/A N/A
	882750ZC9	1/1/2028	5.25%	$ 920,000.00	Aa1	AA+	#N/A N/A

	882750ZD7	7/1/2028	5.25%	$ 940,000.00	Aa1	AA+	#N/A N/A
	882750ZE5	1/1/2029	5.25%	$ 965,000.00	Aa1	AA+	#N/A N/A
	882750ZF2	7/1/2029	5.25%	$ 995,000.00	Aa1	AA+	#N/A N/A
	882750ZG0	1/1/2030	5.25%	$ 1,020,000.00	Aa1	AA+	#N/A N/A
	882750ZH8	7/1/2030	5.25%	$ 1,045,000.00	Aa1	AA+	#N/A N/A
	882750ZJ4	1/1/2031	5.25%	$ 1,070,000.00	Aa1	AA+	#N/A N/A
	882750ZK1	7/1/2031	5.25%	$ 1,100,000.00	Aa1	AA+	#N/A N/A
	882750ZL9	1/1/2032	5.25%	$ 1,130,000.00	Aa1	AA+	#N/A N/A
	882750ZM7	7/1/2032	5.25%	$ 1,160,000.00	Aa1	AA+	#N/A N/A
	882750ZN5	1/1/2033	5.25%	$ 1,190,000.00	Aa1	AA+	#N/A N/A
	882750ZP0	7/1/2033	3.75%	$ 1,225,000.00	Aa1	AA+	#N/A N/A
	882750ZQ8	1/1/2034	3.80%	$ 1,255,000.00	Aa1	AA+	#N/A N/A
	882750ZR6	7/1/2034	3.90%	$ 1,280,000.00	Aa1	AA+	#N/A N/A
	882750ZS4	1/1/2035	3.95%	$ 1,305,000.00	Aa1	AA+	#N/A N/A
	882750ZT2	7/1/2035	3.95%	$ 1,330,000.00	Aa1	AA+	#N/A N/A
	882750ZU9	1/1/2039	4.10%	$ 10,165,000.00	Aa1	AA+	#N/A N/A
	882750ZV7	1/1/2044	4.45%	$ 17,710,000.00	Aa1	AA+	#N/A N/A
	882750ZW5	1/1/2049	5.00%	$ 22,525,000.00	Aa1	AA+	#N/A N/A
	882750ZX3	1/1/2054	5.13%	$ 28,950,000.00	Aa1	AA+	#N/A N/A
	882750ZY1	7/1/2054	6.00%	$ 47,965,000.00	Aa1	AA+	#N/A N/A
	882750XZ0	1/1/2026	5.05%	$ 790,000.00	Aa1	AA+	#N/A N/A
	882750YA4	7/1/2026	5.00%	$ 810,000.00	Aa1	AA+	#N/A N/A
	882750YB2	1/1/2027	4.83%	$ 825,000.00	Aa1	AA+	#N/A N/A
	882750YC0	7/1/2027	4.83%	$ 845,000.00	Aa1	AA+	#N/A N/A
	882750YD8	1/1/2028	4.68%	$ 865,000.00	Aa1	AA+	#N/A N/A
	882750YE6	7/1/2028	4.73%	$ 885,000.00	Aa1	AA+	#N/A N/A
	882750YF3	1/1/2029	4.73%	$ 905,000.00	Aa1	AA+	#N/A N/A
	882750YG1	7/1/2029	4.78%	$ 925,000.00	Aa1	AA+	#N/A N/A
	882750YH9	1/1/2030	4.75%	$ 945,000.00	Aa1	AA+	#N/A N/A
	882750YJ5	7/1/2030	4.85%	$ 970,000.00	Aa1	AA+	#N/A N/A
	882750YK2	1/1/2031	4.85%	$ 995,000.00	Aa1	AA+	#N/A N/A
	882750YL0	7/1/2031	4.90%	$ 1,015,000.00	Aa1	AA+	#N/A N/A
	882750YM8	1/1/2032	4.95%	$ 1,040,000.00	Aa1	AA+	#N/A N/A
	882750YN6	7/1/2032	5.00%	$ 1,060,000.00	Aa1	AA+	#N/A N/A
	882750YP1	1/1/2033	5.05%	$ 1,090,000.00	Aa1	AA+	#N/A N/A
	882750YQ9	7/1/2033	5.10%	$ 1,115,000.00	Aa1	AA+	#N/A N/A
	882750YR7	1/1/2034	5.15%	$ 1,140,000.00	Aa1	AA+	#N/A N/A
	882750YS5	7/1/2034	5.20%	$ 1,170,000.00	Aa1	AA+	#N/A N/A
	882750YT3	1/1/2039	5.55%	$ 12,000,000.00	Aa1	AA+	#N/A N/A
	882750YU0	1/1/2044	5.73%	$ 17,180,000.00	Aa1	AA+	#N/A N/A
	882750YV8	1/1/2048	5.78%	$ 16,285,000.00	Aa1	AA+	#N/A N/A
	882750YW6	1/1/2054	6.00%	$ 36,270,000.00	Aa1	AA+	#N/A N/A
2025A	882750ZZ8	1/1/2026	3.20%	470,000.00	Aa1	AA+	#N/A N/A
	882750A28	7/1/2026	3.25%	845,000.00	Aa1	AA+	#N/A N/A
	882750A36	1/1/2027	3.35%	865,000.00	Aa1	AA+	#N/A N/A
	882750A44	7/1/2027	3.40%	880,000.00	Aa1	AA+	#N/A N/A
	882750A51	1/1/2028	3.45%	905,000.00	Aa1	AA+	#N/A N/A
	882750A69	7/1/2028	3.45%	920,000.00	Aa1	AA+	#N/A N/A
	882750A77	1/1/2029	3.50%	940,000.00	Aa1	AA+	#N/A N/A
	882750A85	7/1/2029	3.50%	965,000.00	Aa1	AA+	#N/A N/A
	882750A93	1/1/2030	3.55%	985,000.00	Aa1	AA+	#N/A N/A
	882750B27	7/1/2030	3.65%	1,005,000.00	Aa1	AA+	#N/A N/A
	882750B35	1/1/2031	3.75%	1,035,000.00	Aa1	AA+	#N/A N/A
	882750B43	7/1/2031	3.80%	1,055,000.00	Aa1	AA+	#N/A N/A
	882750B50	1/1/2032	3.90%	1,080,000.00	Aa1	AA+	#N/A N/A
	882750B68	7/1/2032	3.95%	1,105,000.00	Aa1	AA+	#N/A N/A
	882750B76	1/1/2033	3.95%	1,135,000.00	Aa1	AA+	#N/A N/A
	882750B84	7/1/2033	3.95%	1,165,000.00	Aa1	AA+	#N/A N/A
	882750B92	1/1/2034	4.00%	1,195,000.00	Aa1	AA+	#N/A N/A
	882750C26	7/1/2034	4.00%	1,225,000.00	Aa1	AA+	#N/A N/A
	882750C34	1/1/2035	4.00%	1,250,000.00	Aa1	AA+	#N/A N/A
	882750C42	7/1/2035	4.00%	1,285,000.00	Aa1	AA+	#N/A N/A
	882750C59	1/1/2036	4.05%	1,315,000.00	Aa1	AA+	#N/A N/A
	882750C67	7/1/2036	4.10%	1,345,000.00	Aa1	AA+	#N/A N/A
	882750C75	1/1/2040	4.25%	10,370,000.00	Aa1	AA+	#N/A N/A
	882750C83	1/1/2045	4.65%	18,675,000.00	Aa1	AA+	#N/A N/A
	882750C91	1/1/2050	5.00%	24,585,000.00	Aa1	AA+	#N/A N/A
	882750D25	7/1/2055	5.13%	35,685,000.00	Aa1	AA+	#N/A N/A
	882750D33	1/1/2056	5.75%	62,620,000.00	Aa1	AA+	#N/A N/A

2025BC	882750D41	7/1/2026	3.50%	1,070,000.00	Aa1	AA+	#N/A N/A
	882750D58	1/1/2027	3.55%	1,090,000.00	Aa1	AA+	#N/A N/A
	882750D66	7/1/2027	3.60%	1,110,000.00	Aa1	AA+	#N/A N/A
	882750D74	1/1/2028	3.65%	1,125,000.00	Aa1	AA+	#N/A N/A
	882750D82	7/1/2028	3.70%	1,150,000.00	Aa1	AA+	#N/A N/A
	882750D90	1/1/2029	3.80%	1,175,000.00	Aa1	AA+	#N/A N/A
	882750E24	7/1/2029	3.85%	1,195,000.00	Aa1	AA+	#N/A N/A
	882750E32	1/1/2030	3.88%	1,220,000.00	Aa1	AA+	#N/A N/A
	882750E40	7/1/2030	3.95%	1,240,000.00	Aa1	AA+	#N/A N/A
	882750E57	1/1/2031	4.00%	1,265,000.00	Aa1	AA+	#N/A N/A
	882750E65	7/1/2031	4.05%	1,290,000.00	Aa1	AA+	#N/A N/A
	882750E73	1/1/2032	4.10%	1,315,000.00	Aa1	AA+	#N/A N/A
	882750E81	7/1/2032	4.15%	1,340,000.00	Aa1	AA+	#N/A N/A
	882750E99	1/1/2033	4.20%	1,370,000.00	Aa1	AA+	#N/A N/A
	882750F23	7/1/2033	4.25%	1,400,000.00	Aa1	AA+	#N/A N/A
	882750F31	1/1/2034	4.30%	1,425,000.00	Aa1	AA+	#N/A N/A
	882750F49	7/1/2034	4.35%	1,455,000.00	Aa1	AA+	#N/A N/A
	882750F56	1/1/2035	4.35%	1,485,000.00	Aa1	AA+	#N/A N/A
	882750F64	7/1/2035	4.38%	1,520,000.00	Aa1	AA+	#N/A N/A
	882750F72	1/1/2036	4.45%	1,555,000.00	Aa1	AA+	#N/A N/A
	882750F80	7/1/2036	4.45%	1,590,000.00	Aa1	AA+	#N/A N/A
	882750F98	1/1/2037	4.50%	1,625,000.00	Aa1	AA+	#N/A N/A
	882750G22	7/1/2037	4.50%	1,655,000.00	Aa1	AA+	#N/A N/A
	882750G30	7/1/2040	4.65%	10,805,000.00	Aa1	AA+	#N/A N/A
	882750G48	7/1/2045	4.90%	21,860,000.00	Aa1	AA+	#N/A N/A
	882750G55	7/1/2050	5.00%	28,135,000.00	Aa1	AA+	#N/A N/A
	882750G63	7/1/2055	5.05%	36,535,000.00	Aa1	AA+	#N/A N/A
	882750G71	1/1/2056	6.00%	59,500,000.00	Aa1	AA+	#N/A N/A
	882750G89	7/1/2026	4.30%	430,000.00	Aa1	AA+	#N/A N/A
	882750G97	1/1/2027	4.30%	440,000.00	Aa1	AA+	#N/A N/A
	882750H21	7/1/2027	4.36%	450,000.00	Aa1	AA+	#N/A N/A
	882750H39	1/1/2028	4.35%	460,000.00	Aa1	AA+	#N/A N/A
	882750H47	7/1/2028	4.39%	470,000.00	Aa1	AA+	#N/A N/A
	882750H54	1/1/2029	4.50%	480,000.00	Aa1	AA+	#N/A N/A
	882750H62	7/1/2029	4.52%	490,000.00	Aa1	AA+	#N/A N/A
	882750H70	1/1/2030	4.58%	505,000.00	Aa1	AA+	#N/A N/A
	882750H88	7/1/2030	4.65%	515,000.00	Aa1	AA+	#N/A N/A
	882750H96	1/1/2031	4.78%	530,000.00	Aa1	AA+	#N/A N/A
	882750J29	7/1/2031	4.85%	540,000.00	Aa1	AA+	#N/A N/A
	882750J37	1/1/2032	4.88%	555,000.00	Aa1	AA+	#N/A N/A
	882750J45	7/1/2032	4.93%	570,000.00	Aa1	AA+	#N/A N/A
	882750K68	7/1/2037	5.42%	6,635,000.00	Aa1	AA+	#N/A N/A
	882750K76	7/1/2040	5.80%	4,980,000.00	Aa1	AA+	#N/A N/A
	882750K84	7/1/2045	6.05%	10,560,000.00	Aa1	AA+	#N/A N/A
	882750K92	1/1/2050	6.07%	12,500,000.00	Aa1	AA+	#N/A N/A
	882750L26	7/1/2055	6.25%	21,390,000.00	Aa1	AA+	#N/A N/A

			Total Bonds Outstanding	$	1,894,455,794.00
2016 Issuer Note	N/A	9/28/2026	1.000%	$	10,000,000.00
			Bonds/Notes Rated in the Highest Category (Aaa OR AAA)	$	-
			Bonds/Notes NOT Rated in the Highest Category (Aaa OR AAA)	$	1,904,455,794.00

Multifamily				Rating Agencies		
			8/31/2025	Moody's	Standard & Poor's	Fitch
MF Bond Issue	CUSIP	Private or Public	Ending Bonds Outstanding	rtg moody	rtg sp	rtg fitch
1998 ABC MF (Residence at the Oaks Project)	88275BDA3	Private Place	$ 2,335,000.00	#N/A N/A	NR	#N/A N/A
2001 A MF (Skyway Villas Apartments)	88275BFN3	Public Offer	$ 4,040,000.00	WR	NR	WD
2005 MF (Plaza at Chase Oaks Apartments)	None	Private Place	$ 8,329,062.75		Washington Mutual Bank	
2006 MF (The Residences at Sunset Pointe)	88275AAA8	Public Offer	$ 13,255,000.00	#N/A N/A	AA+/A-1+	#N/A N/A
2006 MF (Idlewilde)	88275AAY6	Public Offer	$ 10,990,000.00	Aa1/VMIG1	#N/A N/A	#N/A N/A
2007 MF (Windshire)	88275ABN9	Public Offer	$ 11,200,000.00	Aa1/VMIG1	#N/A N/A	#N/A N/A
2007 MF (Residences @ Onion Creek)	88275ABX7	Public Offer	$ 15,000,000.00	#N/A N/A	AA+/A-1+	#N/A N/A
2008 MF (West Oaks Apartments)	88275ABY5	Public Offer	$ 10,275,000.00	Aa1/VMIG1	#N/A N/A	#N/A N/A
2009 MF (Woodmont)	88275ACL2	Public Offer	$ 12,205,000.00	Aa1/VMIG1	#N/A N/A	#N/A N/A
2014 MF (Decatur Angle)	88275ACN8	Private Place	$ 21,249,066.12	#N/A N/A	#N/A N/A	#N/A N/A
2016 MF (Williamsburg Apts)	88275ACW8	Public Offer	$ 20,421,597.53	Aa1	#N/A N/A	#N/A N/A
2016 MF (Skyline Place Apartments)	88275ADC1	Public Offer	$ 16,373,119.27	Aa1	#N/A N/A	#N/A N/A
2017 MF (Casa Inc Apartments)	88275ADD9	Public Offer	$ 21,317,824.14	Aa1	#N/A N/A	#N/A N/A
2017 MF (Casa Brendan Apartments)	88275ADF4	Public Offer	$ 4,441,213.62	Aa1	#N/A N/A	#N/A N/A
2017 MF (Nuestro Hogar)	88275ADE7	Public Offer	$ 5,062,983.33	Aa1	#N/A N/A	#N/A N/A
2018 MF (Vista on Gessner)	88275ADH0	Public Offer	$ 46,553,630.19	Aa1	#N/A N/A	#N/A N/A
2018 MF (Oaks on Lamar)	88275ADN7	Public Offer	$ 15,293,246.58	#N/A N/A	NR	#N/A N/A
2018 MF (Riverside Townhomes)	88275ADM9	Public Offer	$ 17,467,599.44	#N/A N/A	NR	#N/A N/A
2018 AB MF (Forestwood)	88275ADP2	Private Place	$ 19,135,263.24	#N/A N/A	NR	#N/A N/A
2019 MF A (Park Yellowstone)	88275LAA4	Public Offer	$ 11,903,973.68	#N/A N/A	AA+	#N/A N/A
2019 MF Series A (Lago de Plata)	88275ADT4	Private Place	$ 13,205,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2019 MF Series A (McMullen Square)		Private Place	$ 7,236,023.80	#N/A N/A	#N/A N/A	#N/A N/A
2019 MF Series A (Northgate Village)	88275ADC9	Public Offer	$ 17,330,440.06	Aa1	#N/A N/A	#N/A N/A
2020 MF (Oaks on Clark)	88275LAB2	Public Offer	$ 9,153,662.21	Aaa	#N/A N/A	#N/A N/A
2020 MF (Pines)	88275LAD8	Public Offer	$ 20,214,392.89	Aa1	#N/A N/A	#N/A N/A
2020 MF (333 Holly)	88275LAC0	Public Offer	$ 33,813,166.54	Aa1	#N/A N/A	#N/A N/A
2020 MF (The Walzem)		Private Place	$ 18,649,040.67	#N/A N/A	#N/A N/A	#N/A N/A
2020 MF (Pecan Grove)	88275ADY3	Private Place	$ 23,757,525.63	#N/A N/A	#N/A N/A	#N/A N/A
2021 MF (Montage)	88275AEB2	Private Place	$ 22,000,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2021 MF (Bella Vista)	88275LAE6	Public Offer	$ 13,931,405.38	Aa1	#N/A N/A	#N/A N/A
2021 MF (Crystal Falls Crossing)	88275LAF3	Public Offer	$ 13,482,775.81	Aa1	#N/A N/A	#N/A N/A
2021 MF (Shiloh Village)	88275LAG1	Public Offer	$ 20,429,609.42	Aa1	#N/A N/A	#N/A N/A
2021 MF (Ridgewood)	88275LAH9	Public Offer	$ 37,268,816.00	Aa1	#N/A N/A	#N/A N/A
2021 MF (Pineview)	88275LAJ5	Public Offer	$ 31,671,478.05	Aa1	#N/A N/A	#N/A N/A
2021 SERIES (MEADOWBROOK)	88275AEF3	Private Place	$ 30,000,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2022 SERIES (TORRINGTON ARCADIA TRAILS)		Private Place	$ 31,000,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2022 SERIES (UNION ACRES)		Private Place	$ 6,397,463.50	#N/A N/A	#N/A N/A	#N/A N/A
2022 SERIES (PALLADIUM EAST BERRY)		Private Place	$ 26,074,541.79	#N/A N/A	#N/A N/A	#N/A N/A
2022 SERIES (PALLADIUM OAK GROVE)		Private Place	$ 25,600,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2023 SERIES (THE RHETT)		Private Place	$ 30,750,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2023 SERIES (PALLADIUM MCKINNEY)		Private Place	$ 23,140,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2023 SERIES (ASPEN PARK)	88275AEP1	Public Offer	$ 23,709,000.00	Aa1/VMIG1	#N/A N/A	#N/A N/A
2024 SERIES (PALLADIUM E LANCASTER)	88275AES5	Public Offer	$ 30,000,000.00	Aa1/VMIG1	#N/A N/A	#N/A N/A
2024 SERIES (GULFWAY MANOR)	88275AET3	Public Offer	$ 29,000,000.00	Aa1/VMIG1	#N/A N/A	#N/A N/A
2024 SERIES (PALLADIUM OLD FM471 W)	88275AEU0	Public Offer	$ 35,511,000.00	Aa1/VMIG1	#N/A N/A	#N/A N/A
2025 SERIES AB (RIDGE AT LOOP 12)		Private Place	$ 61,914,000.00	#N/A N/A	#N/A N/A	#N/A N/A
		Total Bonds Outstanding	$ 922,087,921.64			

MULTI-FAMILY HOUSING NOTES PAYABLE	
2016 (Garden City Apartments)	$ 14,401,660.45
2016 (Gateway at Hutchins Apartments)	$ 25,177,568.67
2016 (Mercantile Apts)	$ 27,116,401.03
2018 (Preserve at Hunters Crossing)	$ 12,452,664.68
2019 (Ventura at Hickory Tree)	$ 27,170,000.00
2020 (Reserves at San Marcos)	$ 41,000,000.00
2020 (Vermillion)	$ 28,000,000.00
2020 (Granada Terrace)	$ 11,088,618.24
2020 (Legacy Riverside Senior)	$ 40,000,000.00
2020 (Scott Street Lofts)	$ 11,663,128.79
2020 (Fishpond at Corpus Christi)	$ 7,283,884.07
2021 (Murdeaux Villas)	$ 35,000,000.00
2021 (Caroline Lofts)	$ 10,200,000.00
2021 (Citadel)	$ 3,255,000.00
2021 (Fiji Lofts)	$ 23,849,000.00
2022 (ChampionsCrossing)	$ 13,723,697.70
2022 (380 Villas)	$ 33,555,000.00
2022 (Marine Park)	$ 15,381,387.26
2023 (Worthington Point)	$ 30,860,000.00
2023 (Terrace at Highland Hills)	$ 50,000,000.00
2023 (Crossing at Clear Creek)	$ 45,000,000.00
2025 (Walnut Springs Apartments)	$ 26,950,000.00
2025 (Legacy on Kiest)	$ 30,000,000.00
Total Notes Outstanding	$ 563,128,010.89
Bonds/Notes Rated in the Highest Category (Aaa OR AAA)	$ 9,153,662.21
Bonds/Notes NOT Rated in the Highest Category (Aaa OR AAA)	$ 1,476,062,270.32

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1242 **Agenda Date:** 12/11/2025 **Agenda #:** 17.

Executive Director's Report

ORAL PRESENTATION

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Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1239 **Agenda Date:** 12/11/2025 **Agenda #:** 18.

Report on the Meeting of the Internal Audit and Finance Committee

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Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1240 **Agenda Date:** 12/11/2025 **Agenda #:** 19.

Presentation, Discussion and Possible Action on approval of the Fiscal Year 2026 Internal Audit Work Plan.

RECOMMENDED ACTION

WHEREAS, the Tex. Gov't Code §2306.073 (b), the Internal Auditing Act and audit standards require the Department's Governing Board to approve an annual audit work plan that outlines the internal audit projects planned for the fiscal year; and

WHEREAS, the Audit and Finance Committee of the Board recommends approval of the work plan; and

NOW, therefore, it is hereby

RESOLVED, the internal audit work plan for Fiscal Year 2026 is approved as presented.

BACKGROUND

The annual internal audit work plan is required by the Tex. Gov't Code §2306.073 (b), the Texas Internal Auditing Act (Tex. Gov't Code Chapter 2102) and by the International Standards for the Professional Practice of Internal Auditing (Standards). The plan is prepared by the internal auditor based on an agency-wide risk assessment as well as input from the Department's Governing Board and executive management. The plan identifies the individual audits to be conducted during Fiscal Year 2026. The plan also outlines other planned activities that will be performed by the Internal Audit Division.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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GOVERNOR

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Texas Department of Housing and Community Affairs
Office of Internal Audit
Audit Plan for Fiscal Year 2026

Statutory and Professional Standards Requirement

The Texas Internal Auditing Act (Texas Government Code, §2102.005) requires state agencies to conduct a program of internal auditing. The *International Standards for the Professional Practice of Internal Auditing (IA Standards)* define Internal Auditing as an "independent, objective assurance and consulting activity designed to add value and improve an organization's operations. It helps an organization accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes."

The Texas Government Code and the *IA Standards* require internal auditors to develop an annual audit plan, using risk assessment techniques, that identifies individual audits to be conducted during the year. The Code requires that the plan be approved by the state agency's governing board or by its administrator, if the agency has no governing board.

The program of internal auditing is carried out by the Office of Internal Audit (OIA) which serves at the direction of the Governing Board. The OIA has prepared this audit plan for consideration and approval by the Governing Board.

Development of the Annual Audit Plan

The Fiscal Year 2026 plan is designed to cover areas of highest risk to the State and the agency; however, it does not cover all risks. TDHCA management should utilize internal controls and other appropriate methodologies to mitigate residual risks not covered by the audit plan.

The annual audit plan was developed using a risk-based methodology which included:

- Obtaining management's and the Governing Board's perspectives through surveys and discussions.
- Consulting with the State Auditor's Office and other oversight bodies.
- Reviewing prior TDHCA meeting minutes, audit report findings and recommendations, and budgetary information.
- Evaluating information about key agency business areas, processes, and systems.
- Considering input from internal audit staff.
- Utilizing a matrix whereby identified auditable units were ranked according to standard risk factors.

The budgeted hours for all projects are based on two staff auditors and the Director of Internal Audit.

Projects for Fiscal Year 2026 Annual Audit Plan

We have identified the following projects for inclusion in the 2026 Annual Audit Plan based on our annual risk assessment of the auditable units. The project numbers are for identification purposes and may not correspond to the order in which the projects are performed. Also included below is a brief description of functions to be reviewed.

New Audit Projects:

1. State Housing Tax Credit

In 2023 the state of Texas joined the ranks of nearly 30 other states in establishing its own state low-income housing tax credit program (Texas LIHTC Program). Texas H.B. 1058 was enacted on June 13, 2023, and allowed the TDHCA to issue state low-income housing development tax credits (Texas LIHTCs) beginning January 1, 2024. These Texas LIHTCs can be used to offset franchise taxes and insurance premium taxes on and after January 1, 2026, for companies with an ownership stake in certain affordable housing developments in Texas. This unit rated high on our annual risk assessment due to lack of any prior internal audit of the program.

2. Tax Liens Management

A tax lien is attached to a property to secure the payment of all taxes, penalties, and interest ultimately imposed for the year on the property, whether the taxes are imposed in the year the lien attaches. The lien exists in favor of each taxing unit having power to tax the property. Tax Code section 32.03 requires that all tax liens against manufactured homes be recorded with the Texas Department of Housing and Community Affairs. A person may not transfer ownership of a manufactured home until all tax liens

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perfected on the home that have been timely filed with the Texas Department of Housing and Community Affairs have been extinguished or satisfied and released.

Tax Liens Management is under Manufactured Housing division and is administratively attached to TDHCA. This unit rated high on our annual risk assessment and was selected for audit due to lack of any prior internal audit of this function.

3. Housing Resource Center

The Housing Resource Center provides educational materials and technical assistance to the public, community-based housing development organizations, nonprofit housing developers, and other state and federal agencies. This assistance helps providers determine local housing needs, access appropriate housing programs, and identify available funding sources needed to increase the stock of affordable housing. Other responsibilities of the Housing Resource Center include offering assistance to the general public in locating the appropriate service providers in their community, in addition to being responsible for plans and reports that TDHCA is required to submit to receive funding from both the state and federal government.

The HRC is also responsible for preparation and posting of the Board and Committee's book materials prior to each Board meeting. These are high-profile activities and rated high on annual risk assessment due to changes in HRC management.

4. My First Texas Home

My First Texas Home is part of the Texas Homebuyer Program at TDHCA, and offers 30-year, fixed interest rate mortgage loan program for qualifying first time homebuyers, residing in Texas, and earning income limits up to 115% of area median family income (AMFI). The My First Texas Home is available statewide and the AMFI is based on the county the home is purchased in. The program is designed for first time homebuyers or homebuyers who have not owned a home as their primary residence within the past three years.

Texas Homebuyer Program was audited in 2022, but due the importance of My First Texas Home program in assisting qualified Texan families in becoming homeowners this unit was selected for more in-debt audit during FY2026.

5. Record Retention

Tex. Gov't Code mandates that the head of the agency establish and maintain a records management program on a continuing and active basis. It also mandates that all agencies create and maintain records containing adequate and proper documentation of the organization, functions, policies, decisions, procedures, and essential transactions of the agency. Agency records serve to furnish information to protect the financial and legal rights of the state, as well as those of any person affected by the activities of the agency. This unit rated high on the annual risk assessment and was selected for audit in FY 2026 due to lack of recent audits.

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6. 10% Test – Asset Management (HTC)

The Asset Management Division is responsible for monitoring and processing all post-award activities for developments involving Housing Tax Credits, HOME funds, National and State Housing Trust Funds, and Neighborhood Stabilization Program (NSP) funds. As published in the QAP for the applicable award year, but generally no later than July 1 of the year following the submission of the Carryover Allocation Document, or by the applicable extended deadline, more than 10% of the Development Owner's reasonably expected basis must have been incurred pursuant to Section 42(h)(1)(E)(i) and (ii) of the Code[1] , and Treasury Regulations, 1.42-6. This unit rated high on our annual risk assessment and was selected for audit due to its importance in ensuring compliance with applicable rules, as well as lack of recent audit of this activity.

Carry Over Project

No Carry over audits from FY 2025

Administrative and Statutory Projects:

- Review of TDHCA compliance with appropriation riders and other requirements of the Government Code
- Annual Audit Plan and reporting
- Annual tracking of the implementation status of prior audit recommendations
- Coordination and review of complaints related to possible Fraud, Waste, and Abuse

Consulting Projects and External Audit Coordination

Pursuant to the TDHCA internal audit charter, the OIA performs ongoing consultation on Single Audits and Subrecipient Monitoring for the agency. For fiscal year 2026, OIA is providing consulting services related to the 2 CFR 200. OIA also coordinates and advises on external audit activities.

Sincerely,

Mark Scott, CPA, CIA, CISA, CFE, MBA
Internal Audit Director

MS/NS

[1] As amended by The Housing and Economic Recovery Act of 2008

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Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 26-008 **Agenda Date:** 12/11/2025 **Agenda #:** 20.

Presentation, discussion, and possible action on Inducement Resolution No. 26-008 for Multifamily Housing Revenue Bonds or Notes regarding authorization for filing applications to be added to the Department's Waiting List for private activity bond authority for Lariat Apartments.

RECOMMENDED ACTION

WHEREAS, a pre-application, as further detailed below, was submitted to the Department for consideration of an inducement resolution;

WHEREAS, Board approval of the inducement resolution is the first step in the application process for a multifamily bond issuance by the Department; and

WHEREAS, approval of the inducement will allow staff to submit an application to the Bond Review Board (BRB) for the issuance of a Certificate of Reservation associated with the Development;

NOW, therefore, it is hereby

RESOLVED, that based on the foregoing, Inducement Resolution No. 26-008, to proceed with the application submission to the BRB for possible receipt of State Volume Cap issuance authority under the Private Activity Bond Program for Lariat Apartments is hereby approved in the form presented to this meeting.

BACKGROUND

General Information: The BRB administers the annual private activity bond authority for the State of Texas. The Department is an issuer of Private Activity Bonds and is required to induce an application for bonds prior to the submission to the BRB. Approval of the inducement resolution does not constitute approval of the Development, but merely allows the Applicant the opportunity to move into the full application phase of the process. Once the application receives a Certificate of Reservation, the Applicant has 180 days to close on the private activity bonds.

During the 180-day process, the Department will review the complete application for compliance with the Department's Rules, including, but not limited to, site eligibility and threshold, as well as previous participation as it relates to developments previously funded

through the Department. During the review of the full application, staff will also underwrite the transaction and determine financial feasibility in accordance with the Real Estate Analysis Rules. The Department will schedule and conduct a public hearing, and the complete application, including a transcript from the hearing, will then be presented to the Board for a decision on the issuance of bonds as well as a determination on the amount of housing tax credits anticipated to be allocated to the development.

This inducement resolution would reserve approximately $50 million in private activity bond volume cap. Staff notes that the Department's set-aside for the 2026 program year is estimated to be approximately $215,000,000. The pre-application listed below will be added to the Department's 2026 list.

25614 - Lariat Apartments

The new construction of 264 units for the general population is proposed for this Development to be located at the northeast quadrant of South Highway 183 and Gunnison Grove Avenue in Mustang Ridge, Travis County. The transaction is proposed to be Priority 3, which does not have specific income and rent restrictions. The Average Income minimum set-aside has been elected, and all of the units are preliminarily proposed to be rent and income restricted at 60% of the Area Median Family Income. The Department has not received any letters of support or opposition for the proposed Development.

Bond Inducement Amount: $50,000,000

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RESOLUTION NO. 26-008

RESOLUTION DECLARING INTENT TO ISSUE MULTIFAMILY REVENUE BONDS OR NOTES WITH RESPECT TO RESIDENTIAL RENTAL DEVELOPMENT; AUTHORIZING THE FILING OF ONE OR MORE APPLICATIONS FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND AUTHORIZING OTHER ACTION RELATED THERETO

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, developments and rehabilitation that will provide decent, safe, and affordable living environments for persons and families of low, very low and extremely low income and families of moderate income (all as defined in the Act); 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 persons and families of low, very low and extremely low income and families of moderate income, as determined by the Department; (b) to issue its revenue bonds or notes 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 or notes; 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 multifamily residential rental development 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 or notes; and

WHEREAS, it is proposed that the Department issue its revenue bonds or notes in one or more series for the purpose of providing financing for the one or more multifamily residential rental developments (each herein referred to as the "Development") more fully described in Exhibit A attached hereto. The ownership of the Development as more fully described in Exhibit A will consist of the applicable ownership entity and its principal or a related person (each herein referred to as the "Owner") within the meaning of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Owner has made not more than 60 days prior to the date hereof, payments with respect to the acquisition, construction, reconstruction or renovation of the Development and expect to make additional payments in the future and desire that it be reimbursed for such payments and other costs associated with the Development from the proceeds of tax-exempt and taxable, as applicable, obligations to be issued by the Department subsequent to the date hereof; and

WHEREAS, the Owner has indicated its willingness to enter into contractual arrangements with the Department providing assurance satisfactory to the Department that the requirements of the Act and the Department will be satisfied and that the Development will satisfy State law, Section 142(d) and other applicable Sections of the Code and Treasury Regulations; and

WHEREAS, the Department desires to reimburse the Owner for some or all of the costs associated with the Development listed on Exhibit A attached hereto, but solely from and to the extent, if any, of the proceeds of tax-exempt and taxable, as applicable, obligations to be issued in one or more series to be issued subsequent to the date hereof; and

WHEREAS, at the request of the Owner, the Department reasonably expects to incur debt in the form of tax-exempt and taxable, as applicable, obligations for purposes of paying the costs of the Development described on Exhibit A attached hereto; and

WHEREAS, in connection with the proposed issuance of the Bonds (defined below), the Department, as issuer of the Bonds, is required to submit for the Development one or more Applications for Allocation of Private Activity Bonds or Applications for Carryforward for Private Activity Bonds (each herein referred to as the "Application") with the Texas Bond Review Board (the "Bond Review Board") with respect to the tax-exempt Bonds to qualify for the Bond Review Board's Allocation Program in connection with the Bond Review Board's authority to administer the allocation of the authority of the State to issue private activity bonds; and

WHEREAS, the Governing Board of the Department (the "Board") has determined to declare its intent to issue its multifamily revenue bonds or notes for the purpose of providing funds to the Owner to provide financing for the Development on the terms and conditions hereinafter set forth; NOW, THEREFORE,

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

ARTICLE 1

OFFICIAL INTENT; APPROVAL OF CERTAIN ACTIONS

Section 1.1. Authorization of Issue. The Department declares its intent to issue its Multifamily Housing Revenue Bonds or Notes with respect to a Development (the "Bonds") in one or more series and in amounts estimated to be sufficient to (a) fund a loan or loans to the Owner to provide financing for the Development in an aggregate principal amount not to exceed the amount corresponding to the Development set forth in Exhibit A; (b) fund a reserve fund with respect to the Bonds, if needed; and (c) pay certain costs incurred in connection with the issuance of the Bonds. Such Bonds will be issued as qualified residential rental project bonds. Final approval of the Department to issue the Bonds shall be subject to: (i) the review by the Department's credit underwriters for financial feasibility; (ii) review by the Department's staff and legal counsel of compliance with federal income tax regulations and State law requirements

regarding tenancy in the Development; (iii) approval by the Bond Review Board, if required; (iv) approval by the Attorney General of the State of Texas (the "Attorney General"); (v) satisfaction of the Board that the Development meets the Department's public policy criteria; and (vi) the ability of the Department to issue such Bonds in compliance with all federal and State laws applicable to the issuance of such Bonds.

Section 1.2. Terms of Bonds. The proposed Bonds shall be issuable only as fully registered bonds or notes in authorized denominations to be determined by the Department; shall bear interest at a rate or rates to be determined by the Department; shall mature at a time to be determined by the Department but in no event later than 40 years after the date of issuance; and shall be subject to prior redemption upon such terms and conditions as may be determined by the Department.

Section 1.3. Reimbursement. The Department reasonably expects to reimburse the Owner for all or a portion of the costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof in connection with the acquisition of real property and construction, reconstruction or renovation, as applicable, of its Development and listed on Exhibit A attached hereto ("Costs of the Development") from the proceeds of the Bonds.

Section 1.4. Principal Amount. Based on representations of the Owner, the Department reasonably expects that the maximum aggregate principal amount of debt issued to pay or to reimburse the Owner for the Costs of the Development will not exceed the amount set forth in Exhibit A which corresponds to its Development.

Section 1.5. Limited Obligations. The Owner may commence with the acquisition and construction or rehabilitation of the Development, which Development will be in furtherance of the public purposes of the Department as aforesaid. On or prior to the issuance of the Bonds, the Owner will enter into a loan agreement, on terms agreed to by the Owner and the Department, on an installment payment basis with the Department under which the Department will make a loan to the Owner for the purpose of reimbursing the Owner for the Costs of the Development and the Owner will make installment payments sufficient to pay the principal of and any premium and interest on the Bonds. The proposed Bonds shall be special, limited obligations of the Department payable solely by the Department from or in connection with its loan or loans to the Owner to provide financing for its Development, and from such other revenues, receipts and resources of the Department as may be expressly pledged by the Department to secure the payment of the Bonds.

Section 1.6. The Development. Substantially all of the proceeds of the Bonds shall be used to provide financing for the Development, which are to be occupied entirely by Eligible Tenants, as determined by the Department, and which are to be occupied partially by persons and families of low income such that the requirements of Section 142(d) of the Code are met for the period required by the Code.

Section 1.7. Payment of Bonds. The payment of the principal of and any premium and interest on the Bonds shall be made solely from moneys realized from the loan of the proceeds of the Bonds to the Owner.

Section 1.8. Costs of Development. The Costs of the Development may include any cost of acquiring, constructing, rehabilitating, or reconstructing, as applicable, improving, equipping, installing and expanding the Development. Without limiting the generality of the foregoing, the Costs of the Development shall specifically include the cost of the acquisition of all land, rights-of-way, property rights, easements and interests, the cost of all machinery and equipment, financing charges, inventory, raw materials and other supplies, research and development costs, interest prior to and during construction and for one year after completion of construction whether or not capitalized, necessary reserve funds, the cost of estimates and of engineering and legal services, plans, specifications, surveys, estimates of cost and of revenue, other expenses necessary or incident to determining the feasibility and practicability of acquiring, constructing, reconstructing, improving and expanding the Development, administrative expenses and such other expenses as may be necessary or incident to the acquisition, construction, reconstruction, improvement and expansion of the Development, the placing of the Development in operation and that satisfy the Code and the Act. The Owner shall be responsible for and pay any costs of its Development incurred by it prior to issuance of the Bonds and will pay all costs of its Development which are not or cannot be paid or reimbursed from the proceeds of the Bonds.

Section 1.9. No Commitment to Issue Bonds. Neither the Owner nor any other party is entitled to rely on this Resolution as a commitment to issue the Bonds and to loan funds, and the Department reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Department shall not be subject to any liability or damages of any nature. Neither the Owner nor any one claiming by, through or under the Owner shall have any claim against the Department whatsoever as a result of any decision by the Department not to issue the Bonds.

Section 1.10. Conditions Precedent. The issuance of the Bonds following final approval by the Board shall be further subject to, among other things: (a) the applicable conditions described in Section 1.1 hereof; (b) the execution by the Owner and the Department of contractual arrangements, on terms agreed to by the parties, providing assurance satisfactory to the Department that all requirements of the Act will be satisfied and that the Development will satisfy the requirements of Section 142(d) of the Code (except for portions to be financed with taxable bonds or notes); (c) the receipt of an opinion from Bracewell LLP or other nationally recognized bond counsel acceptable to the Department ("Bond Counsel"), substantially to the effect that the interest on any tax-exempt Bonds is excludable from gross income for federal income tax purposes under existing law; and (d) receipt of the approval of the Bond Review Board, if required, and the Attorney General.

Section 1.11. Authorization to Proceed. The Board hereby authorizes staff, Bond Counsel and other consultants to proceed with preparation of the Development's necessary

review and legal documentation for the filing of one or more Applications and the issuance of the Bonds, subject to satisfaction of the conditions specified in this Resolution. The Board further authorizes staff, Bond Counsel and other consultants to re-submit an Application that was withdrawn.

Section 1.12. Related Persons. The Department acknowledges that financing of all or any part of the Development may be undertaken by any company or partnership that is a "related person" to the Owner within the meaning of the Code and applicable regulations promulgated pursuant thereto, including any entity controlled by or affiliated with the Owner.

Section 1.13. Declaration of Official Intent. This Resolution constitutes the Department's official intent for expenditures on Costs of the Development which will be reimbursed out of the issuance of the Bonds within the meaning of Sections 1.142-4(b) and 1.150-2, Title 26, Code of Federal Regulations, as amended, and applicable rulings of the Internal Revenue Service thereunder, to the end that any tax-exempt Bonds issued to reimburse Costs of the Development may qualify for the exemption provisions of Section 142 of the Code, and that the interest on such Bonds will therefore be excludable from the gross incomes of the holders thereof under the provisions of Section 103(a)(1) of the Code.

Section 1.14. Execution and Delivery of Documents. The Authorized Representatives named in this Resolution are each hereby authorized to execute and deliver all Applications, certificates, documents, instruments, letters, 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 1.15. Authorized Representatives. The following persons are hereby named as authorized representatives of the Department for purposes of executing, attesting, affixing the Department's seal to, and delivering the documents and instruments and taking the other actions referred to in this Article 1: the Chair or Vice Chair of the Board, the Executive Director of the Department, the Director of Administration of the Department, the Director of Financial Administration of the Department, the Deputy Executive Director – Housing Finance of the Department, the Director of Multifamily Bonds, and the Secretary or any Assistant Secretary to the Board. Such persons are referred to herein collectively as the "Authorized Representatives." Any one of the Authorized Representatives is authorized to act individually as set forth in this Resolution

ARTICLE 2

CERTAIN FINDINGS AND DETERMINATIONS

Section 2.1. Certain Findings Regarding Development and Owner. The Board finds that:

(a) the Development is necessary to provide decent, safe and sanitary housing at rentals that individuals or families of low and very low income and families of moderate income can afford;

(b) the Owner will supply, in its Development, well-planned and well-designed housing for individuals or families of low and very low income and families of moderate income;

(c) the Owner is financially responsible;

(d) the financing of the Development is a public purpose and will provide a public benefit; and

(e) the Development will be undertaken within the authority granted by the Act to the Department and the Owner.

Section 2.2. No Indebtedness of Certain Entities. The Board hereby finds, determines, recites and declares that the Bonds shall not constitute an indebtedness, liability, general, special or moral obligation or pledge or loan of the faith or credit or taxing power of the State, the Department or any other political subdivision or municipal or political corporation or governmental unit, nor shall the Bonds ever be deemed to be an obligation or agreement of any governing board member, officer, director, agent or employee of the Department in his or her individual capacity, and none of such persons shall be subject to any personal liability by reason of the issuance of the Bonds. The Bonds will be a special limited obligation of the Department payable solely from amounts pledged for that purpose under the financing documents applicable to such Bonds.

Section 2.3. Certain Findings with Respect to the Bonds. The Board hereby finds, determines, recites and declares that the issuance of the Bonds to provide financing for the Development will promote the public purposes set forth in the Act, including, without limitation, assisting persons and families of low and very low income and families of moderate income to obtain decent, safe and sanitary housing at rentals they can afford.

ARTICLE 3

GENERAL PROVISIONS

Section 3.1. Books and Records. The Board hereby directs this Resolution to be made a part of the Department's books and records that are available for inspection by the general public.

Section 3.2. Notice of Meeting. This Resolution was considered and adopted at a meeting of the Board that was noticed, convened, and conducted in full compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and with §2306.032 of the Texas Government Code, regarding meetings of the Board.

Section 3.3. Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

PASSED AND APPROVED this 11th day of December, 2025.

EXHIBIT "A"

Description of the Owner and the Development

Project Name	Owner	Principals	Amount Not to Exceed
Lariat Apartments	LDG Lariat, LP, a Texas limited partnership	General Partner: LDG Lariat GP, LLC a to-be-formed Texas limited liability company	$50,000,000
Costs – Acquisition/construction/equipping of an approximately 264 unit affordable, multifamily housing development to be known as Lariat Apartments, located at approximately NEQ South Highway 183 and Gunnison Grove Avenue, Mustang Ridge, Travis County, Texas 78610			

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1254 **Agenda Date:** 12/11/2025 **Agenda #:** 21.

Presentation, discussion, and possible action on awards for 2026 Community Services Block Grant discretionary funds for education and employment services to Native American and Migrant and Seasonal Farm Worker populations

RECOMMENDED ACTION

WHEREAS, Community Services Block Grant (CSBG) funds are awarded annually to the Texas Department of Housing and Community Affairs (the Department) by the U.S. Department of Health and Human Services (USHHS);

WHEREAS, the Department reserves 90% of the allotment for CSBG eligible entities to provide services/assistance to the low-income population in all 254 counties; up to 5% for state administration expenses; and the remaining amount for state discretionary use;

WHEREAS, at the Board meeting of June 12, 2025, the Department established a set-aside of approximately $1,850,000 for CSBG discretionary projects, of which $300,000 was programmed for Native American and Migrant and Seasonal Farm Worker (MSFW) population education and employment initiatives;

WHEREAS, a Notice of Funding Availability (NOFA) was released on September 9, 2025, for education and employment services to Native American and MSFW populations;

WHEREAS, staff has reviewed and evaluated the applications received under the NOFA targeting education and employment services to Native American and MSFW populations and recommends Board approval of awards totaling $300,000 to three eligible applicants that applied and met the requirements for funding; and

WHEREAS, a Previous Participation Review of the applicants has been performed for the applicants and each have satisfied the Previous Participation Review and Approval Process (PPRAP), and are recommended for award with no conditions;

NOW, therefore, it is hereby

RESOLVED, that the Executive Director and his designees, each of them be and they hereby are, authorized, empowered, and directed, for and on behalf of the Department, to take any and all such actions as they or any of them may deem necessary or advisable to effectuate the awards and issue contracts for these funds; and

FURTHER RESOLVED, that the budget for USHHS has not yet been passed by Congress nor signed by the President, and the Department reserves the right to cancel or adjust the amount

of this NOFA at its sole discretion if insufficient 2026 CSBG funding is received, and may adjust the start or end dates of the Contract depending on when or if the Department receives 2026 CSBG funding.

BACKGROUND

The Department set aside $300,000 for education and employment services to Native American and MSFW populations as approved at the Board meeting of June 12, 2025.

On September 9, 2025, the Department released a NOFA to make available $300,000 for education and employment initiatives for Native American and MSFW populations. The NOFA encouraged applicant organizations to apply for either the Native American or MSFW award, or both; however, applicants applying for both categories were limited to receiving an award in only one category (unless no other eligible applications under either category were recommended). Only the two highest scoring applications for assistance to the MSFW population and the one highest scoring application for assistance to the Native American population would be funded.

In response to the NOFA, staff received four applications - two applications for the MSFW award and two applications for the Native American award. The applicants for the MSFW award were Opportunity Center for the Homeless and Family Service Association of San Antonio. The applicants for the Native American award were Adults and Youth United Development Association (AYUDA) and Texas Native Health. All applications were found to satisfy threshold requirements and scored accordingly. The two highest scoring applicants for the MSFW award are Opportunity Center for the Homeless and Family Service Association of San Antonio. The highest scoring applicant for the Native American award is Texas Native Health. Scoring notices were sent to each applicant and no appeals were filed. Therefore, staff is recommending that these three applications be funded. Please refer to Attachment A for a listing of the applicants, their scores, and recommended award amounts.

If authorized by the Board, awardees will utilize the funding to administer services to eligible Migrant and Seasonal Farm Workers and Native Americans that will improve their employment outcomes and enhance their education related skills. Such services include teaching them job search skills, interview skills, resume writing skills, financial literacy, referrals and enrollment in educational (GED) and employment programs, providing tuition assistance, conducting outreach, case management and counseling. For example, in the most recently completed program year of 2024 (April 1, 2024-March 31, 2025), the following combined performance data was measured and collected from the three funded organizations:

- 151 individuals obtained employment;
- 11 individuals received assistance with vocational training, job readiness, job referrals, job placement, resume development, coaching, adult literacy classes, interview skills, pre-employment physicals, background checks, career counseling;
- 44 individuals enrolled to work towards obtaining a recognized credential, certificate, or degree related to the achievement of educational or vocational skills (e.g., trade school, community college);
- 23 individuals gained competencies required for employment by obtaining a high school diploma or GED;

- 20 individuals worked towards a BA degree;
- 2 individuals worked towards an Associate's degree;
- 81 individuals improved basic education or received adult literacy classes, ESL, basic education, or applied technology education and workshops, etc.;
- 268 units of service related to assistance with tools, uniforms, clothes, equipment, tuition aid, books, and supplies which enable them to obtain or retain a job or complete their education goals;
- 203 units of service related to assistance with rent, food, utilities, childcare, transportation, and other needs to enable them to obtain or retain a job or complete their education goals; and
- 31 individuals received financial literacy education and counseling; and
- 245 individuals received case management.

The Previous Participation Rule (10 TAC, Chapter 1, Subchapter C, §1.302) includes a review of CSBG-D awards prior to contract execution. This award is subject to this rule. The review has been performed and the three applicants have satisfied the PPRAP for award with no conditions.

Attachment A

Recommendations for 2026 CSBG Discretionary Funds for
Education and Employment Services to MSFW Populations
Anticipated Contract Date: February 1, 2026-January 31, 2027

#	Applicant	Application Score	Award Recommendation	Project
1	Opportunity Center for the Homeless	486	$100,000	Employment and education project and supportive services for MSFWs in El Paso County.
2	Family Service Association of San Antonio, Inc.	317	$100,000	Employment and education project and supportive services for MSFWs in Atascosa, Bandera, Bexar, Comal, Dimmit, Frio, Karnes, Kendall, La Salle, Medina, Real, Uvalde, Wilson, and Zavala counties.
	TOTAL		**$200,000**	

Note: In the event that any of these funds remain unexpended by February 1, 2027, the Department may reprogram the funds among the eligible activities previously approved by the Board for any active CSBG state plan.

Recommendations for 2026 CSBG Discretionary Funds for
Education and Employment Services to Native American Populations
Contract Date: February 1, 2026-January 31, 2027

#	Applicant	Application Score	Award Recommendation	Project
1	Texas Native Health	375	$100,000	Employment and education project and supportive services for Native Americans in Archer, Bosque, Clay, Collin, Comanche, Dallas, Denton, Eastland, Ellis, Erath, Hamilton, Hill, Hood, Jack, Johnson, Kaufman, McLennan, Montague, Navarro, Palo Pinto, Parker, Rockwall, Somervell, Stephens, Tarrant, Wichita, Wise and Young counties.
2	Adults and Youth United Development Association, Inc.	288	NA	NA
	TOTAL		**$100,000**	

Note: In the event that any of these funds remain unexpended by February 1, 2027, the Department may reprogram the funds among the eligible activities previously approved by the Board for any active CSBG state plan.

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1256 **Agenda Date:** 12/11/2025 **Agenda #:** 22.

Presentation, discussion, and possible action to authorize the issuance of the 2026 HOME Investment Partnerships Program Single Family General Set-Aside Notice of Funding Availability and publication of the NOFA in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, the Governing Board of the Texas Department of Housing and Community Affairs (TDHCA or the Department) has previously authorized the Department's submission of the 2025 Consolidated Plan One-Year Action Plan (OYAP) to the U.S. Department of Housing and Urban Development (HUD) which identified funding percentages and amounts for each of its HOME Investment Partnerships Program (HOME) Single Family activities;

WHEREAS, HUD has approved the OYAP and is releasing the State of Texas 2025 allocation of funds to TDHCA for the HOME Program;

WHEREAS, TDHCA is experiencing continued demand for funding for HOME Program single family activities under the Reservation System; and

WHEREAS, in compliance with the OYAP, staff recommends release a Notice of Funding Availability (NOFA) for HOME Program Single Family General Set-Aside Activities in the amount of approximately $39,412,290;

NOW, therefore, it is hereby

RESOLVED, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to post on the Department's website and to publish a notification in the *Texas Register*, a 2026 HOME Single Family General Set-Aside NOFA for funding in the amount of approximately $39,412,290, to be released into the Reservation System, and to make any technical corrections or perform such other acts as may be necessary to effectuate the foregoing.

BACKGROUND

On September 15, 2025, TDHCA and HUD executed the grant agreement for HUD's State of Texas 2025 allocation to TDHCA for the HOME Program, totaling $35,629,832.41. In addition, a

total of $15,241,462.62 in Program Income was collected to be allocated in Program Year 2025. TDHCA programmed the use of these funds in the One-Year Action Plan. Staff is proposing to release a HOME Single Family General Set-Aside NOFA that includes approximately $23,647,374 in funds for Homeowner Reconstruction Assistance (HRA) and approximately $15,764,9163 in funds for Tenant-Based Rental Assistance (TBRA), totaling approximately $39,412,290. This funding will be made available to Single Family HOME Program Reservation System Administrators with an existing Reservation System Participation Agreement.

These set-aside funds are subject to the Regional Allocation Formula, and will be set-aside by region, subregion, and activity for a period of time as detailed in the NOFA. Any funds not reserved by July 27, 2026, at or before 5:00 p.m. Central time, may be reprogrammed in a manner that is consistent with the OYAP.

The availability and use of these funds are subject to state and federal regulations including, but not limited to Texas Administrative Code in Title 10 Part 1, Chapter 1 Administration, Chapter 2, Enforcement, Chapter 20, Single Family Umbrella Rule, Chapter 21, Minimum Energy Efficiency Requirements for Single Family Construction Activities, and Chapter 23, the Single Family HOME Program, as amended (HOME Program Rule), and the federal regulation governing the HOME Program at 24 CFR Part 92, as amended (HOME Final Rule).

The 2026 HOME Single Family Programs General Set-Aside Reservation System NOFA was developed in accordance with the Single Family Umbrella and HOME Program Rules, and the HOME Final Rule. Administrators will access the funds available under this NOFA either through existing reservation agreements or by applying for a reservation system participation agreement. Applications for reservation system participation agreements are accepted on an ongoing basis. Approval for participation in the Reservation System is not a guarantee of funding availability. Any amendment will be published to the TDHCA website.

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HOME Investment Partnerships Program (HOME)
CFDA# 14.239

2026 HOME Investment Partnerships Program Single Family General Set-Aside Notice of Funding Availability

1. **Summary.**
   a. The Texas Department of Housing and Community Affairs (TDHCA or the Department) announces a NOFA of approximately **$39,412,290.56** in HOME funds for single family housing programs under the general set-aside utilizing a reservation system. These funds will be made available to HOME Reservation System Participants after a Reservation System Participation (RSP) Agreement has been ratified.

   b. The availability and use of these funds are subject to the HOME rules including, but not limited to the following Texas Administrative Code (TAC) rules in effect at the time of application review or contract execution (as applicable): Title 10, Part 1, Chapter 1, Administration; Chapter 2, Enforcement; Chapter 20, the Single Family Programs Umbrella Rule; Chapter 21, the Minimum Energy Efficiency Requirements for Single Family Construction Activities; Chapter 23, the Single Family HOME Program, (State HOME Rules); and Tex. Gov't Code §2306. Other federal and state regulations include but are not limited to: 24 CFR Part 58 for environmental requirements, 2 CFR Part 200 for Uniform Administrative Requirements, 24 CFR §135.38 for Section 3 requirements, 24 CFR Part 5, Subpart A for fair housing, (Federal HOME Rules), and for units of government, the Uniform Grant and Contract Management requirements as outlined in Chapter 783 in the Texas Local Government (TxGMS). Applicants must familiarize themselves with all of the applicable state and federal rules that govern the HOME Program.

   c. Capitalized terms in this NOFA have the meanings defined herein, or as defined in State HOME Rules or the Federal HOME Rules.

   d. If changes to the RSP are required during the RSP term due to required changes in Federal or State law, the Department may initiate an amendment process to ensure compliance.

2. **Source of Funds.** Funds totaling **$39,412,290.56** are made available for single-family activities in an amount inclusive of the Department's 2025 annual HOME allocation from the U.S. Department of Housing and Urban Development (HUD). The Department, in its sole discretion, may also release

unallocated HOME funds, deobligated funds, Program Income, and funds reallocated from undersubscribed set-asides, as allowable and available, under this NOFA. The Department, in its sole discretion, also reserves the right to cancel or modify the amount available in this NOFA.

3. **Eligible Activities.** The following activity types are eligible uses of HOME funds awarded under this NOFA:

   a. **Homeowner Reconstruction Assistance (HRA)**. HRA provides funds for the reconstruction or new construction of a single family residence owned and occupied by eligible low-income Households. Specific program guidelines can be found at 10 TAC Chapter 23, Single Family HOME Program, Subchapter C, Homeowner Reconstruction Assistance Program, §§23.30 - 23.32.

   b. **Tenant-Based Rental Assistance (TBRA)**. TBRA provides rental subsidies to eligible low-income Households. Assistance may include rental, security, and utility deposits. Specific program guidelines can be found at 10 TAC Chapter 23, Single Family HOME Program, Subchapter F, Tenant-Based Rental Assistance Program, §§23.50 - 23.52.

4. **Limitation on Funds.**
   a. Funds may not be used in a Participating Jurisdiction (PJ).

   b. Funding under this NOFA may be made available through the Reservation System to HOME Administrators with active RSP Agreements. Applications to request an RSP Agreement are accepted on an on-going basis. Applicants requesting an RSP Agreement must submit a completed application, required documentation, and associated application materials as detailed in the Application Submission Procedures Manual (ASPM).

   c. Each applicant that is granted HOME funds may also be eligible to receive funding for Administrative costs. Funds for Administrative costs cannot exceed 5% of the total project funds committed under the Reservation System, except for TBRA, which may allow up to 10% for administrative costs.

5. **Regional Allocation Formula.** In accordance with Tex. Gov't Code §2306.111(d), these funds are subject to the Regional Allocation Formula (RAF). Refer to Table 1: Regional Allocation for Homeowner Reconstruction Assistance (HRA) and Table 2: Regional Allocation for Tenant-Based Rental Assistance (TBRA); which will also be published on the Department's website at https://www.tdhca.texas.gov/home-application-materials.

Table 1: Regional Allocation for Homeowner Reconstruction Assistance (HRA)			
Region	Urban Subregion	Rural Subregion	Total Available in Region
1	$234,891.21	$1,024,586.52	$1,259,477.73
2	$254,138.41	$837,737.39	$1,091,875.80
3	$3,677,399.19	$647,383.66	$4,324,782.85
4	$825,233.55	$1,369,103.18	$2,194,336.73
5	$360,715.92	$1,007,740.12	$1,368,456.04
6	$917,384.19	$491,639.08	$1,409,023.27
7	$1,781,205.65	$328,389.29	$2,109,594.94
8	$932,015.92	$753,952.31	$1,685,968.23
9	$703,481.44	$494,337.47	$1,197,818.91
10	$409,217.31	$783,440.92	$1,192,658.23
11	$708,428.95	$846,029.77	$1,554,458.72
12	$504,091.78	$871,486.15	$1,375,577.93
13	$466,705.51	$2,416,639.44	$2,883,344.95
Total	**$11,774,909.03**	**$11,872,465.30**	**$23,647,374.33**

Table 2: Regional Allocation for Tenant Based Rental Assistance (TBRA)			
Region	Urban Subregion	Rural Subregion	Total Available in Region
1	$156,594.14	$683,057.68	$839,651.82
2	$169,425.61	$558,491.59	$727,917.20
3	$2,451,599.46	$431,589.11	$2,883,188.57
4	$550,155.70	$912,735.46	$1,462,891.16
5	$240,477.28	$671,826.75	$912,304.03
6	$611,589.46	$327,759.38	$939,348.84
7	$1,187,470.43	$218,926.19	$1,406,396.62
8	$621,343.95	$502,634.87	$1,123,978.82
9	$468,987.63	$329,558.31	$798,545.94
10	$272,811.54	$522,293.95	$795,105.49
11	$472,285.97	$564,019.85	$1,036,305.82
12	$336,061.18	$580,990.77	$917,051.95
13	$311,137.01	$1,611,092.96	$1,922,229.97
Total	**$7,849,939.36**	**$7,914,976.87**	**$15,764,916.23**

6. Allocation of Funds.

a. Approximately **$39,412,290.54** in funds are reserved for general set-aside activities through the HOME Reservation System in accordance with Section 4 of this NOFA and subject to the RAF, beginning **Tuesday, January 13**, **2026,** and expiring **Monday, July 27, 2026**.

b. Funds will be available under each activity by Uniform State Service Region by sub-region (Rural and Urban) beginning on **Tuesday, January 13, 2026, at 10:00 a.m. Austin local time** until **Monday, March 9, 2026, at 5:00 p.m. Austin local time**.

c. Remaining funds available within each subregion will be combined and made available by region and activity beginning on **Tuesday, March 10, 2026, at 10:00 a.m. Austin local time**, until **Monday, May 11, 2026, at 5:00 p.m. Austin local time.**

d. Remaining funds available within each region will be combined and made available by activity, in any Uniform State Service Region, beginning on **Tuesday, May 12, 2026, at 10:00 a.m. Austin local time,** until **Monday, June 29, 2026, at 5:00 p.m. Austin local time**.

e. On **Tuesday, June 30, 2026, at 10:00 a.m. Austin local time,** any funds which have not been requested under 6(d) of this NOFA will be made available in the Reservation System for any General Set-Aside Activity in any Uniform State Service Region. Funds not reserved on or before **Monday, July 27, 2026, at 5:00 p.m. Austin local time** may be reprogrammed for use to other HOME activities.

f. Except as limited in this NOFA or by statute, the Department may reprogram funds at any time to the Reservation System, or to administer directly.

g. An alternative timeline and method of releasing funds may be implemented, at the Department's sole discretion. Subsequent changes to the timeline or method of release will be published on the Department's website. However, failure to do so will not invalidate reservations that are otherwise made in accordance with this NOFA.

h. Updated balances for the Reservation System may be accessed online at https://www.tdhca.state.tx.us/home-division/home-reservation-summary.htm. Reservations of funds may be submitted at any time during the term of a RSP Agreement, as long as funds are available in the Reservation System. Participation in the Reservation System is not a guarantee of funding availability.

7. Eligible and Ineligible Applicants.

a. Eligible Applicants include Units of General Local Government, Nonprofit Organizations, Public Housing Authorities, Local Mental Health Authorities, and Councils of Government.

b. Applicants are required to familiarize themselves with the Department's certification and debarment policies prior to application submission.

8. Application Submission.

a. The Department will accept applications for the Reservation System on an ongoing basis. Applications for the Reservation System are to be submitted as an upload to the Department's FTP server in the format requirements detailed in the RSP ASPM.

b. Applicants must submit a completed Application, required documentation, and associated application materials, as described in this NOFA and as detailed in the RSP ASPM. All scanned copies must be scanned in accordance with the guidance provided in the RSP ASPM.

c. All Application materials including manuals, this NOFA, program guidelines, and applicable HOME rules are available on the Department's website at https://www.tdhca.texas.gov/home-application-materials. Applications will be required to adhere to the HOME Rule and threshold requirements in effect at the time of the Application submission. Applications must be on Application forms published online at the above reference site provided by the Department which cannot be altered or modified, and must be in final form before they are submitted to the Department.

d. This NOFA does not include text of the various applicable regulatory provisions that may be important to the HOME Program. For proper completion of the application, the Department strongly encourages potential Applicants to review the State and Federal regulations, and contact the HOME and Homelessness Programs Division for guidance and assistance.

9. Application Selection Process

a. Administrative deficiencies noted during the review of an Application shall be subject to the administrative deficiency process outlined in 10 TAC §23.22(c).

b. All Applicants will be subject to a Previous Participation Review by the Department as outlined in 10 TAC Chapter 1, Subchapter C.

c. Audit Requirements. All Applicants are subject to the requirements of 10 TAC §1.403, concerning Single Audits.

d. Pursuant to Tex. Gov't Code §2306.1112, the Executive Award and Review Advisory Committee will make recommendations to the Board regarding funding and allocation decisions.

10. Dispute Resolution/Appeal.

a. The Department encourages the use of alternative dispute resolution in accordance with Tex. Gov't Code §2306.082, and as described more fully in 10 TAC §1.17.

b. An Applicant may appeal decisions made by staff in accordance with 10 TAC §1.7.

For questions regarding this NOFA, please contact the Single Family and Homeless Programs Division via email at HOME@tdhca.tx.gov.

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1257 **Agenda Date:** 12/11/2025 **Agenda #:** 23.

Presentation, discussion, and possible action regarding material amendments to previous 9% Competitive Housing Tax Credit Applications to award State Housing Tax Credits and approval of the waiting list for 2025 State Housing Tax Credit Applications.

RECOMMENDED ACTION

WHEREAS, The Department is authorized to allocate State Housing Tax Credits (SHTC) of which $13,325,000 million is to supplement 2025 Competitive awards;

WHEREAS, as established in 10 TAC §11.1008, the Department has prioritized applications proposing the most additional low income Units for households at or below 30% of AMGI relative to the State Housing Tax Credit Request; and

WHEREAS, as part of the process of awarding those credits, the affected Development Owners request approval for material amendments to add the State Housing Tax Credit as a source, revise other financing, and increase the number of 30% Units.

NOW, therefore, it is hereby

RESOLVED, that the list of recommended Applications for Final Certifications of State Housing Tax Credits is hereby approved in the form presented at this meeting;

FURTHER RESOLVED, that the requested amendments are approved as presented at this meeting, and the Executive Director and his designees are hereby authorized, directed, and empowered to take all necessary action to effectuate the foregoing; and

FURTHER RESOLVED, that the Board's approval is conditioned upon the completion of underwriting and program review, the imposing of all conditions of underwriting, the imposing of the conditions resulting from staff review, the completion of any other reviews required to ensure compliance with the applicable rules and requirements for the State Housing Tax Credit Program, and any other special conditions the Board may consider appropriate.

BACKGROUND

The SHTC award recommendations for December 11, 2025, are presented in the Board materials. To the extent that some applications do not yet have a final underwriting or program assessment, those applications will be considered conditionally recommended, with the condition being the completion of those reviews and recommendation of award or award with conditions. For any awards made by the Board by this item that subsequently are recommended by underwriting with conditions, these conditions will be considered to be the Board's conditions of the award. Some of the Real Estate

Analysis reports also discuss additional material amendments that the Development Owner has requested. The Board is not approving any material amendment other than the conditional award of the State Housing Tax Credits at this time.

REPORTS LOCATED IN THE BOARD BOOK

- Report 1: Recommended Applications
- Report 2: Real Estate Analysis Summaries of all amendment requests, including conditions to be placed on awards.

APPLICATION SUBMISSIONS

Fourteen Applications submitted an "Intent-to-Apply" for SHTCs, seeking a total of $21,890,361.
There are currently eight Applications eligible for consideration. Two Applicants were not awarded 2025 9% credits at the late July meeting, which means that those Applications are ineligible for consideration for the SHTC. Four additional Applications were withdrawn from consideration. Collectively, the remaining eligible Applicants requested $17,632,000 SHTCs. Staff has recommended the full request amount for Seven of the Eight Applications. The remaining Application could not be funded in full, and staff has recommended reducing the award to the total remaining credits in the 2025 ceiling.

Eight Applications are recommended for an award as reflected in Report 1, attached. There is no waitlist, as all eligible Applications were funded or withdrew a request of State Housing Tax Credits.

RECOMMENDATION PROCESS

Because more requests were received than can be fully funded, staff was required to determine which Applications were most competitive for these new credits. In making recommendations, staff relied on the priorities outlined in 10 TAC §11.1008, which establishes that priority shall be given to Applications that propose to create the most 30% AMGI Units using the SHTC. These are not additional physical Units that will be constructed - rather, they are Units that were proposed in the initial Application at a higher income and rent level that will be converted to the 30% income and rent level using the SHTC.

Units for households at or below 30% of AMGI proposed in the original application were not considered when determining this priority. The initial SHTC award was made to the Applicant with the lowest request amount per additional Units provided. Subsequent awards were made using the same metric until the Department could no longer fully fund a credit request.

The eight recommendations reflect commitments of $13,325,000, which leaves $0 available. Applicants recommended for an award committed a total of 74 additional 30% Units for households at or below 30% of AMGI.

Applicants recommended for an award submitted material amendment requests to add the SHTC as a source, increase the number of low-income Units for households at or below 30% of AMGI, and revised all other necessary exhibits.

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Texas Department of Housing and Community Affairs
2025 State Housing Tax Credit ("SHTC") Program
Award Log

The list of recommended awards is organized by application priority. Priority is based on the number of new 30% units created relative to the amount requested in State Housing Tax Credits.

Version Date: December 11, 2025

Application Number	Region	Urban/Rural	Development Name	SHTC Recommended Award	New 30% Units Proposed	30% Units Per Request Amount
25093	8	Urban	North Crest Apartments	$1,500,000	20	$75,000
25107	7	Urban	St. George's Court	$1,000,000	6	$150,000
25196	11	Urban	Victoria Gardens	$2,632,000	14	$188,000
25088	2	Rural	Early Pioneer Crossing	$200,000	1	$200,000
25201	7	Rural	Pine Creek Apartments	$2,000,000	10	$200,000
25271	12	Rural	Lofts at Birdwell	$800,000	4	$200,000
25177	10	Rural	The Lantern at Robstown	$500,000	2	$250,000
25187	7	Urban	Crossroads Redevelopment	$4,693,000	17	$276,059
			Total SHTCs Recommended	**$13,325,000**	**74**	
			Initial Amount Available:	*$12,825,000*		
			Credit Returns:	*$500,000*		
			Amount Available to Allocate	**$13,325,000**		

Real Estate Analysis Division
November 10, 2025

Addendum to Underwriting Report

TDHCA Application #: **25088** Program(s): **9% HTC**

Early Pioneer Crossing

Address/Location: ~401 Old Comanche Rd.

City: Early County: Brown Zip: 76802

	APPLICATION HISTORY
Report Date	**PURPOSE**
11/10/25	**State Housing Tax Credit Memo**
06/23/25	Initial underwriting

ALLOCATION

	Previous Allocation				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm. Lien**	**Const. Term**	**Const. Lien**
State Housing Tax Credits	$0				**$20,000**						
FHTC (9% Credit)	$1,125,000				**$1,125,000**						

CONDITIONS STATUS

Receipt and acceptance by 10% test:

Documentation of final Agreement with the City of Early for the proposed dedication of land and ROW, specifying the total amount of land to be dedicated and including storm water run-off/retention pond plans.

Status: Pending

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	5
50% of AMI	50% of AMI	11
60% of AMI	60% of AMI	36

ANALYSIS

The underwriting analysis has been revised based on Applicant's new Schedule of Sources including Applicant's request of $200k in State Housing Tax Credits over the entire credit period. This is in addition to the $1,125,000 in annual 9% tax credits they were awarded during initial underwriting.

The distribution of units has changed. The 30% AMGI band has increased from 4 to 5 units. The number of 60% AMGI units has decreased from 37 to 36.

Operating Pro Forma

The applicant's revised first year stabilized pro forma shows first year management expenses rising by $1,097, yet they continue to lag local comps by 25%. Program rents have been updated to 2025, which provides an extra $27k in gross revenue and $26k in net operating income.

Development Cost

Total development costs have risen by $1,245,550. Building Cost increased $585,970. The applicant provided their Schedule of Values from the GC, Watermark Commercial Contractors, LLC. The single largest driver of cost increases is wood which has more than doubled in cost. The remaining cost increases are spread between Contingency ($52k), Contractor Fees ($65k), and Financing Cost ($54K).

Sources of Funds

All amounts, terms, and sources of funds have changed except for the §11.9(d)(2)LPS Contribution from Early, Texas. The debt and equity investing is now entirely handled by Regions Bank. The permanent interest rate is down to 5.99% from the previous underwriting's 7%. Conversely, FHTC the syndication rate is up from $0.78 to $0.81. SHTC syndication is currently at $0.62 for $124K in capital on $20K in annual SHTC.

Underwriter recommends $20,000 in annual state housing tax credits as requested by the applicant in addition to the recommended $1,125,000 in annual federal tax credits previously awarded to the applicant.

Underwriter:	*Beau Fannon*
Manager of Real Estate Analysis:	*Diamond Unique Thompson*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Early Pioneer Crossing, Early, 9% HTC #25088

LOCATION DATA	
CITY:	Early
COUNTY:	Brown
Area Median Income	$76,700
PROGRAM REGION:	2
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	26	50.0%	0	0	0	0
2	26	50.0%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	**52**	**100.0%**	**-**	**-**	**-**	**-**

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	801 sf

55% Average Income		20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	# Units	-	5	-	11	36	-	-	-	**52**
	% Total	0.0%	9.6%	0.0%	21.2%	69.2%	0.0%	0.0%	0.0%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$463	3	1	1	658	$463	$66	$397	$0	$0.60	$397	**$1,191**	**$1,191**	$397	$0.60	$0	$1,002	$1.52	$1,002
TC 50%	$772	5	1	1	658	$772	$66	$706	$0	$1.07	$706	**$3,530**	**$3,530**	$706	$1.07	$0	$1,002	$1.52	$1,002
TC 60%	$927	18	1	1	658	$927	$66	$861	$0	$1.31	$861	**$15,498**	**$15,498**	$861	$1.31	$0	$1,002	$1.52	$1,002
TC 30%	$555	2	2	2	944	$555	$88	$467	$0	$0.49	$467	**$934**	**$934**	$467	$0.49	$0	$1,318	$1.40	$1,318
TC 50%	$926	6	2	2	944	$926	$88	$838	$0	$0.89	$838	**$5,028**	**$5,028**	$838	$0.89	$0	$1,318	$1.40	$1,318
TC 60%	$1,111	16	2	2	944	$1,111	$88	$1,023	$0	$1.08	$1,023	**$16,368**	**$16,368**	$1,023	$1.08	$0	$1,318	$1.40	$1,318
TC 60%	$1,111	2	2	2	953	$1,111	$88	$1,023	$0	$1.07	$1,023	**$2,046**	**$2,046**	$1,023	$1.07	$0	$1,329	$1.39	$1,329
TOTALS/AVERAGES:		**52**			**41,670**				**$0**	**$1.07**	**$858**	**$44,595**	**$44,595**	**$858**	**$1.07**	**$0**	**$1,160**	**$1.45**	**$1,160**

ANNUAL POTENTIAL GROSS RENT:	$535,140	$535,140	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

Early Pioneer Crossing, Early, 9% HTC #25088

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES					APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database		Brown, Llano, & Palo Pinto County Comps	Brown County Snr Comps		% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT							$1.07	$858	$535,140	**$505,500**	**$505,500**	$535,140	$858	$1.07		0.0%	$0
App Fees, NSF, Vending								$15.00	$9,360	9,360							
Total Secondary Income								$15.00			9,360	$9,360	$15.00			0.0%	$0
POTENTIAL GROSS INCOME									$544,500	$514,860	$514,860	$544,500				0.0%	$0
Vacancy & Collection Loss								7.5% PGI	(40,838)	(38,615)	(38,615)	(40,838)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME									$503,663	$476,246	$476,246	$503,663				0.0%	$0
General & Administrative	$28,678	$552/Unit	$18,289	$22,283	$429	5.76%	$0.70	$558	$29,000	$29,000	$28,678	$28,678	$552	$0.69	5.69%	1.1%	322
Management	$27,817	5.9% EGI	$26,686	$25,156	$484	4.00%	$0.48	$387	$20,147	$19,050	$19,050	$20,147	$387	$0.48	4.00%	0.0%	1
Payroll & Payroll Tax	$71,345	$1,372/Unit	$65,929	$43,894	$844	12.91%	$1.56	$1,250	$65,000	$65,000	$71,345	$71,345	$1,372	$1.71	14.17%	-8.9%	(6,345)
Repairs & Maintenance	$40,538	$780/Unit	$31,667	$44,951	$864	7.35%	$0.89	$712	$37,000	$37,000	$33,800	$33,800	$650	$0.81	6.71%	9.5%	3,200
Electric/Gas	$12,572	$242/Unit	$18,295	$12,953	$249	2.78%	$0.34	$269	$14,000	$14,000	$12,953	$12,953	$249	$0.31	2.57%	8.1%	1,047
Water, Sewer, & Trash	$36,335	$699/Unit	$37,812	$38,780	$746	6.55%	$0.79	$635	$33,000	$33,000	$38,780	$38,780	$746	$0.93	7.70%	-14.9%	(5,780)
Property Insurance	$38,058	$0.91 /sf	$26,101	$24,290	$467	7.94%	$0.96	$769	$40,000	$40,000	$38,058	$38,058	$732	$0.91	7.56%	5.1%	1,942
Property Tax (@ 50%) 2.1987	$25,783	$496/Unit	$23,464	$13,353	$257	4.77%	$0.58	$462	$24,000	$24,000	$19,151	$21,523	$414	$0.52	4.27%	11.5%	2,477
Reserve for Replacements						2.58%	$0.31	$250	$13,000	$13,000	$13,000	$13,000	$250	$0.31	2.58%	0.0%	-
Supportive Services						1.19%	$0.14	$115	$6,000	$6,000	$6,000	$6,000	$115	$0.14	1.19%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)						0.41%	$0.05	$40	$2,080	$2,080	$2,080	$2,080	$40	$0.05	0.41%	0.0%	-
TOTAL EXPENSES						**56.23%**	**$6.80**	**$5,447**	**$283,227**	**$282,130**	**$282,895**	**$286,363**	**$5,507**	**$6.87**	**56.86%**	**-1.1%**	**$ (3,136)**
NET OPERATING INCOME ("NOI")						**43.77%**	**$5.29**	**$4,239**	**$220,436**	**$194,116**	**$193,351**	**$217,299**	**$4,179**	**$5.21**	**43.14%**	**1.4%**	**$ 3,136**
CONTROLLABLE EXPENSES								######					######				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Early Pioneer Crossing, Early, 9% HTC #25088

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR							Prior Underwriting							Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Applicant**	**TDHCA**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
Regions		1.27	1.29	171,449	5.99%	40	40.0	$2,600,000	$2,195,000	$2,195,000	$2,600,000	40.0	40.0	5.99%	$171,449	1.29	20.6%
CASH FLOW DEBT / GRANTS																	
City of Early, TX		1.27	1.29		0.00%	0	0.0	$250	$250	$250	$250	0.0	0.0	0.00%		1.29	0.0%
				$171,449	**TOTAL DEBT / GRANT SOURCES**			**$2,600,250**	**$2,195,250**	**$2,195,250**	**$2,600,250**	**TOTAL DEBT SERVICE**			**$171,449**	**1.29**	20.6%
NET CASH FLOW		$45,850	$48,987								**APPLICANT**	**NET OPERATING INCOME**		**$220,436**	**$48,986**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE							AS UNDERWRITTEN EQUITY STRUCTURE						
						Prior Underwriting								
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Applicant**	**TDHCA**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**	
Regions	LIHTC Equity	72.2%	$1,125,000	$0.81	$9,110,678	$8,773,245	$8,773,245	$9,110,678	$0.8098	$1,125,000	72.2%	$21,635	Applicant Request	
Regions	SHTC Equity	1.0%	$20,000	$0.62	$124,000	$0		$124,000	$0.6200	$20,000	1.0%			
Verdite Developments LLC	Deferred Developer Fees	6.2%	(57% Deferred)		$778,680	$399,563	$399,563	$778,680	(57% Deferred)		6.2%	**Total Developer Fee:**		**$1,358,656**
TOTAL EQUITY SOURCES		79.4%			$10,013,358	$9,172,808	$9,172,808	$10,013,358			79.4%			

TOTAL CAPITALIZATION	**$12,613,608**	**$11,368,058**	**$11,368,058**	**$12,613,608**			**15-Yr Cash Flow after Deferred Fee:**	**$118,215**	

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis				Prior Underwriting					Eligible Basis			
	Acquisition	**New Const. Rehab**	**Total Costs**		**Applicant**	**TDHCA**	**Total Costs**			**New Const. Rehab**	**Acquisition**	**%**	**$**
Land Acquisition			$9,615 / Unit	$500,000	$500,000	$500,000	$500,000	$9,615 / Unit				0.0%	$0
Off-Sites			$3,173 / Unit	$165,000	$100,000	$100,000	$165,000	$3,173 / Unit				0.0%	$0
Site Work		$1,021,957	$22,400 / Unit	$1,164,807	$967,000	$967,000	$1,164,807	$22,400 / Unit		$967,000		0.0%	$0
Site Amenities		$185,250	$3,563 / Unit	$185,250	$177,958	$177,958	$185,250	$3,563 / Unit		$177,958		0.0%	$0
Building Cost		$5,436,938	$130.48 /sf	$104,557/Unit	$5,436,938	$4,850,968	$5,413,651	$5,413,651	$104,109/Unit	$129.92 /sf	$5,413,651	0.4%	$23,287
Contingency		$475,090	7.15%	6.83%	$475,090	$423,215	$423,215	$475,090	6.86%	7.00%	$459,103	0.0%	$0
Contractor Fees		$881,737	12.39%	13.17%	$978,405	$912,680	$912,680	$978,405	13.21%	12.56%	$881,737	0.0%	$0
Soft Costs	$0	$583,000		$11,442 / Unit	$595,000	$606,000	$606,000	$595,000	$11,442 / Unit		$583,000	$0	0.0%	$0
Financing	$0	$1,056,093		$25,492 / Unit	$1,325,565	$1,271,446	$1,271,446	$1,325,565	$25,492 / Unit		$1,056,093	$0	0.0%	$0
Developer Fee	$0	$1,349,507	14.00%	13.66%	$1,358,656	$1,358,656	$1,358,656	$1,358,656	13.69%	14.15%	$1,349,507	$0	0.0%	$0
Reserves				11 Months	$428,897	$200,135	$200,135	$428,897	11 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$10,989,572**		$242,569 / Unit	**$12,613,608**	**$11,368,058**	**$11,930,741**	**$12,590,321**	$242,122 / Unit		**$10,888,048**	**$0**	**0.2%**	**$23,287**
Acquisition Cost	$0				$0	$0							
Contingency		($10,000)			$0	$0							
Contractor's Fee		$0			$0	$0							
Financing Cost		$0											
Developer Fee	$0	$0			$0	$0							
Reserves					$0	$0							
ADJUSTED BASIS / COST	**$0**	**$10,979,572**		$242,569/unit	**$12,613,608**	**$11,368,058**	**$11,930,741**	**$12,590,321**	$242,122/unit		**$10,888,048**	**$0**	**0.2%**	**$23,287**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):	**$12,613,608**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Early Pioneer Crossing, Early, 9% HTC #25088

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$10,979,572	$0	$10,888,048
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$10,979,572	$0	$10,888,048
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$14,273,444	$0	$14,154,463
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$14,273,444	$0	$14,154,463
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,284,610	$0	$1,273,902
CREDITS ON QUALIFIED BASIS	$1,284,610		$1,273,902	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8098	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,284,610	$10,403,260	----	----	----
Needed to Fill Gap	$1,221,153	$9,889,358	----	----	----
Applicant Request	$1,125,000	$9,110,678	**$1,125,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Garden (Up to 4-story)		41,670 SF	$100.66	4,194,493
Adjustments				
Exterior Wall Finish	3.20%		3.22	$134,224
Elderly	9.00%		9.06	377,504
9-Ft. Ceilings	3.40%		3.42	142,613
Roof Adjustment(s)			6.46	269,188
Subfloor			(4.33)	(180,431)
Floor Cover			3.75	156,263
Breezeways	$0.00	0	0.00	0
Balconies	$47.40	6,128	6.97	290,467
Plumbing Fixtures	$1,460	78	2.73	113,880
Rough-ins	$715	52	0.89	37,180
Built-In Appliances	$2,200	52	2.75	114,400
Exterior Stairs	$4,250	0	0.00	0
Heating/Cooling			4.11	171,264
Storage Space	$0.00	0	0.00	0
Carports	$21.40	0	0.00	0
Garages	$41.00	0	0.00	0
Common/Support Area	$141.08	2,038	6.90	287,515
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	$4.60	43,708	4.82	201,057
SUBTOTAL			**151.42**	**6,309,616**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**151.42**	**$6,309,616**
Plans, specs, survey, bldg permits	3.10%		(4.69)	($195,598)
Contractor's OH & Profit	11.10%		(16.81)	(700,367)
NET BUILDING COSTS		$104,109/unit	$129.92/sf	$5,413,651

Long-Term Pro Forma

Early Pioneer Crossing, Early, 9% HTC #25088

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	$503,663	$513,736	$524,010	$534,491	$545,180	$601,923	$664,572	$733,741	$810,110	$894,426	$987,519	$1,090,301
TOTAL EXPENSES	3.00%	$283,227	$291,522	$300,063	$308,855	$317,907	$367,337	$424,516	$490,663	$567,193	$655,743	$758,211	$876,795
NET OPERATING INCOME ("NOI")		**$220,436**	**$222,213**	**$223,948**	**$225,636**	**$227,274**	**$234,586**	**$240,056**	**$243,078**	**$242,917**	**$238,683**	**$229,308**	**$213,506**
EXPENSE/INCOME RATIO		56.2%	56.7%	57.3%	57.8%	58.3%	61.0%	63.9%	66.9%	70.0%	73.3%	76.8%	80.4%
MUST -PAY DEBT SERVICE													
Regions		$171,449	$171,449	$171,449	$171,449	$171,449	$171,449	$171,449	$171,449	$171,449	$171,449	$171,449	$171,449
TOTAL DEBT SERVICE		$171,449	$171,449	$171,449	$171,449	$171,449	$171,449	$171,449	$171,449	$171,449	$171,449	$171,449	$171,449
DEBT COVERAGE RATIO		1.29	1.30	1.31	1.32	1.33	1.37	1.40	1.42	1.42	1.39	1.34	1.25
ANNUAL CASH FLOW		**$48,986**	**$50,764**	**$52,499**	**$54,187**	**$55,825**	**$63,137**	**$68,607**	**$71,629**	**$71,468**	**$67,234**	**$57,858**	**$42,057**
Deferred Developer Fee Balance		$729,694	$678,930	$626,431	$572,244	$516,419	$214,730	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$0	$118,215	$471,433	$830,533	$1,176,998	$1,487,338	$1,732,083

25088 Early Pioneer Crossing - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 23, 2025

PROPERTY IDENTIFICATION	
Application #	**25088**
Development	**Early Pioneer Crossing**
City / County	**Early / Brown**
Region/Area	**2 / Rural**
Population	**Elderly Limitation**
Set-Aside	**General**
Activity	**New Construction**

RECOMMENDATION

TDHCA Program	Request	Recommended		
FHTC (9% Credit)	$1,125,000	**$1,125,000**	**$21,635/Unit**	**$0.78**

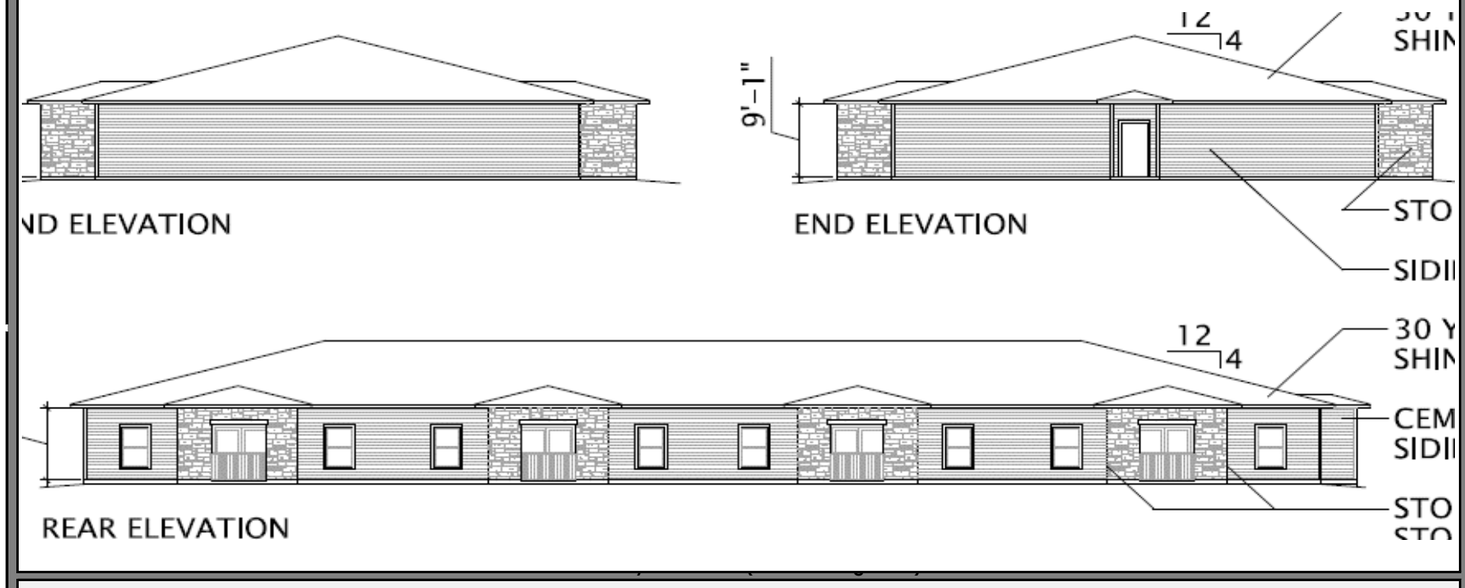
KEY PRINCIPALS / SPONSOR

Karim Jooma of
Verdite Developments LLC

Consulted by Lora Myrick of
Betco Housing Lab

Related Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	-	0%
1	26	50%
2	26	50%
3	-	0%
4	-	0%
TOTAL	52	100%

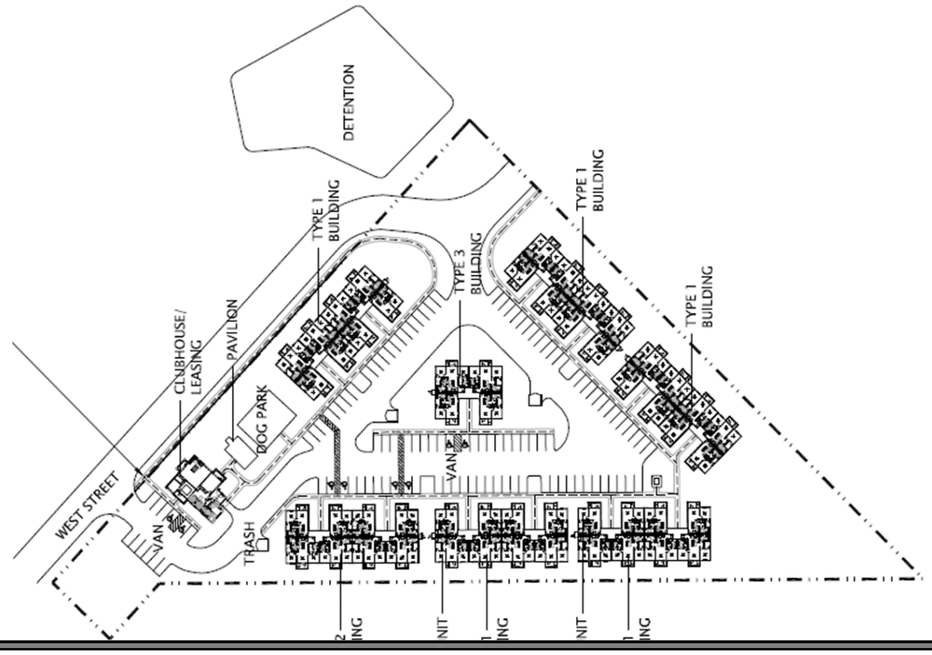
INCOME DISTRIBUTION

Income	# Units	% Total
20%	-	0%
30%	4	8%
40%	-	0%
50%	11	21%
60%	37	71%
70%	-	0%
80%	-	0%
MR	-	0%
TOTAL	52	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	**Expense Ratio**	59.2%
Breakeven Occ.	87.5%	**Breakeven Rent**	$765
Average Rent	$810	**B/E Rent Margin**	$45
Property Taxes	$462/unit	**Exemption/PILOT**	50%
Total Expense	$5,426/unit	**Controllable**	$3,423/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			3.2%
Highest Unit Capture Rate	10%	2 BR/60%	18
Dominant Unit Cap. Rate	7%	1 BR/60%	19
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	801 SF	**Density**	9.9/acre
Acquisition		$10K/unit	$500K
Building Cost	$116.41/SF	$93K/unit	$4,851K
Hard Cost		$125K/unit	$6,519K
Total Cost		$219K/unit	$11,368K
Developer Fee	$1,359K	(29% Deferred)	Paid Year: 13
Contractor Fee	$913K	**30% Boost**	Yes

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
KeyBank	15/35	7.00%	$2,195,000	1.15
TOTAL DEBT (Must Pay)			$2,195,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
City of Early, TX	0/0	0.00%	$250	1.15
CASH FLOW DEBT / GRANTS			$250	

EQUITY / DEFERRED FEES	
Source	Amount
Raymond James	$8,773,245
Verdite Developments LLC	$399,563
TOTAL EQUITY SOURCES	$9,172,808
TOTAL DEBT SOURCES	$2,195,250
TOTAL CAPITALIZATION	$11,368,058

CONDITIONS

- Receipt and acceptance by 10% test:
  * Documentation of final Agreement with the City of Early for the proposed dedication of land and ROW, specifiying the total amount of land to be dedicated and including storm water run-off/retention pond plans.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

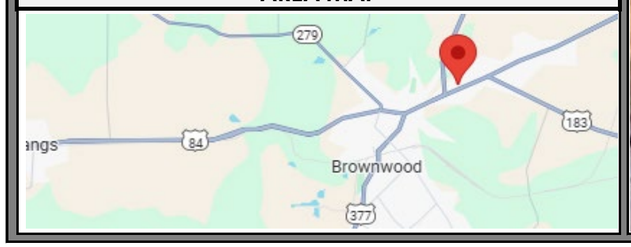
STRENGTHS/MITIGATING FACTORS

- Developer Experience
- Rural Location
- Pays 50% of Property Taxes
- Low Gross Capture Rate

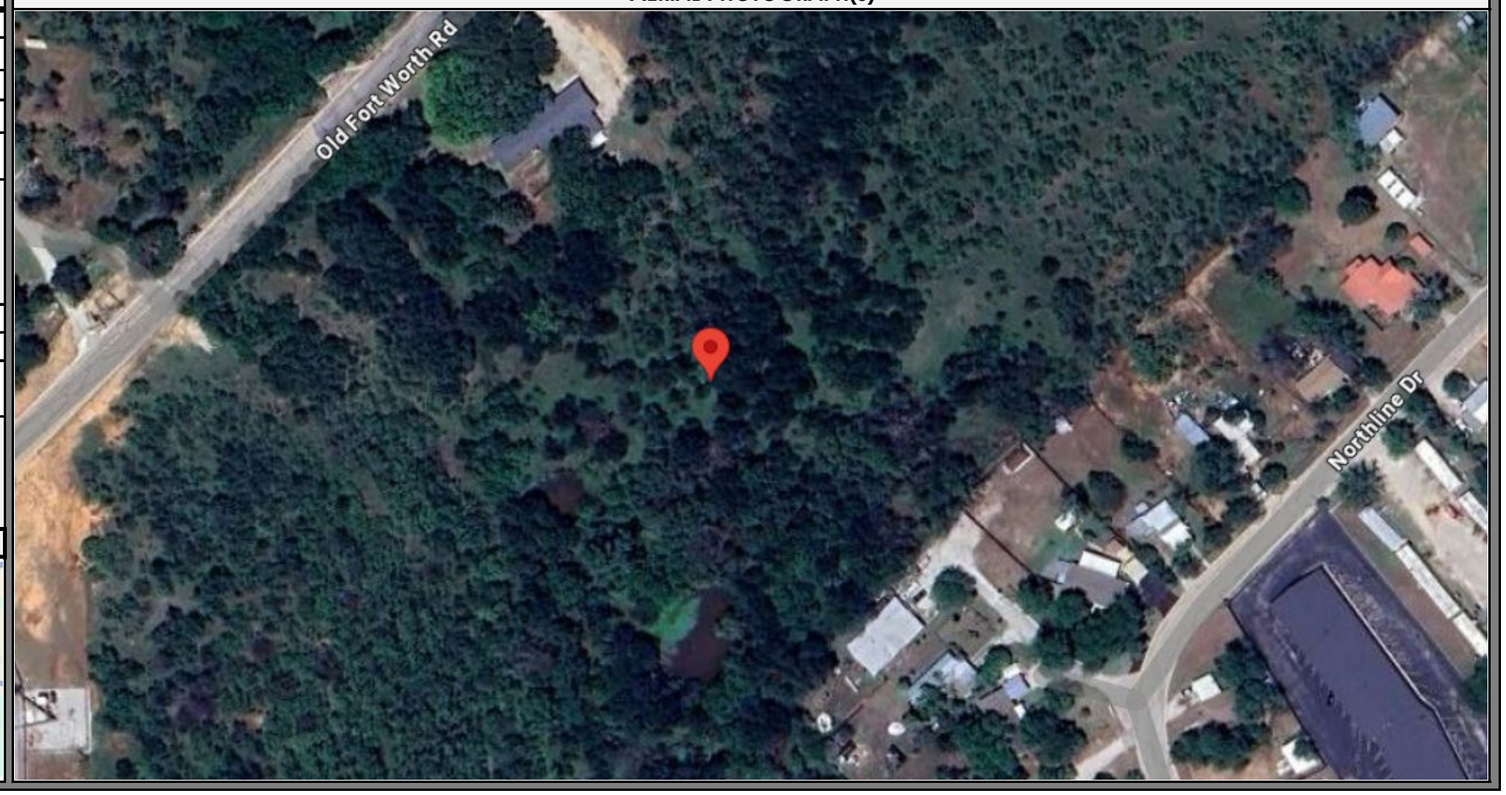
WEAKNESSES/RISKS

- DCR 1.15
- Feasibility Dependent on 50% Property Tax Abatement

AREA MAP



AERIAL PHOTOGRAPH(s)



DEVELOPMENT IDENTIFICATION

TDHCA Application #: **25088** Program(s): **9% HTC**

Early Pioneer Crossing

Address/Location: ~401 Old Comanche Rd.

City: Early County: Brown Zip: 76802

Population: Elderly Limitation Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 2

Low-Income: 40% at 60%

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm Lien**	**Const. Term**	**Const Lien**
FHTC (9% Credit)	$1,125,000				**$1,125,000**						

CONDITIONS

- Receipt and acceptance by 10% test:
  * Documentation of final Agreement with the City of Early for the proposed dedication of land and ROW, specifiying the total amount of land to be dedicated and including storm water run-off/retention pond plans.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	4
50% of AMI	50% of AMI	11
60% of AMI	60% of AMI	37

DEVELOPMENT SUMMARY

This development will be a single story, garden style development tailored to seniors 55+. It will be comprised of 26 one bedroom units and 26 two bedroom units. It will target persons with incomes of 30%, 50%, and 60% AMI.

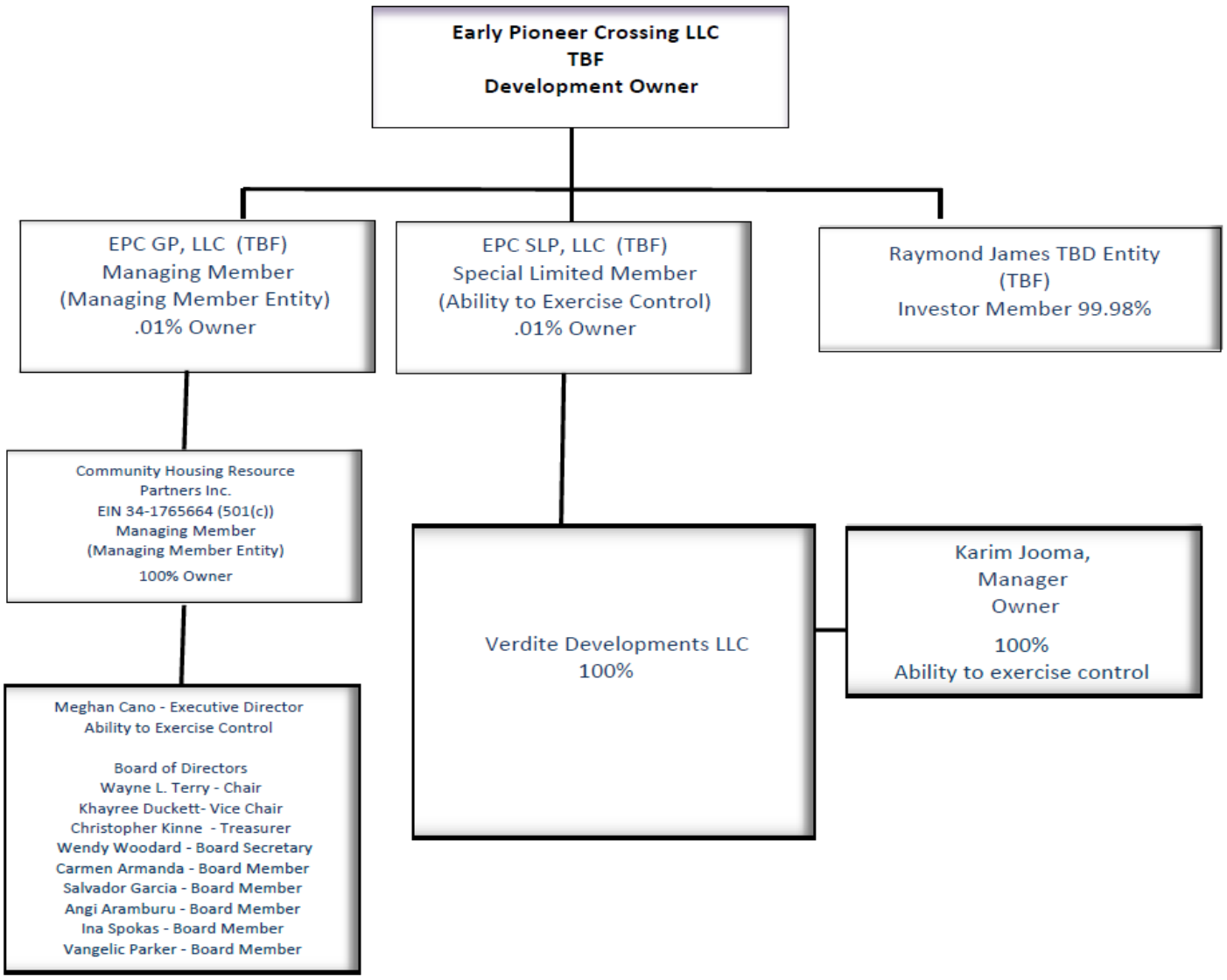
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Developer Experience
▫	Rural Location
▫	Pays 50% of Property Taxes
▫	Low Gross Capture Rate

WEAKNESSES/RISKS	
▫	DCR 1.15
▫	Feasibility Dependent on 50% Property Tax Abatement
▫	
▫	

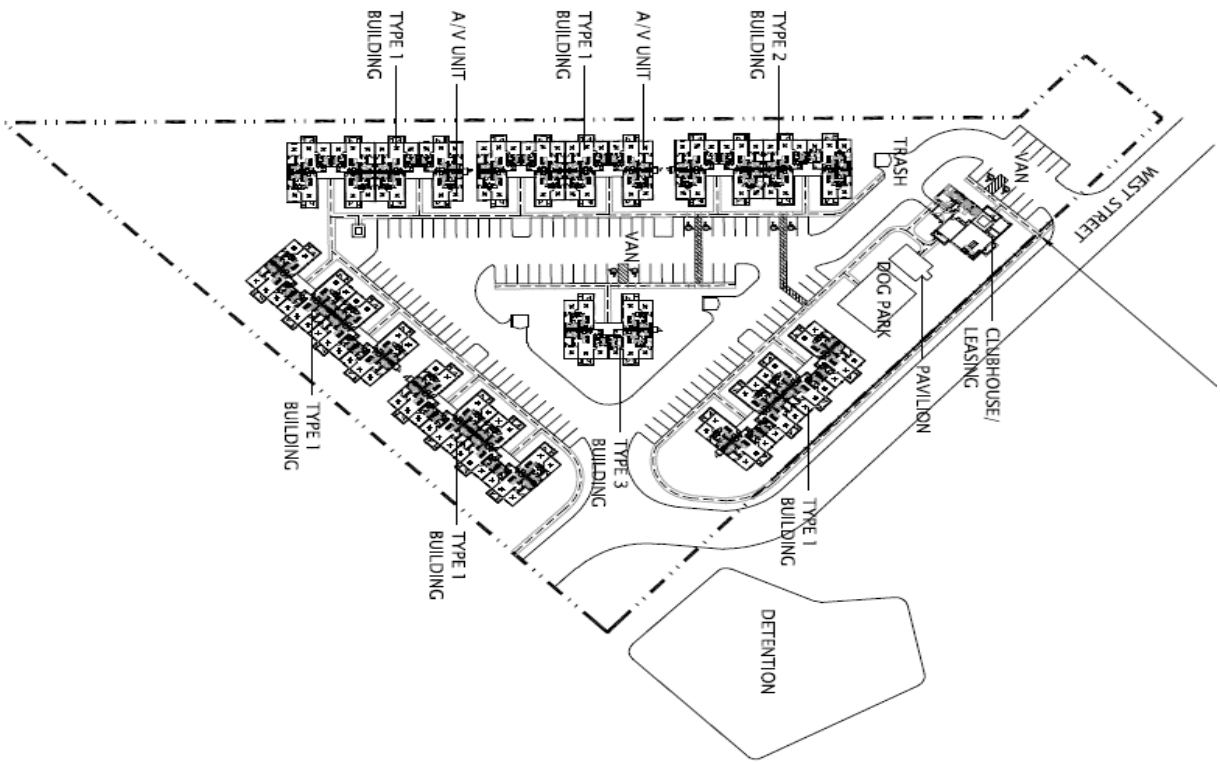
DEVELOPMENT TEAM

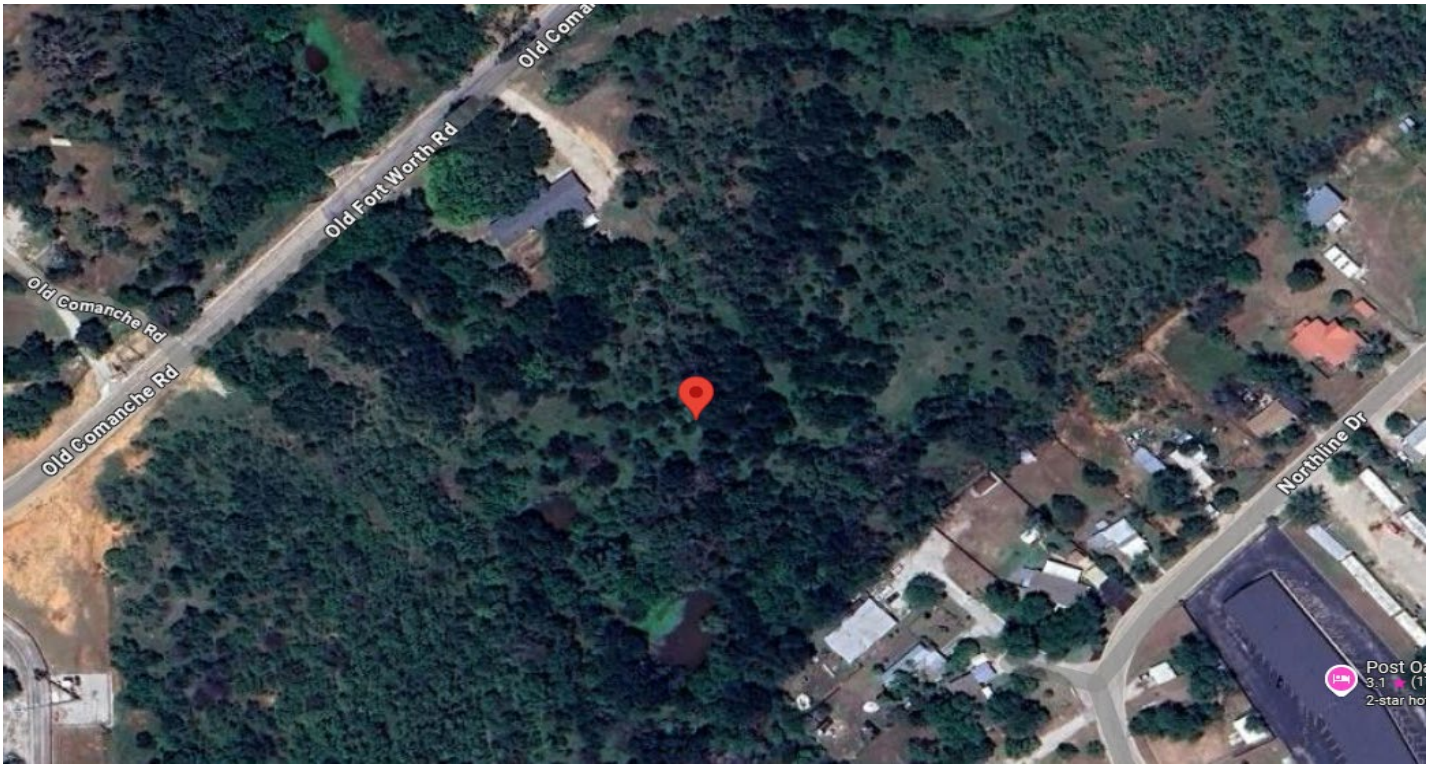
OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN

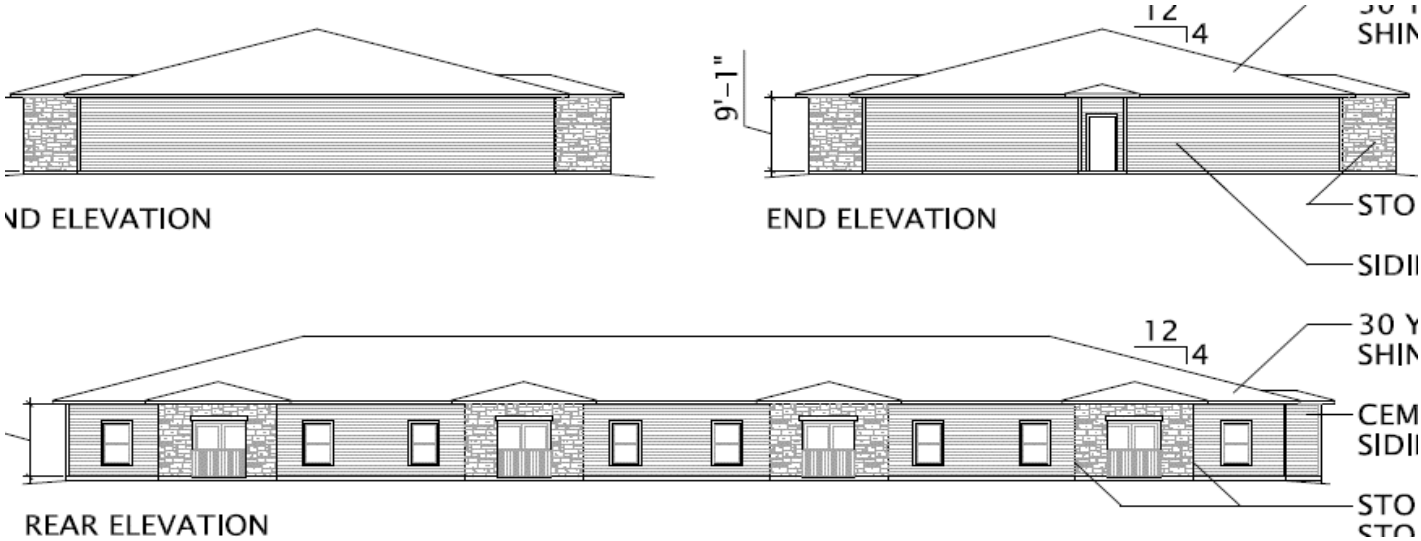




Comments:

Developer is providing 112 parking spots as required by the city

BUILDING ELEVATION



BUILDING CONFIGURATION

Building Type	1	2	3										**Total Buildings**
Floors/Stories	1	1	1										
Number of Bldgs	5	1	1										**7**
Units per Bldg	8	8	4										
Total Units	40	8	4										**52**

Avg. Unit Size (SF)	**801 sf**	**Total NRA (SF)**	**41,670**	**Common Area (SF)***	**2,778**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 5.24 acres Density: 9.9 units/acre

Site Control: 21.44 **Site Plan:** 5.24 **Appraisal:** N/A **ESA:** 21.44

Feasibility Report Survey: 21.44 **Feasibility Report Engineer's Plan:** 5.24 **Existing LURA:** N/A

Control Type: Commercial Contract - Unimproved Property

Total Acquisition:	21.44	acres	Cost:	$500,000	
Development Site:	5.24	acres	Cost:	$500,000	$9,615 per unit

Seller: 7 C's Investments LLC

Buyer: Target Builders LLC

Assignee: Verdite Developments, LLC

Related-Party Seller/Identity of Interest: No

Comments:

Applicant plans to dedicate the remaining 16.20 acres to the City of Early, Texas, and encumber 5.24 acres in the LURA. It is anticipated that the city will extend West Ave between Old Comanche Rd and Northline Dr in exchange for the developer being allowed to use existing ponds in the dedicated areas as water retention sites for run-off drainage.

SITE INFORMATION

Flood Zone:	Zone X	Scattered Site?	No
Zoning:	GR - General Residential	Within 100-yr floodplain?	No
Re-Zoning Required?	No	Utilities at Site?	Yes
Year Constructed:	N/A	Title Issues?	No

Current Uses of Subject Site:

Unimproved land

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering Date: 2/13/2025

Recognized Environmental Conditions (RECs) and Other Concerns:

- The SW corner of the development site is projected to have a 68(db) noise level

Comments:

UW has verified that no buildings will be built in the SW corner of the development site and the developer has already issued an statement pledging to follow all recommendations of the ESA report. Therefore, no condition is required for the completion of this report.

MARKET ANALYSIS

Provider: Apartment Market Data Date: 3/12/2025

Primary Market Area (PMA): 615 sq. miles 14 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
23152	Pioneer Crossing	yes	New Construction	Elderly	45	49

Stabilized Affordable Developments in PMA		
	Total Units	552
	Total Developments	9
	Average Occupancy	98%

OVERALL DEMAND ANALYSIS

	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	13,285			
Senior Households in the Primary Market Area	6,773			
Potential Demand from the Primary Market Area	2,785			
10% External Demand	279			
Potential Demand from Other Sources	0			
GROSS DEMAND	3,064			
Subject Affordable Units	52			
Unstabilized Competitive Units	45			
RELEVANT SUPPLY	97			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**3.2%**			

Population:	Elderly Limitation	Market Area:	Rural	Maximum Gross Capture Rate:	10%

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	872	87	4	4	1%					
50% AMGI	620	62	11	7	3%					
60% AMGI	1,293	129	37	34	5%					

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	382	38	2	2	1%					
1 BR/50%	396	40	5	3	2%					
1 BR/60%	495	50	19	17	7%					
2 BR/30%	145	15	2	2	3%					
2 BR/50%	180	18	6	4	5%					
2 BR/60%	312	31	18	17	10%					

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$194,116	Avg. Rent:	$810	Expense Ratio:	59.2%
Debt Service:	$168,275	B/E Rent:	$765	Controllable Expenses:	$3,423
Net Cash Flow:	$25,841	UW Occupancy:	92.5%	Property Taxes/Unit:	$462
Aggregate DCR:	1.15	B/E Occupancy:	87.5%	Program Rent Year:	2024

The applicant is achieving a 50% property tax exemption via their inclusion of a Community Housing Development Organization (CHDO) in the GP.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$95,420/ac	$9,615/unit	**$500,000**	Contractor Fee	**$912,680**
Off-site + Site Work		$23,942/unit	**$1,244,958**	Soft Cost + Financing	**$1,877,446**
Building Cost	$116.41/sf	$93,288/unit	**$4,850,968**	Developer Fee	**$1,358,656**
Contingency	6.94%	$8,139/unit	**$423,215**	Reserves	**$200,135**
Total Development Cost	$218,616/unit	**$11,368,058**		**Rehabilitation Cost**	**N/A**
Qualified for 30% Basis Boost?	Rural [9% only]				

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$11,368,058	**$10,346,224**	**$1,210,508**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
KeyBank	Construction Loan	$9,000,000	8.50%	79%
Raymond James	FHTC	$1,754,649	$0.78	15%
City of Early, TX	§11.9(d)(2)LPS Contribution	$250	0.00%	0%
Verdite Developments LLC	DDF	$613,159	0.00%	5%
		$11,368,058	**Total Sources**	

PERMANENT SOURCES

	PROPOSED				UNDERWRITTEN				
Debt Source	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**LTC**
KeyBank	$2,195,000	7.00%	35	15.0	$2,195,000	7.00%	35	15.0	19%
City of Early, TX	$250	0.00%	0	0.0	$250	0.00%	0	0.0	0%
Total	**$2,195,250**				**$2,195,250**				

	PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees	**Amount**	**Rate**	**% Def**	**Amount**	**Rate**	**% TC**	**% Def**
Raymond James	$8,773,245	$0.78		$8,773,245	$0.78	77%	
Verdite Developments LLC	$399,563		29%	$399,563		4%	29%
Total	**$9,172,808**			**$9,172,808**			
				$11,368,058	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.815	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.772	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	$11,368,058
Permanent Sources (debt + non-HTC equity)	$2,195,250
Gap in Permanent Financing	$9,172,808

Possible Tax Credit Allocations:	**Equity Proceeds**	**Annual Credits**
Determined by Eligible Basis	$9,440,076	$1,210,508
Needed to Balance Sources & Uses	$9,172,808	$1,176,236
Requested by Applicant	$8,773,245	$1,125,000

	RECOMMENDATION	
	Equity Proceeds	**Annual Credits**
Tax Credit Allocation	**$8,773,245**	**$1,125,000**

Deferred Developer Fee	**$399,563**	**(29% deferred)**
Repayable in	**13 years**	

Recommendation:

The underwriter recommends $1,125,000 in annual tax credits as requested by the applicant.

Underwriter: *Beau Fannon*

Manager of Real Estate Analysis: *Diamond Unique Thompson*

Director of Real Estate Analysis: *Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Early Pioneer Crossing, Early, 9% HTC #25088

LOCATION DATA	
CITY:	Early
COUNTY:	Brown
Area Median Income	$71,600
PROGRAM REGION:	2
PROGRAM RENT YEAR:	2024

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	26	50.0%	0	0	0	0
2	26	50.0%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	52	100.0%	-	-	-	-

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	801 sf

56%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	4	-	11	37	-	-	-	52
	% Total	0.0%	7.7%	0.0%	21.2%	71.2%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$435	2	1	1	658	$435	$66	$369	$0	$0.56	$369	**$738**	**$738**	$369	$0.56	$0	$1,002	$1.52	$1,002
TC 50%	$726	5	1	1	658	$726	$66	$660	$0	$1.00	$660	**$3,300**	**$3,300**	$660	$1.00	$0	$1,002	$1.52	$1,002
TC 60%	$871	19	1	1	658	$871	$66	$805	$0	$1.22	$805	**$15,295**	**$15,295**	$805	$1.22	$0	$1,002	$1.52	$1,002
TC 30%	$522	2	2	2	944	$522	$88	$434	$0	$0.46	$434	**$868**	**$868**	$434	$0.46	$0	$1,318	$1.40	$1,318
TC 50%	$871	6	2	2	944	$871	$88	$783	$0	$0.83	$783	**$4,698**	**$4,698**	$783	$0.83	$0	$1,318	$1.40	$1,318
TC 60%	$1,045	16	2	2	944	$1,045	$88	$957	$0	$1.01	$957	**$15,312**	**$15,312**	$957	$1.01	$0	$1,318	$1.40	$1,318
TC 60%	$1,045	2	2	2	953	$1,045	$88	$957	$0	$1.00	$957	**$1,914**	**$1,914**	$957	$1.00	$0	$1,329	$1.39	$1,329
TOTALS/AVERAGES:		**52**			**41,670**				**$0**	**$1.01**	**$810**	**$42,125**	**$42,125**	**$810**	**$1.01**	**$0**	**$1,160**	**$1.45**	**$1,160**

ANNUAL POTENTIAL GROSS RENT:	$505,500	$505,500	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

Early Pioneer Crossing, Early, 9% HTC #25088

	STABILIZED FIRST YEAR PRO FORMA															
	COMPARABLES					APPLICANT				TDHCA				VARIANCE	
	Database		Brown, Llano, & Palo Pinto County Comps	Brown County Snr Comps		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT							$1.01	$810	$505,500	$505,500	$810	$1.01		0.0%	$0
App Fees, NSF, Vending								$15.00	$9,360						
Total Secondary Income								$15.00		$9,360	$15.00			0.0%	$0
POTENTIAL GROSS INCOME									$514,860	$514,860				0.0%	$0
Vacancy & Collection Loss								7.5% PGI	(38,615)	(38,615)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME									$476,246	$476,246				0.0%	$0
General & Administrative	$28,678	$552/Unit	$18,289	$22,283	$429	6.09%	$0.70	$558	$29,000	$28,678	$552	$0.69	6.02%	1.1%	322
Management	$27,817	5.9% EGI	$26,686	$25,156	$484	4.00%	$0.46	$366	$19,050	$19,050	$366	$0.46	4.00%	0.0%	-
Payroll & Payroll Tax	$71,345	$1,372/Unit	$65,929	$43,894	$844	13.65%	$1.56	$1,250	$65,000	$71,345	$1,372	$1.71	14.98%	-8.9%	(6,345)
Repairs & Maintenance	$40,538	$780/Unit	$31,667	$44,951	$864	7.77%	$0.89	$712	$37,000	$33,800	$650	$0.81	7.10%	9.5%	3,200
Electric/Gas	$12,572	$242/Unit	$18,295	$12,953	$249	2.94%	$0.34	$269	$14,000	$12,953	$249	$0.31	2.72%	8.1%	1,047
Water, Sewer, & Trash	$36,335	$699/Unit	$37,812	$38,780	$746	6.93%	$0.79	$635	$33,000	$38,780	$746	$0.93	8.14%	-14.9%	(5,780)
Property Insurance	$38,058	$0.91 /sf	$26,101	$24,290	$467	8.40%	$0.96	$769	$40,000	$38,058	$732	$0.91	7.99%	5.1%	1,942
Property Tax (@ 50%) 2.1987	$25,783	$496/Unit	$23,464	$13,353	$257	5.04%	$0.58	$462	$24,000	$19,151	$368	$0.46	4.02%	25.3%	4,849
Reserve for Replacements						2.73%	$0.31	$250	$13,000	$13,000	$250	$0.31	2.73%	0.0%	-
Supportive Services						1.26%	$0.14	$115	$6,000	$6,000	$115	$0.14	1.26%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)						0.44%	$0.05	$40	$2,080	$2,080	$40	$0.05	0.44%	0.0%	-
TOTAL EXPENSES						**59.24%**	**$6.77**	**$5,426**	**$282,130**	**$282,895**	**$5,440**	**$6.79**	**59.40%**	**-0.3%**	**$ (765)**
NET OPERATING INCOME ("NOI")						**40.76%**	**$4.66**	**$3,733**	**$194,116**	**$193,351**	**$3,718**	**$4.64**	**40.60%**	**0.4%**	**$ 765**

CONTROLLABLE EXPENSES	$3,423/Unit		$3,568/Unit	

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Early Pioneer Crossing, Early, 9% HTC #25088

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR												Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
KeyBank		1.15	1.15	168,275	7.00%	35	15.0	$2,195,000	$2,195,000	15.0	35.0	7.00%	$168,275	1.15	19.3%
CASH FLOW DEBT / GRANTS															
City of Early, TX		1.15	1.15		0.00%	0	0.0	$250	$250	0.0	0.0	0.00%		1.15	0.0%
				$168,275	**TOTAL DEBT / GRANT SOURCES**			**$2,195,250**	**$2,195,250**	**TOTAL DEBT SERVICE**			**$168,275**	**1.15**	19.3%

NET CASH FLOW	$25,076	$25,841	**APPLICANT**	**NET OPERATING INCOME**	**$194,116**	**$25,841**	**NET CASH FLOW**

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
Raymond James	LIHTC Equity	77.2%	$1,125,000	$0.78	$8,773,245	$8,773,245	$0.7798	$1,125,000	77.2%	$21,635	Applicant Request
Verdite Developments LLC	Deferred Developer Fees	3.5%	(29% Deferred)		$399,563	$399,563	(29% Deferred)		3.5%	**Total Developer Fee:**	**$1,358,656**
TOTAL EQUITY SOURCES		80.7%			$9,172,808	$9,172,808			80.7%		

TOTAL CAPITALIZATION	**$11,368,058**	**$11,368,058**		**15-Yr Cash Flow after Deferred Fee:**	**$89,789**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis								Eligible Basis			
	Acquisition	**New Const. Rehab**	**Total Costs**			**Total Costs**			**New Const. Rehab**	**Acquisition**	**%**	**$**
Land Acquisition			$9,615 / Unit		$500,000	$500,000	$9,615 / Unit				0.0%	$0
Building Acquisition	$0		$ / Unit		$0	$0	$ / Unit			$0	0.0%	$0
Off-Sites			$1,923 / Unit		$100,000	$100,000	$1,923 / Unit				0.0%	$0
Site Work		$967,000	$18,596 / Unit		$967,000	$967,000	$18,596 / Unit		$967,000		0.0%	$0
Site Amenities		$177,958	$3,422 / Unit		$177,958	$177,958	$3,422 / Unit		$177,958		0.0%	$0
Building Cost		$4,850,968	$116.41 /sf	$93,288/Unit	$4,850,968	$5,413,651	$104,109/Unit	$129.92 /sf	$4,850,968		-10.4%	($562,683)
Contingency		$419,715	7.00%	6.94%	$423,215	$423,215	6.36%	7.00%	$419,715		0.0%	$0
Contractor Fees		$898,190	14.00%	14.00%	$912,680	$912,680	12.89%	14.00%	$898,190		0.0%	$0
Soft Costs	$0	$558,000		$11,654 / Unit	$606,000	$606,000	$11,654 / Unit		$558,000	$0	0.0%	$0
Financing	$0	$1,124,886		$24,451 / Unit	$1,271,446	$1,271,446	$24,451 / Unit		$1,124,886	$0	0.0%	$0
Developer Fee	$0	$1,349,507	15.00%	14.93%	$1,358,656	$1,358,656	14.06%	15.00%	$1,349,507	$0	0.0%	$0
Reserves				5 Months	$200,135	$200,135	5 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$10,346,224**		$218,616 / Unit	**$11,368,058**	**$11,930,741**	$229,437 / Unit		**$10,346,224**	**$0**	**-4.7%**	**($562,683)**
Acquisition Cost	$0				$0							
Contingency		$0			$0							
Contractor's Fee		$0			$0							
Financing Cost		$0										
Developer Fee	$0	$0			$0							
Reserves					$0							
ADJUSTED BASIS / COST	**$0**	**$10,346,224**	$218,616/unit		**$11,368,058**	**$11,930,741**	$229,437/unit		**$10,346,224**	**$0**	**-4.7%**	**($562,683)**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):	**$11,368,058**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Early Pioneer Crossing, Early, 9% HTC #25088

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$10,346,224	$0	$10,346,224
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$10,346,224	$0	$10,346,224
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$13,450,091	$0	$13,450,091
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$13,450,091	$0	$13,450,091
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,210,508	$0	$1,210,508
CREDITS ON QUALIFIED BASIS	$1,210,508		$1,210,508	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.7798	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,210,508	$9,440,076	----	----	----
Needed to Fill Gap	$1,176,236	$9,172,808	----	----	----
Applicant Request	$1,125,000	$8,773,245	**$1,125,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Garden (Up to 4-story)		41,670 SF	$100.66	4,194,493
Adjustments				
Exterior Wall Finish	3.20%		3.22	$134,224
Elderly	9.00%		9.06	377,504
9-Ft. Ceilings	3.40%		3.42	142,613
Roof Adjustment(s)			6.46	269,188
Subfloor			(4.33)	(180,431)
Floor Cover			3.75	156,263
Breezeways	$0.00	0	0.00	0
Balconies	$47.40	6,128	6.97	290,467
Plumbing Fixtures	$1,460	78	2.73	113,880
Rough-ins	$715	52	0.89	37,180
Built-In Appliances	$2,200	52	2.75	114,400
Exterior Stairs	$4,250	0	0.00	0
Heating/Cooling			4.11	171,264
Storage Space	$0.00	0	0.00	0
Carports	$21.40	0	0.00	0
Garages	$41.00	0	0.00	0
Common/Support Area	$141.08	2,038	6.90	287,515
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	$4.60	43,708	4.82	201,057
SUBTOTAL			**151.42**	**6,309,616**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**151.42**	**$6,309,616**
Plans, specs, survey, bldg permits	3.10%		(4.69)	($195,598)
Contractor's OH & Profit	11.10%		(16.81)	(700,367)
NET BUILDING COSTS		$104,109/unit	$129.92/sf	$5,413,651

Long-Term Pro Forma

Early Pioneer Crossing, Early, 9% HTC #25088

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$476,246	$485,770	$495,486	$505,396	$515,503	$569,157	$628,396	$693,800	$766,011	$845,738	$933,763
TOTAL EXPENSES	3.00%	$282,130	$290,403	$298,921	$307,690	$316,719	$366,026	$423,068	$489,064	$565,428	$653,795	$756,060
NET OPERATING INCOME ("NOI")		**$194,116**	**$195,367**	**$196,565**	**$197,705**	**$198,784**	**$203,131**	**$205,328**	**$204,735**	**$200,583**	**$191,943**	**$177,703**
EXPENSE/INCOME RATIO		59.2%	59.8%	60.3%	60.9%	61.4%	64.3%	67.3%	70.5%	73.8%	77.3%	81.0%
MUST -PAY DEBT SERVICE												
KeyBank		$168,275	$168,275	$168,275	$168,275	$168,275	$168,275	$168,275	$168,275	$168,275	$168,275	$168,275
TOTAL DEBT SERVICE		$168,275	$168,275	$168,275	$168,275	$168,275	$168,275	$168,275	$168,275	$168,275	$168,275	$168,275
DEBT COVERAGE RATIO		1.15	1.16	1.17	1.17	1.18	1.21	1.22	1.22	1.19	1.14	1.06
ANNUAL CASH FLOW		**$25,841**	**$27,092**	**$28,290**	**$29,430**	**$30,510**	**$34,857**	**$37,053**	**$36,461**	**$32,308**	**$23,669**	**$9,428**
Deferred Developer Fee Balance		$373,722	$346,630	$318,340	$288,909	$258,400	$92,063	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$0	$89,789	$274,536	$445,979	$583,604	$661,715

Real Estate Analysis Division
October 28, 2025

Addendum to Underwriting Report

TDHCA Application #: **25093** Program(s): **9% HTC**

North Crest Apartments

Address/Location: 4200 N 19th St & 2005 Steward Dr

City: Waco County: McLennan Zip: 76708

	APPLICATION HISTORY
Report Date	**PURPOSE**
10/28/25	**State Credit Award Update**
06/03/25	**Original LIHTC Award**

ALLOCATION

	Previous Allocation				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm. Lien**	**Const. Term**	**Const. Lien**
State Housing Tax Credits	$0				**$150,000**						
FHTC (9% Credit)	$2,000,000				**$2,000,000**						

CONDITIONS STATUS

1 Receipt and acceptance by Carryover:
   * Documentation of approval of proposed HAP Rent increase for 75 units at Creekside
2 Receipt and acceptance by Cost Certification:
   a: Certification that testing for asbestos was performed on suspect ACMs prior to renovation, and if
   b: Architect certification that buildings were tested for the presence of radon and any recommended
   c: Certification that leaking pad-mounted transformer was evaluated and subsurface environmental

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	60
50% of AMI	50% of AMI	60
60% of AMI	60% of AMI	76

ANALYSIS

North Crest Waco was awarded a 9% HTC allocation of $2,000,000. The Applicant has applied for an additional $150,000 in annual State Housing Tax Credits. Applicant has reduced 50% units by 20 and increased 30% units by 20. 12 60% units at North Crest Court have been moved to 30% and 1 60% has been moved to 50%. 8 60% units at North Crest Creekside have been moved to 30%.

Operating Pro Forma

The property has received preliminary approval for a HUD rent increase on 75 units at North Crest Creekside in the amount of $239 per month increasing the EGI of the property from $2,334,060 to $2,389,848.

Development Cost

The Applicant hasn't made any changes to the development cost schedule from the original submission.

Sources of Funds

National Church Residences has reduced DDF to $767,396. National Equity Fund is contributing an additional $749,925k in equity to purchase the State Credits. NCR is acquiring an additional $132,386 in reserves from R4R. NCR is projecting an increase to construction period income of $42,000. Construction period FHTC income has been reduced to $5,099,490. This translates to a reduction in Total Sources of Construction Period Funds of $179,981. Perm funding remains the same at $36,430,556.

Underwriter recommends $2,000,000 in 9% Housing Tax Credits and $150,000 in annual State Housing Tax Credits per the Applicant's request.

Underwriter:	*Jake Schmid*
Manager of Real Estate Analysis:	*Diamond Unique Thompson*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

North Crest Apartments , Waco, 9% HTC #25093

LOCATION DATA	
CITY:	Waco
COUNTY:	McLennan
Area Median Income	$89,600
PROGRAM REGION:	8
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	194	99.0%	194	0	0	0
2	2	1.0%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	196	100.0%	194	-	-	-

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	602 sf

48% Average Income	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	# Units	-	60	-	60	74	-	-	2	196
	% Total	0.0%	30.6%	0.0%	30.6%	37.8%	0.0%	0.0%	1.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
EO		0		1	2	1	841	$0	$0	$0		$0.00	$0	**$0**				NA	$0	$0.00	
TC 50%	$833	PBRA - Creekside	$1,036	18	1	1	563	$1,036	$72	$964	$0	$1.71	$964	**$17,352**	**$17,352**	$964	$1.71	$0	$1,050	$1.87	$1,050
TC 30%	$499	PBRA - Creekside	$1,036	24	1	1	563	$1,036	$72	$964	$0	$1.71	$964	**$23,136**	**$23,136**	$964	$1.71	$0	$1,050	$1.87	$1,050
TC 60%	$999	PBRA - Creekside	$1,036	33	1	1	563	$1,036	$72	$964	$0	$1.71	$964	**$31,812**	**$31,812**	$964	$1.71	$0	$1,050	$1.87	$1,050
TC 30%	$499	PBRA - Court	$1,144	36	1	1	621	$1,144	$78	$1,066	$0	$1.72	$1,066	**$38,376**	**$38,376**	$1,066	$1.72	$0	$1,075	$1.73	$1,075
TC 60%	$999	PBRA - Court	$1,144	41	1	1	621	$1,144	$78	$1,066	$0	$1.72	$1,066	**$43,706**	**$43,706**	$1,066	$1.72	$0	$1,075	$1.73	$1,075
TC 50%	$833	PBRA - Court	$1,144	42	1	1	621	$1,144	$78	$1,066	$0	$1.72	$1,066	**$44,772**	**$44,772**	$1,066	$1.72	$0	$1,075	$1.73	$1,075
EO		0		1	2	1	1,038	$0	$0	$0		$0.00	$0	**$0**				NA	$0	$0.00	
TOTALS/AVERAGES:				**196**			**118,003**				**$0**	**$1.69**	**$1,016**	**$199,154**	**$199,154**	**$1,016**	**$1.69**	**$0**	**$1,054**	**$1.75**	**$1,054**

ANNUAL POTENTIAL GROSS RENT:	$2,389,848	$2,389,848	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

North Crest Apartments , Waco, 9% HTC #25093

	STABILIZED FIRST YEAR PRO FORMA																
	COMPARABLES				APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database		12M Operating		% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.69	$1,016	$2,389,848	**$2,334,060**	**$2,334,060**	$2,389,848	$1,016	$1.69		0.0%	$0
laundry and vending							$1.28	$3,000	3,000							
Total Secondary Income							$1.28			11,760	$11,760	$5.00			-74.5%	($8,760)
POTENTIAL GROSS INCOME								$2,392,848	$2,337,060	$2,345,820	$2,401,608				-0.4%	($8,760)
Vacancy & Collection Loss							5.0% PGI	(119,642)	(116,853)	(117,291)	(120,080)	5.0% PGI			-0.4%	438
EFFECTIVE GROSS INCOME								$2,273,206	$2,220,207	$2,228,529	$2,281,528				-0.4%	($8,322)
General & Administrative	$64,807	$331/Unit	$122,943	$627	4.95%	$0.95	$574	$112,500	$112,500	$122,943	$122,943	$627	$1.04	5.39%	-8.5%	(10,443)
Management	$62,953	4.6% EGI	$112,732	$575	4.95%	$0.95	$574	$112,600	$112,600	$111,426	$114,076	$582	$0.97	5.00%	-1.3%	(1,476)
Payroll & Payroll Tax	$235,100	$1,199/Unit	$419,603	$2,141	15.20%	$2.93	$1,763	$345,535	$345,535	$345,535	$345,535	$1,763	$2.93	15.14%	0.0%	-
Repairs & Maintenance	$163,185	$833/Unit	$128,782	$657	5.37%	$1.03	$623	$122,110	$122,110	$137,200	$137,200	$700	$1.16	6.01%	-11.0%	(15,090)
Electric/Gas	$42,793	$218/Unit	$93,879	$479	3.99%	$0.77	$462	$90,630	$90,630	$93,879	$93,879	$479	$0.80	4.11%	-3.5%	(3,249)
Water, Sewer, & Trash	$131,972	$673/Unit	$315,243	$1,608	7.45%	$1.43	$864	$169,270	$169,270	$169,270	$169,270	$864	$1.43	7.42%	0.0%	-
Property Insurance	$140,531	$1.19 /sf	$158,284	$808	6.77%	$1.31	$786	$154,000	$154,000	$154,000	$154,000	$786	$1.31	6.75%	0.0%	-
Property Tax (@ 100%) 2.2557	$107,314	$548/Unit	$1,101	$6	8.80%	$1.69	$1,020	$200,000	$200,000	$175,710	$184,977	$944	$1.57	8.11%	8.1%	15,023
Reserve for Replacements					2.59%	$0.50	$300	$58,800	$58,800	$58,800	$58,800	$300	$0.50	2.58%	0.0%	-
Security					0.49%	$0.09	$57	$11,124	$11,124	$11,124	$11,124	$57	$0.09	0.49%	0.0%	-
Supportive Services					2.72%	$0.52	$316	$61,930	$61,930	$61,930	$61,930	$316	$0.52	2.71%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.34%	$0.07	$40	$7,760	$7,760	$7,760	$7,760	$40	$0.07	0.34%	0.0%	-
TOTAL EXPENSES					**63.62%**	**$12.26**	**$7,379**	**$1,446,259**	**$1,446,259**	**$1,449,577**	**$1,461,494**	**$7,457**	**$12.39**	**64.06%**	**-1.0%**	**$ (15,235)**
NET OPERATING INCOME ("NOI")					**36.38%**	**$7.01**	**$4,219**	**$826,947**	**$773,948**	**$778,952**	**$820,034**	**$4,184**	**$6.95**	**35.94%**	**0.8%**	**$ 6,913**
CONTROLLABLE EXPENSES							$4,286/Unit					$4,433/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

North Crest Apartments , Waco, 9% HTC #25093

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR							Prior Underwriting							Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Applicant**	**TDHCA**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
HUD Loan Assumption	0.25%	2.29	2.31	357,500	2.40%	31	31.0	$7,367,873	$7,367,873	$7,367,873	$7,367,873	31.0	31.0	2.40%	$355,598	2.33	20.2%
HUD	0.25%	1.25	1.26	$300,472	6.40%	40	40.0	$4,200,000	$4,200,000	$4,200,000	$4,200,000	40.0	40.0	6.40%	$301,987	1.26	11.5%
CASH FLOW DEBT / GRANTS																	
National Church Residences - Court		1.25	1.26		7.00%	50	50.0	$3,325,000	$3,325,000	$3,325,000	$3,325,000	50.0	50.0	7.00%	$0	1.26	9.1%
National Church Residences - Creekside		1.25	1.26		7.00%	50	50.0	$1,900,000	$1,900,000	$1,900,000	$1,900,000	50.0	50.0	7.00%	$0	1.26	5.2%
CMF Note Assumed from NCR		1.25	1.26		0.00%	46	46.0	$270,000	$270,000	$270,000	$270,000	46.0	46.0	0.00%	$0	1.26	0.7%
City of Waco		1.25	1.26		0.00%	0	0.0	$500	$500	$500	$500	0.0	0.0	0.00%		1.26	0.0%
Construction Period Income		1.25	1.26		0.00%	0	0.0	$375,000	$333,000	$333,000	$375,000	0.0	0.0	0.00%		1.26	1.0%
Acquired R4R 8.2025		1.25	1.26		0.00%	0	0.0	$476,562	$344,176	$344,176	$476,562	0.0	0.0	0.00%		1.26	1.3%
				$657,972	**TOTAL DEBT / GRANT SOURCES**			**$17,914,935**	**$17,740,549**	**$17,740,549**	**$17,914,935**		**TOTAL DEBT SERVICE**		**$657,585**	**1.26**	49.2%
NET CASH FLOW		$162,062	$168,975								**APPLICANT**	**NET OPERATING INCOME**		**$826,947**	**$169,362**	**NET CASH FLOW**	

EQUITY SOURCES

		APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
						Prior Underwriting								
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Applicant**	**TDHCA**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**	
National Equity Fund	LIHTC Equity	46.7%	$2,000,000	$0.85	$16,998,300	$17,598,240	$17,598,240	$16,998,300	$0.85	$2,000,000	46.7%	$10,204	Applicant Request	
National Equity Fund ($0.50)	SHTC Equity	2.1%	$150,000	$0.50	$749,925	$0		$749,925	$0.50	$150,000	2.1%			
National Church Residences	Deferred Developer Fees	2.1%	(30% Deferred)		$767,396	$1,091,767	$1,091,767	$767,396	(30% Deferred)		2.1%	**Total Developer Fee:**		**$2,573,000**
TOTAL EQUITY SOURCES		50.8%			$18,515,621	$18,690,007	$18,690,007	$18,515,621			50.8%			
TOTAL CAPITALIZATION					**$36,430,556**	**$36,430,556**	**$36,430,556**	**$36,430,556**				**15-Yr Cash Flow after Deferred Fee:**		**$1,975,853**

DEVELOPMENT COST / ITEMIZED BASIS

		APPLICANT COST / BASIS ITEMS							TDHCA COST / BASIS ITEMS					COST VARIANCE	
		Eligible Basis				Prior Underwriting					Eligible Basis				
		Acquisition	New Const. Rehab	Total Costs		Applicant	TDHCA		Total Costs		New Const. Rehab	Acquisition		%	$
Land Acquisition				$5,306 / Unit	$1,040,000	$1,040,000	$1,040,000	$1,040,000	$5,306 / Unit					0.0%	$0
Building Acquisition		$0		$66,633 / Unit	$13,060,000	$13,060,000	$13,060,000	$13,060,000	$66,633 / Unit			$0		0.0%	$0
Off-Sites				$ / Unit	$0	$0	$0	$0	$ / Unit					0.0%	$0
Site Work			$479,020	$2,444 / Unit	$479,020	$479,020	$485,510	$485,510	$2,477 / Unit		$485,510			-1.3%	($6,490)
Site Amenities			$165,560	$845 / Unit	$165,560	$165,560	$159,070	$159,070	$812 / Unit		$159,070			4.1%	$6,490
Building Cost			$12,149,420	$102.96 /sf	$61,987/Unit	$12,149,420	$12,149,420	$12,149,420	$61,987/Unit	$102.96 /sf	$12,149,420			0.0%	$0
Contingency			$1,279,400	10.00%	10.00%	$1,279,400	$1,279,400	$1,279,400	10.00%	10.00%	$1,279,400			0.0%	$0
Contractor Fees			$1,791,160	12.73%	12.73%	$1,791,160	$1,791,160	$1,791,160	12.73%	12.73%	$1,791,160			0.0%	$0
Soft Costs		$0	$1,349,500		$9,147 / Unit	$1,792,750	$1,792,750	$1,792,750	$9,147 / Unit		$1,349,500	$0		0.0%	$0
Financing		$0	$758,166		$6,170 / Unit	$1,209,246	$1,209,246	$1,209,246	$6,170 / Unit		$758,166	$0		0.0%	$0
Developer Fee		$0	$2,573,000	14.32%	14.32%	$2,573,000	$2,573,000	$2,573,000	14.32%	14.32%	$2,573,000	$0		0.0%	$0
Reserves					5 Months	$891,000	$891,000	$891,000	5 Months					0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		**$0**	**$20,545,226**		$185,870 / Unit	**$36,430,556**	**$36,430,556**	**$36,430,556**	$185,870 / Unit		**$20,545,226**	**$0**		**0.0%**	**$0**
Acquisition Cost		$0				$0									
Contingency			$0			$0									
Contractor's Fee			$0			$0									
Financing Cost			$0												
Developer Fee	0.00%	$0	$0			$0									
Reserves						$0									
ADJUSTED BASIS / COST		**$0**	**$20,545,226**		$185,870/unit	**$36,430,556**			**$36,430,556**	$185,870/unit	**$20,545,226**	**$0**		**0.0%**	**$0**

TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA **$36,430,556**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

North Crest Apartments , Waco, 9% HTC #25093

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$20,545,226	$0	$20,545,226
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$20,545,226	$0	$20,545,226
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$26,708,793	$0	$26,708,793
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$26,708,793	$0	$26,708,793
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$2,403,791	$0	$2,403,791
CREDITS ON QUALIFIED BASIS	$2,403,791		$2,403,791	

	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8499	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$2,403,791	$20,430,184	----	----	----
Needed to Fill Gap	$2,090,291	$17,765,696	----	----	----
Applicant Request	$2,000,000	$16,998,300	**$2,000,000**	**$0**	**$0**

Long-Term Pro Forma

North Crest Apartments , Waco, 9% HTC #25093

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	$2,273,206	$2,318,670	$2,365,043	$2,412,344	$2,460,591	$2,716,691	$2,999,447	$3,311,631	$3,656,309	$4,036,860	$4,457,020	$4,920,910
TOTAL EXPENSES	3.00%	$1,446,259	$1,488,521	$1,532,028	$1,576,817	$1,622,927	$1,874,690	$2,165,852	$2,502,616	$2,892,164	$3,342,814	$3,864,202	$4,467,484
NET OPERATING INCOME ("NOI")		**$826,947**	**$830,149**	**$833,015**	**$835,527**	**$837,664**	**$842,002**	**$833,595**	**$809,016**	**$764,145**	**$694,046**	**$592,818**	**$453,426**
EXPENSE/INCOME RATIO		63.6%	64.2%	64.8%	65.4%	66.0%	69.0%	72.2%	75.6%	79.1%	82.8%	86.7%	90.8%
MUST -PAY DEBT SERVICE													
HUD Loan Assumption		$355,598	$355,193	$354,778	$354,352	$353,917	$351,575	$348,936	$345,960	$342,605	$338,823	$337,178	$337,178
Adjustment to Debt Per §11.302(c)(2)													
HUD		$301,987	$301,987	$301,987	$301,987	$301,987	$301,987	$301,987	$301,987	$301,987	$301,987	$301,987	$301,987
TOTAL DEBT SERVICE		$657,585	$657,180	$656,765	$656,339	$655,904	$653,562	$650,923	$647,947	$644,592	$640,810	$639,165	$639,165
DEBT COVERAGE RATIO		1.26	1.26	1.27	1.27	1.28	1.29	1.28	1.25	1.19	1.08	0.93	0.71
ANNUAL CASH FLOW		**$169,362**	**$172,969**	**$176,251**	**$179,188**	**$181,760**	**$188,439**	**$182,672**	**$161,069**	**$119,553**	**$53,236**	**($46,347)**	**($185,739)**
Deferred Developer Fee Balance		$598,034	$425,065	$248,814	$69,626	$0	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$112,134	$1,045,350	$1,975,853	$2,831,498	$3,521,172	$3,930,999	$3,914,654	$3,281,576

25093 North Crest Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 3, 2025

PROPERTY IDENTIFICATION

Application #	25093
Development	North Crest Apartments
City / County	Waco / McLennan
Region/Area	8 / Urban
Population	Elderly Preference
Set-Aside	Non-Profit
Activity	Acquisition/Rehab 1997 / 1982

RECOMMENDATION

TDHCA Program	Request	Recommended		
FHTC (9% Credit)	$2,000,000	$2,000,000	$10,204/Unit	$0.88

KEY PRINCIPALS / SPONSOR

Tracey Fine / Developer / National Church Residences

Related Parties	Contractor - TBD	Seller - Yes

TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	-	0%
1	194	99%
2	2	1%
3	-	0%
4	-	0%
TOTAL	196	100%

INCOME DISTRIBUTION

Income	# Units	% Total
20%	-	0%
30%	40	20%
40%	-	0%
50%	80	41%
60%	74	38%
70%	-	0%
80%	-	0%
MR	2	1%
TOTAL	196	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.18	Expense Ratio	65.1%
Breakeven Occ.	90.0%	Breakeven Rent	$940
Average Rent	$992	B/E Rent Margin	$52
Property Taxes	$1,020/unit	Exemption/PILOT	0%
Total Expense	$7,379/unit	Controllable	$4,286/unit

SITE PLAN

MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			6.0%
Highest Unit Capture Rate	0%	N/A	N/A
Dominant Unit Cap. Rate		0 BR/20%	0
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	194	99% Total Units	

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs - Based on SCR		
Avg. Unit Size	602 SF	Density	63.0/acre
Acquisition		$72K/unit	$14,100K
Building Cost	$102.96/SF	$62K/unit	$12,149K
Hard Cost		$72K/unit	$14,073K
Total Cost		$186K/unit	$36,431K
Developer Fee	$2,573K	(42% Deferred)	Paid Year: 9
Contractor Fee	$1,791K	30% Boost	Yes

REHABILITATION COSTS / UNIT

Site Work	$2K	3%	Finishes/Fixtures	$26K	36%
Building Shell	$21K	29%	Amenities	$1K	1%
HVAC	$7K	9%	Total Exterior	$24K	40%
Appliances	$3K	4%	Total Interior	$36K	60%

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
HUD Loan Assumption	31/31	2.40%	$7,367,873	2.18
HUD	40/40	6.40%	$4,200,000	1.18
TOTAL DEBT (Must Pay)			**$11,567,873**	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
National Church Residences - Court	50/0	7.00%	$3,325,000	1.18
National Church Residences - Creekside	50/0	7.00%	$1,900,000	1.18
Capital Magnet Fund	46/0	0.00%	$270,000	1.18
City of Waco	0/0	0.00%	$500	1.18
Construction Period Income	0/0	0.00%	$333,000	1.18
Acquired R4R 1.2025	0/0	0.00%	$344,176	1.18
CASH FLOW DEBT / GRANTS			**$6,172,676**	

EQUITY / DEFERRED FEES	
Source	Amount
National Equity Fund	$17,598,240
0	$0
0	$0
National Church Residences	$1,091,767
0	$0
TOTAL EQUITY SOURCES	**$18,690,007**
TOTAL DEBT SOURCES	**$17,740,549**
TOTAL CAPITALIZATION	**$36,430,556**

CONDITIONS

1 Receipt and acceptance by Carryover:

* Documentation of approval of proposed HAP Rent increase for 75 units at Creekside

2 Receipt and acceptance by Cost Certification:

a: Certification that testing for asbestos was performed on suspect ACMs prior to renovation, and if necessary, a certification that any appropriate abatement procedures were implemented.

b: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures were implemented.

c: Certification that leaking pad-mounted transformer was evaluated and subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

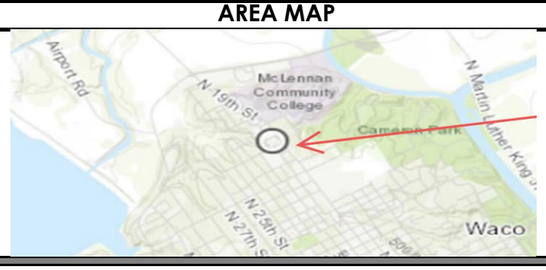
STRENGTHS/MITIGATING FACTORS

- Lack of up to date supply in submarket
- Experienced Non-profit developer

WEAKNESSES/RISKS

- High expense ratio
- Aging property may come with unforseen costs

AREA MAP



AERIAL PHOTOGRAPH(s)

DEVELOPMENT IDENTIFICATION

TDHCA Application #: **25093** Program(s): **9% HTC**

North Crest Apartments

Address/Location: 4200 N 19th St & 2005 Steward Dr

City: Waco County: McLennan Zip: 76708

Population: Elderly Preference Program Set-Aside: Non-Profit Area: Urban

Activity: Acquisition/Rehab Building Type: Garden/Townhome Region: 8

Low-Income: 20% at 50%

Analysis Purpose: New Application - Initial Underwriting

(*) HUD Section 202 Program (Court), HUD PRAC/Capital Advance (Creekside)

ALLOCATION

	REQUEST				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm Lien**	**Const. Term**	**Const Lien**
FHTC (9% Credit)	$2,000,000				**$2,000,000**						

CONDITIONS

1 Receipt and acceptance by Carryover:

* Documentation of approval of proposed HAP Rent increase for 75 units at Creekside

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Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	40
50% of AMI	50% of AMI	80
60% of AMI	60% of AMI	76

DEVELOPMENT SUMMARY

North Crest Creekside is comprised of 2 adjacent buildings (North Crest Court and North Crest Creekside) built in separate years on one single site. North Crest Court was built in 1982 with the HUD 202 Direct Loan program and includes 120 senior units. North Crest Creekside includes 76 senior units, built in 1997 using the HUD PRAC Capital Program. If funded with LIHTC, they will be combined into 1 single ownership LP. National Church Residences purchased these properties from the Salvation Army in 2022 in hopes of finding a path for preservation. The NC Creekside portion of the property will go throuh the RAD for PRAC process and receive a rent boost along with a new 20 year HAP contract at closing. The NC Court side has an existing HAP contract that expires in 2042. If required by the lenders, a new HAP contract will be entered into at closing. The properties are in fair condition and will undergo critical and cosmetic repairs in order to extend its useful life.

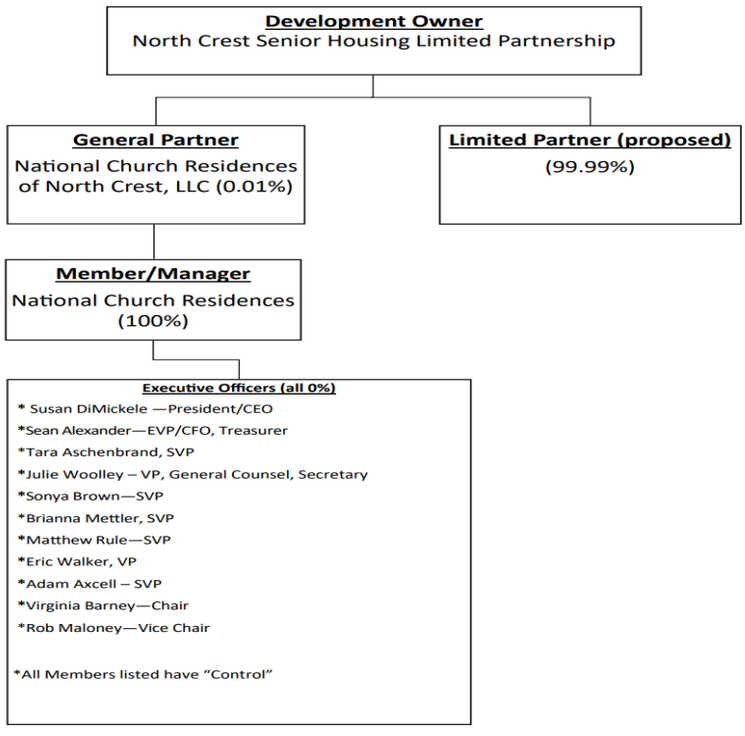
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Lack of up to date supply in submarket
▫	Experienced Non-profit developer

WEAKNESSES/RISKS	
▫	High expense ratio
▫	Aging property may come with unforseen costs

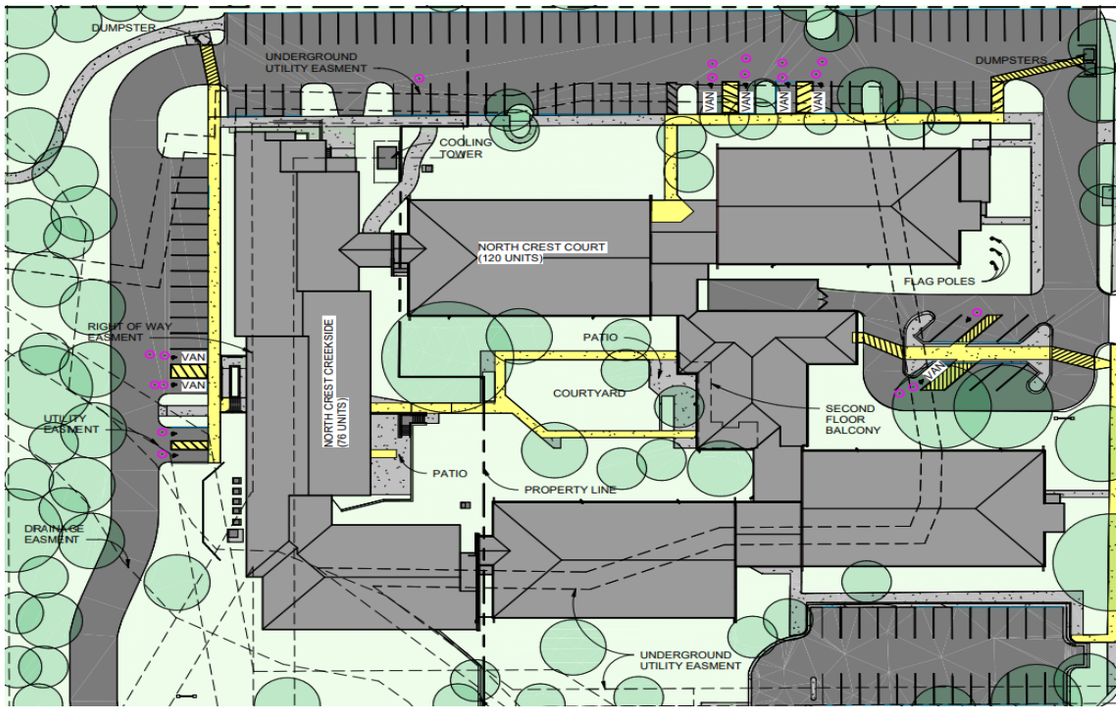
DEVELOPMENT TEAM

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN



Parking	No Fee		Tenant-Paid		Total	
Open Surface	122	*0.6/unit*	0	--	122	*0.6/unit*
Carport	0	--	0	--	0	--
Garage	0	--	0	--	0	--
Total Parking	**122**	*0.6/unit*	**0**	--	**122**	*0.6/unit*

Comments:

Fewer parking spaces than # of units, 5 accessible parking spaces provided. Architect certified this meets standards.

BUILDING ELEVATION

BUILDING CONFIGURATION

Building Type	reeksid	Court											Total Buildings
Floors/Stories	3	3											
Number of Bldgs	1	1											2
Units per Bldg	76	120											
Total Units	76	120											196

Avg. Unit Size (SF) 602 sf	**Total NRA (SF)** 118,003	**Common Area (SF)*** 36,669

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 3.11 acres Density: 63.0 units/acre

Site Control: 3.11 **Site Plan:** 3.11 **Appraisal:** 3.11 **ESA:** 3.11

Feasibility Report Survey: 3.11 **Feasibility Report Engineer's Plan:** NA **Existing LURA:** NA

Control Type: Contract for Sale

Development Site: 3.11 acres Cost: $14,100,000 $71,939 per unit

Seller: National Church Residences of WB Waco

Buyer: National Church Residences

Related-Party Seller/Identity of Interest: Yes

Date of Most Recent Arms Length Settlement Statement: 1/13/2022

Sales Price in Most Recent Arms Length Settlement Statement: $11,501,548

Comments:

The project is not claiming credit on acquistion, however, it is eligible since Developer/Owner/Buyer/Seller is a non-profit.

The total estimated price in the contracts is $15K less than the amount included in the Development Cost Schedule. However, the contracts specifically state that the purchase price shall equal the appraised value. Therefore, the Underwriter has included the full $14.1M appraised value as the total purchase price.

APPRAISED VALUE

Appraiser: BBG Real Estate | Date: 1/29/2025

Land as Vacant:	3.11 acres	$1,040,000	Per Unit:	$5,306
Existing Buildings: (as-is)		$13,060,000	Per Unit:	$66,633
Total Development: (as-is)		**$14,100,000**	Per Unit:	**$71,939**

SITE INFORMATION

Flood Zone:	X- Not in Flood Zone	Scattered Site?	No
Zoning:	R-3E MF	Within 100-yr floodplain?	No
Re-Zoning Required?	No	Utilities at Site?	Yes
Year Constructed:	1997 / 1982	Title Issues?	No

Current Uses of Subject Site:

Subject property is currently used as elderly housing

TENANT RELOCATION PLAN

The relocation plan will impact all residents and will unfold over 7 phases throughout the duration of the construction period. Each phase will consist of approximately 18 units. In an effort to minimize resident displacement, National Church Residences will stop leasing vacant units to try to gain up to 18 units to use for residents during the construction period. Residents will move to these vacant units. National Church Residences will move each resident out to a vacant unit onsite during construction in their apartment. Once construction is complete, we will move our residents back to their original units. Construction will finalize 18 units simultaneously, with each phase expected to last 4 6 weeks. North Crest Court has budgeted $214,600 for the moves, $10,200 for utility transfers, $2,550 for laundry, $5,000 for resident services while elevators are down, and $22,500 for cleaning and storage. The total is $254,850 for a cost of $1,665/unit. North Crest Creekside has budgeted $138,600 for the moves, $6,400 for utility transfers, $1,600 for laundry, $5,000 for resident services, and $16,800 for cleaning and storage for a total of $168,400 for a cost of $1,100 per unit.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: DG3 (Dominion Due Dilligence Group) | Date: 2/25/2025

Recognized Environmental Conditions (RECs) and Other Concerns:

- Recommends evaluation of leaking pad-mounted transformer
- Recommends asbestos survey prior to renovation activities
- Recommends radon gas testing at subject property

MARKET ANALYSIS

Provider: VSI (Vogt Strategic Insights) Date: 2/21/2025

Primary Market Area (PMA): 28.4 sq. miles 3 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
20171	Avanti Viking Hills	Yes	New	General	0	82
21024	Freedom's Path at Waco	Yes	Adapt Re-Use	Supportive Housing	0	34

Stabilized Affordable Developments in PMA		
	Total Units	178
	Total Developments	3
	Average Occupancy	96%

Comments:

Rehab or reconstruction projects where: (i) 100% of units are covered by an existing project based rental assistance that will continue for at least the Compliance Period, an existing Department LURA, or the subject rents are at or below 50% AMGI rents, (ii) is 80% occupied, and (iii) gives existing tenants leasing preference or the right to return, do not require a full market study. The subject property is 98% occupied.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$773,948	Avg. Rent:	$992	Expense Ratio:	65.1%
Debt Service:	$657,585	B/E Rent:	$940	Controllable Expenses:	$4,286
Net Cash Flow:	$116,363	UW Occupancy:	95.0%	Property Taxes/Unit:	$1,020
Aggregate DCR:	1.18	B/E Occupancy:	90.0%	Program Rent Year:	2024

1) Subject property recieves rental assistance from Section 8 for 100% of the tax credit units. Currently, National Church Residences is renegotiating the contract for an increase on the 75 Creekside units.

2) Applicant exceeds 65% expense ratio rule, however, per 11.302(i)(5)(B)(i), the infeasibility conclusions will not apply if the development "will receive Project-based Section 8 Rental Assistance or the HUD Rental Assistance Demonstration Program for at least 50% of the Units and a firm commitment, with terms including Contract Rent and number of Units, is submitted at Application"

3) Water, sewer, trash uttilities were abnormally high for 2024 due to a large leak on the property. Applicant's expense included in the Application is consistent with comparable developments in the region and reflects a more normalized estimate of water, sewer and trash.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)					
Acquisition	$334,405/ac	$71,939/unit	**$14,100,000**	Contractor Fee	**$1,791,160**
Off-site + Site Work		$3,289/unit	**$644,580**	Soft Cost + Financing	**$3,001,996**
Building Cost	$102.96/sf	$61,987/unit	**$12,149,420**	Developer Fee	**$2,573,000**
Contingency	10.00%	$6,528/unit	**$1,279,400**	Reserves	**$891,000**

Total Development Cost	$185,870/unit	**$36,430,556**	**Rehabilitation Cost**	**$65,276/unit**

Qualified for 30% Basis Boost?	Add'l 10% of units restricted at or below 30% AMI

REHABILITATION COSTS / UNIT / % HARD COST							
Site Work	$485,510	$2,477/unit	3%	Finishes/Fixtures	$5,068,462	$25,860/unit	36%
Building Shell	$4,079,608	$20,814/unit	29%	HVAC	$1,301,650	$6,641/unit	9%
Amenities	$159,070	$812/unit	1%	Appliances	$606,000	$3,092/unit	4%
Total Exterior	**$4,724,188**	**$24,103/unit**	**40%**	**Total Interior**	**$6,976,112**	**$35,592/unit**	**60%**

SCOPE & COST REVIEW

Provider: DG3 (Dominion Due Dilligence Group) Date: 2/25/2025

Scope of Work:

The proposed rehabilitation will address both structural and aesthetic improvements across the property, including significant correction to deferred maintenance and modernization of the building.

The exterior scope includes replacement of roofing systems, repair and replacement of certain building façade elements, structural repairs where needed, updated exterior painting of raillings and balcones, replacement of aged signage, installation of updated site and building lighting, and resurfacing of all parking and drive areas.

Common areas and community spaces will be renovated to improve functionality and compliance with current standards. This includes updates to finishes, looring, and fixtures in community rooms, corridors, and other shared spaces.

Interior unit renovaions will consist of replacement of flooring, interior paint, installation of new window blinds, bathroom modifications, electrical panels, switches, and other improvements.

Building systems, including dwelling unit and common area HVAC systems will be replaced. Additional building system upgrades and deferred maintenance will be undertaken.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$36,430,556	**$20,545,226**	**$2,403,791**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
HUD Loan Assumption	HUD Insured 223f Loan	$7,367,873	2.65%	31%
HUD	241a Loan	$4,200,000	6.40%	17%
National Equity Fund	FHTC	$5,279,472	$0.88	22%
National Church Residences - Court	Seller Note	$3,325,000	7.00%	14%
National Church Residences - Creekside	Seller Note	$1,900,000	7.00%	8%
Capital Magnet Fund	Loan Assumption	$270,000	0.00%	1%
National Church Residences	Fee	$1,091,767	0.00%	5%
City of Waco	In-Kind	$500	0.00%	0%
Construction Period Income	Property Income	$333,000	0.00%	1%
Acquired R4R 1.2025	Acquired Reserves	$344,176	0.00%	1%
		$24,111,788	**Total Sources**	

PERMANENT SOURCES

	PROPOSED				UNDERWRITTEN				
Debt Source	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**LTC**
HUD Loan Assumption	$7,367,873	2.40%	31	31.0	$7,367,873	2.40%	31	31.0	20%
HUD	$4,200,000	6.40%	40	40.0	$4,200,000	6.40%	40	40.0	12%
City of Waco	$500	0.00%	0	0.0	$500	0.00%	0	0.0	0%
Construction Period Income	$333,000	0.00%	0	0.0	$333,000	0.00%	0	0.0	1%
Acquired R4R 1.2025	$344,176	0.00%	0	0.0	$344,176	0.00%	0	0.0	1%
Total	**$17,740,549**				**$17,740,549**				

	PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees	**Amount**	**Rate**	**% Def**	**Amount**	**Rate**	**% TC**	**% Def**
National Equity Fund	$17,598,240	$0.88		$17,598,240	$0.88	48%	
National Church Residences	$1,091,767		42%	$1,091,767		3%	42%
Total	**$18,690,007**			**$18,690,007**			
				$36,430,556	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.935	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.843	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	$36,430,556
Permanent Sources (debt + non-HTC equity)	$17,740,549
Gap in Permanent Financing	$18,690,007

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	$21,151,249	$2,403,791
Needed to Balance Sources & Uses	$18,690,007	$2,124,077
Requested by Applicant	$17,598,240	$2,000,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	**$17,598,240**	**$2,000,000**

Deferred Developer Fee	**$1,091,767**	**(42% deferred)**
Repayable in	**9 years**	

Recommendation:

Underwriter recommends $2,000,000 in annual credits based on the Applicant's request.

Underwriter: *Jake Schmid*

Manager of Real Estate Analysis: *Diamond Unique Thompson*

Director of Real Estate Analysis: *Jeanna Adams*

UNIT MIX/RENT SCHEDULE

North Crest Apartments , Waco, 9% HTC #25093

LOCATION DATA	
CITY:	Waco
COUNTY:	McLennan
Area Median Income	$83,800
PROGRAM REGION:	8
PROGRAM RENT YEAR:	2024

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	194	99.0%	194	0	0	0
2	2	1.0%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	196	100.0%	194	-	-	-

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	602 sf

50% Average Income	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	# Units	-	40	-	80	74	-	-	2	196
	% Total	0.0%	20.4%	0.0%	40.8%	37.8%	0.0%	0.0%	1.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		RENT ASSISTED UNIT	UNIT MIX					APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$457	PBRA - Creekside	$1,047	16	1	1	563	$1,047	$72	$975	$0	$1.73	$975	**$15,600**	**$15,600**	$975	$1.73	$0	$1,050	$1.87	$1,050
TC 30%	$457	PBRA- Court	$1,066	24	1	1	621	$1,066	$46	$1,020	$0	$1.64	$1,020	**$24,480**	**$24,480**	$1,020	$1.64	$0	$1,075	$1.73	$1,075
TC 50%	$762	PBRA - Creekside	$1,047	26	1	1	563	$1,047	$72	$975	$0	$1.73	$975	**$25,350**	**$25,350**	$975	$1.73	$0	$1,050	$1.87	$1,050
TC 50%	$762	PBRA- Court	$1,066	54	1	1	621	$1,066	$46	$1,020	$0	$1.64	$1,020	**$55,080**	**$55,080**	$1,020	$1.64	$0	$1,075	$1.73	$1,075
TC 60%	$915	PBRA - Creekside	$1,047	33	1	1	563	$1,047	$72	$975	$0	$1.73	$975	**$32,175**	**$32,175**	$975	$1.73	$0	$1,050	$1.87	$1,050
TC 60%	$915	PBRA- Court	$1,066	41	1	1	621	$1,066	$46	$1,020	$0	$1.64	$1,020	**$41,820**	**$41,820**	$1,020	$1.64	$0	$1,075	$1.73	$1,075
EO		0	$0	1	2	1	841	$0	$0	$0		$0.00	$0	**$0**				NA	$0	$0.00	
EO		0	$0	1	2	1	1,038	$0	$0	$0		$0.00	$0	**$0**				NA	$0	$0.00	
TOTALS/AVERAGES:				**196**			**118,003**				**$0**	**$1.65**	**$992**	**$194,505**	**$194,505**	**$992**	**$1.65**	**$0**	**$1,054**	**$1.75**	**$1,054**

ANNUAL POTENTIAL GROSS RENT:	**$2,334,060**	**$2,334,060**	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

North Crest Apartments , Waco, 9% HTC #25093

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES				APPLICANT				TDHCA				VARIANCE	
	Database	12M Operating			% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.65	$992	$2,334,060	$2,334,060	$992	$1.65		0.0%	$0
laundry and vending							$1.28	$3,000						
Total Secondary Income							$1.28		$11,760	$5.00			-74.5%	($8,760)
POTENTIAL GROSS INCOME								$2,337,060	$2,345,820				-0.4%	($8,760)
Vacancy & Collection Loss							5.0% PGI	(116,853)	(117,291)	5.0% PGI			-0.4%	438
EFFECTIVE GROSS INCOME								$2,220,207	$2,228,529				-0.4%	($8,322)
General & Administrative	$64,807	$331/Unit	$122,943	$627	5.07%	$0.95	$574	$112,500	$122,943	$627	$1.04	5.52%	-8.5%	(10,443)
Management	$62,953	4.6% EGI	$112,732	$575	5.07%	$0.95	$574	$112,600	$111,426	$569	$0.94	5.00%	1.1%	1,174
Payroll & Payroll Tax	$235,100	$1,199/Unit	$419,603	$2,141	15.56%	$2.93	$1,763	$345,535	$345,535	$1,763	$2.93	15.51%	0.0%	-
Repairs & Maintenance	$163,185	$833/Unit	$128,782	$657	5.50%	$1.03	$623	$122,110	$137,200	$700	$1.16	6.16%	-11.0%	(15,090)
Electric/Gas	$42,793	$218/Unit	$93,879	$479	4.08%	$0.77	$462	$90,630	$93,879	$479	$0.80	4.21%	-3.5%	(3,249)
Water, Sewer, & Trash	$131,972	$673/Unit	$315,243	$1,608	7.62%	$1.43	$864	$169,270	$169,270	$864	$1.43	7.60%	0.0%	-
Property Insurance	$140,531	$1.19 /sf	$158,284	$808	6.94%	$1.31	$786	$154,000	$154,000	$786	$1.31	6.91%	0.0%	-
Property Tax (@ 100%) 2.2557	$107,314	$548/Unit	$1,101	$6	9.01%	$1.69	$1,020	$200,000	$175,710	$896	$1.49	7.88%	13.8%	24,290
Reserve for Replacements					2.65%	$0.50	$300	$58,800	$58,800	$300	$0.50	2.64%	0.0%	-
Security					0.50%	$0.09	$57	$11,124	$11,124	$57	$0.09	0.50%	0.0%	-
Supportive Services					2.79%	$0.52	$316	$61,930	$61,930	$316	$0.52	2.78%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.35%	$0.07	$40	$7,760	$7,760	$40	$0.07	0.35%	0.0%	-
TOTAL EXPENSES					**65.14%**	**$12.26**	**$7,379**	**$1,446,259**	**$1,449,577**	**$7,396**	**$12.28**	**65.05%**	**-0.2%**	**$ (3,318)**
NET OPERATING INCOME ("NOI")					**34.86%**	**$6.56**	**$3,949**	**$773,948**	**$778,952**	**$3,974**	**$6.60**	**34.95%**	**-0.6%**	**$ (5,004)**

CONTROLLABLE EXPENSES							$4,286/Unit			$4,433/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

North Crest Apartments , Waco, 9% HTC #25093

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR												Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
HUD Loan Assumption	0.25%	2.18	2.16	357,500	2.40%	31	31.0	$7,367,873	$7,367,873	31.0	31.0	2.40%	$355,598	2.18	20.2%
HUD	0.25%	1.18	1.17	$301,900	6.40%	40	40.0	$4,200,000	$4,200,000	40.0	40.0	6.40%	$301,987	1.18	11.5%
CASH FLOW DEBT / GRANTS															
National Church Residences - Court		1.18	1.17		7.00%	0	50.0	$3,325,000	$3,325,000	50.0	0.0	7.00%		1.18	9.1%
National Church Residences - Creekside		1.18	1.17		7.00%	0	50.0	$1,900,000	$1,900,000	50.0	0.0	7.00%		1.18	5.2%
Capital Magnet Fund		1.18	1.17		0.00%	0	46.0	$270,000	$270,000	46.0	0.0	0.00%		1.18	0.7%
City of Waco		1.18	1.17		0.00%	0	0.0	$500	$500	0.0	0.0	0.00%		1.18	0.0%
Construction Period Income		1.18	1.17		0.00%	0	0.0	$333,000	$333,000	0.0	0.0	0.00%		1.18	0.9%
Acquired R4R 1.2025		1.18	1.17		0.00%	0	0.0	$344,176	$344,176	0.0	0.0	0.00%		1.18	0.9%
				$659,400		**TOTAL DEBT / GRANT SOURCES**		**$17,740,549**	**$17,740,549**		**TOTAL DEBT SERVICE**		**$657,585**	**1.18**	48.7%

NET CASH FLOW	$119,552	$114,548	**APPLICANT**	**NET OPERATING INCOME**	**$773,948**	**$116,363**	**NET CASH FLOW**		

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
National Equity Fund	LIHTC Equity	48.3%	$2,000,000	$0.88	$17,598,240	$17,598,240	$0.88	$2,000,000	48.3%	$10,204	Applicant Request
National Church Residences	Deferred Developer Fees	3.0%	(42% Deferred)		$1,091,767	$1,091,767	(42% Deferred)		3.0%	**Total Developer Fee:**	**$2,573,000**
TOTAL EQUITY SOURCES		51.3%			$18,690,007	$18,690,007			51.3%		

TOTAL CAPITALIZATION	**$36,430,556**	**$36,430,556**		**15-Yr Cash Flow after Deferred Fee:**	**$734,955**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS						COST VARIANCE	
	Eligible Basis								Eligible Basis				
	Acquisition	**New Const. Rehab**	**Total Costs**			**Total Costs**			**New Const. Rehab**	**Acquisition**		%	$
Land Acquisition			$5,306 / Unit		$1,040,000	$1,040,000	$5,306 / Unit					0.0%	$0
Building Acquisition	$0		$66,633 / Unit		$13,060,000	$13,060,000	$66,633 / Unit			$0		0.0%	$0
Off-Sites			$ / Unit		$0	$0	$ / Unit					0.0%	$0
Site Work		$479,020	$2,444 / Unit		$479,020	$485,510	$2,477 / Unit		$485,510			-1.3%	($6,490)
Site Amenities		$165,560	$845 / Unit		$165,560	$159,070	$812 / Unit		$159,070			4.1%	$6,490
Building Cost		$12,149,420	$102.96 /sf	$61,987/Unit	$12,149,420	$12,149,420	$61,987/Unit	$102.96 /sf	$12,149,420			0.0%	$0
Contingency		$1,279,400	10.00%	10.00%	$1,279,400	$1,279,400	10.00%	10.00%	$1,279,400			0.0%	$0
Contractor Fees		$1,791,160	12.73%	12.73%	$1,791,160	$1,791,160	12.73%	12.73%	$1,791,160			0.0%	$0
Soft Costs	$0	$1,349,500		$9,147 / Unit	$1,792,750	$1,792,750	$9,147 / Unit		$1,349,500	$0		0.0%	$0
Financing	$0	$758,166		$6,170 / Unit	$1,209,246	$1,209,246	$6,170 / Unit		$758,166	$0		0.0%	$0
Developer Fee	$0	$2,573,000	14.32%	14.32%	$2,573,000	$2,573,000	14.32%	14.32%	$2,573,000	$0		0.0%	$0
Reserves				5 Months	$891,000	$891,000	5 Months					0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$20,545,226**	$185,870 / Unit		**$36,430,556**	**$36,430,556**	$185,870 / Unit		**$20,545,226**	**$0**		**0.0%**	**$0**
Acquisition Cost	$0				$0								
Contingency		$0			$0								
Contractor's Fee		$0			$0								
Financing Cost		$0											
Developer Fee 0.00%	$0	$0			$0								
Reserves					$0								
ADJUSTED BASIS / COST	**$0**	**$20,545,226**	$185,870/unit		**$36,430,556**	**$36,430,556**	$185,870/unit		**$20,545,226**	**$0**		**0.0%**	**$0**

TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA	**$36,430,556**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

North Crest Apartments , Waco, 9% HTC #25093

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$20,545,226	$0	$20,545,226
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$20,545,226	$0	$20,545,226
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$26,708,793	$0	$26,708,793
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$26,708,793	$0	$26,708,793
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$2,403,791	$0	$2,403,791
CREDITS ON QUALIFIED BASIS	$2,403,791		$2,403,791	

	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8799	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$2,403,791	$21,151,249	----	----	----
Needed to Fill Gap	$2,124,077	$18,690,007	----	----	----
Applicant Request	$2,000,000	$17,598,240	**$2,000,000**	**$0**	**$0**

Long-Term Pro Forma

North Crest Apartments , Waco, 9% HTC #25093

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	$2,220,207	$2,264,611	$2,309,903	$2,356,101	$2,403,223	$2,653,353	$2,929,516	$3,234,422	$3,571,064	$3,942,743	$4,353,107	$4,806,181
TOTAL EXPENSES	3.00%	$1,446,259	$1,488,521	$1,532,028	$1,576,817	$1,622,927	$1,874,690	$2,165,852	$2,502,616	$2,892,164	$3,342,814	$3,864,202	$4,467,484
NET OPERATING INCOME ("NOI")		**$773,948**	**$776,091**	**$777,876**	**$779,284**	**$780,297**	**$778,663**	**$763,664**	**$731,807**	**$678,900**	**$599,928**	**$488,905**	**$338,698**
EXPENSE/INCOME RATIO		65.1%	65.7%	66.3%	66.9%	67.5%	70.7%	73.9%	77.4%	81.0%	84.8%	88.8%	93.0%
MUST -PAY DEBT SERVICE													
HUD Loan Assumption		$355,598	$355,193	$354,778	$354,352	$353,917	$351,575	$348,936	$345,960	$342,605	$338,823	$337,178	$337,178
Adjustment to Debt Per §11.302(c)(2)													
HUD		$301,987	$301,987	$301,987	$301,987	$301,987	$301,987	$301,987	$301,987	$301,987	$301,987	$301,987	$301,987
TOTAL DEBT SERVICE		$657,585	$657,180	$656,765	$656,339	$655,904	$653,562	$650,923	$647,947	$644,592	$640,810	$639,165	$639,165
DEBT COVERAGE RATIO		1.18	1.18	1.18	1.19	1.19	1.19	1.17	1.13	1.05	0.94	0.76	0.53
ANNUAL CASH FLOW		**$116,363**	**$118,911**	**$121,111**	**$122,945**	**$124,393**	**$125,101**	**$112,741**	**$83,860**	**$34,308**	**($40,881)**	**($150,260)**	**($300,467)**
Deferred Developer Fee Balance		$975,403	$856,493	$735,382	$612,437	$488,044	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$140,659	$734,955	$1,219,401	$1,499,240	$1,456,576	$940,645	($244,016)

Real Estate Analysis Division
October 24, 2025

Addendum to Underwriting Report

TDHCA Application #: **25107** Program(s): **9% HTC**

St. George's Court

Address/Location: 1443 Coronado Hills

City: Austin County: Travis Zip: 78752

	APPLICATION HISTORY
Report Date	**PURPOSE**
10/24/25	**State Credit Award Update**
06/10/25	Original LIHTC Award

ALLOCATION

	Previous Allocation				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm. Lien**	**Const. Term**	**Const. Lien**
State Housing Tax Credits	$0				**$100,000**						
FHTC (9% Credit)	$1,022,755				**$1,022,755**						

CONDITIONS STATUS

1 Receipt and acceptance by Carryover:
   a: Documentation of approval of proposed HAP Rent increase.
   b: Formal approval for $1,700,000 loan from AHFC clearly stating all terms, conditions and source of funding.

2 Receipt and acceptance by Cost Certification:
   * Certification of comprehensive testing for asbestos, radon gas and lead-based paint; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials, radon gas, and lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	12
50% of AMI	50% of AMI	24
60% of AMI	60% of AMI	24

ANALYSIS

St. George was awarded a 9% HTC allocation of $1,023,464. The Applicant has applied for an additional $100,000 in annual State Housing Tax Credits. The number of 30% 1bd units have been increased by 6, and the number of 60% 1bd units have been reduced by 6. This has no affect on income/pro forma due to no change in RA rents.

Operating Pro Forma

No change

Development Cost

$5,600 increase to total housing development costs and a $12,900 decrease to housing development cost eligible basis.

Sources of Funds

Removal of construction period income ($285,000). $5,600 increase to perm period funding due to addition of SHTC and downward adjustment to FHTC and DDF. The equity investment letter for the State Tax Credits from NEF indicates a total capital contribution of $499,950 with annual tax credits of $100,000. The investor will purchase the forecasted tax credits at a rate of $0.50 per allocated tax credit dollar credit.

Underwriter recommends $1,022,755 in annual 9% Housing Tax Credits as previously awarded and $100,000 in annual State Housing Tax Credits per Applicant's request.

Underwriter: *Jake Schmid*

Manager of Real Estate Analysis: *Diamond Unique Thompson*

Director of Real Estate Analysis: *Jeanna Adams*

UNIT MIX/RENT SCHEDULE

St. George's Court, Austin, 9% HTC #25107

LOCATION DATA	
CITY:	Austin
COUNTY:	Travis
Area Median Income	$133,800
PROGRAM REGION:	7
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	56	93.3%	56	0	0	0
2	4	6.7%	4	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	**60**	**100.0%**	**60**	**-**	**-**	**-**

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	600 sf

50% Average Income		20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	# Units	-	12	-	24	24	-	-	-	**60**
	% Total	0.0%	20.0%	0.0%	40.0%	40.0%	0.0%	0.0%	0.0%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$753	PBRA	$1,404	12	1	1	588	$1,404	$104	$1,300	$0	$2.21	$1,300	**$15,600**	**$15,600**	$1,300	$2.21	$0	$1,200	$2.04	$1,200
TC 50%	$1,255	PBRA	$1,404	23	1	1	588	$1,404	$104	$1,300	$0	$2.21	$1,300	**$29,900**	**$29,900**	$1,300	$2.21	$0	$1,200	$2.04	$1,200
TC 60%	$1,506	PBRA	$1,404	21	1	1	588	$1,404	$104	$1,300	$0	$2.21	$1,300	**$27,300**	**$27,300**	$1,300	$2.21	$0	$1,200	$2.04	$1,200
TC 50%	$1,506	PBRA	$1,725	1	2	1	774	$1,725	$150	$1,575	$0	$2.04	$1,575	**$1,575**	**$1,575**	$1,575	$2.04	$0	$1,550	$2.00	$1,550
TC 60%	$1,807	PBRA	$1,725	3	2	1	774	$1,725	$150	$1,575	$0	$2.04	$1,575	**$4,725**	**$4,725**	$1,575	$2.04	$0	$1,550	$2.00	$1,550
TOTALS/AVERAGES:				**60**			**35,995**				**$0**	**$2.20**	**$1,318**	**$79,100**	**$79,100**	**$1,318**	**$2.20**	**$0**	**$1,223**	**$2.04**	**$1,223**

ANNUAL POTENTIAL GROSS RENT:	**$949,200**	**$949,200**	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

St. George's Court, Austin, 9% HTC #25107

	STABILIZED FIRST YEAR PRO FORMA																
	COMPARABLES				APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database		12 Month Operating		% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$2.20	$1,318	$949,200	**$949,200**	**$949,200**	$949,200	$1,318	$2.20		0.0%	$0
Laundry and Vending							$4.17	$3,000	3,000							
Total Secondary Income							$4.17			3,600	$3,600	$5.00			-16.7%	($600)
POTENTIAL GROSS INCOME								$952,200	$952,200	$952,800	$952,800				-0.1%	($600)
Vacancy & Collection Loss							5.0% PGI	(47,610)	(47,610)	(47,640)	(47,640)	5.0% PGI			-0.1%	30
EFFECTIVE GROSS INCOME								$904,590	$904,590	$905,160	$905,160				-0.1%	($570)
General & Administrative	$31,044	$517/Unit	$44,398	$740	5.04%	$1.27	$760	$45,599	$45,599	$44,398	$44,398	$740	$1.23	4.90%	2.7%	1,201
Management	$32,517	4.7% EGI	$38,404	$640	4.20%	$1.06	$633	$38,000	$38,000	$38,017	$38,017	$634	$1.06	4.20%	0.0%	(17)
Payroll & Payroll Tax	$71,586	$1,193/Unit	$152,702	$2,545	14.62%	$3.67	$2,204	$132,229	$132,229	$152,702	$152,702	$2,545	$4.24	16.87%	-13.4%	(20,473)
Repairs & Maintenance	$59,993	$1,000/Unit	$62,101	$1,035	7.33%	$1.84	$1,105	$66,283	$66,283	$42,000	$42,000	$700	$1.17	4.64%	57.8%	24,283
Electric/Gas	$18,001	$300/Unit	$26,033	$434	3.23%	$0.81	$487	$29,232	$29,232	$26,033	$26,033	$434	$0.72	2.88%	12.3%	3,199
Water, Sewer, & Trash	$53,679	$895/Unit	$43,425	$724	5.12%	$1.29	$772	$46,335	$46,335	$43,425	$43,425	$724	$1.21	4.80%	6.7%	2,909
Property Insurance	$34,065	$0.95 /sf	$51,282	$855	5.01%	$1.26	$756	$45,332	$45,332	$51,282	$51,282	$855	$1.42	5.67%	-11.6%	(5,950)
Property Tax (@ 100%) 1.9818	$35,174	$586/Unit	N/A	N/A	14.15%	$3.56	$2,133	$128,000	$128,000	$128,000	$128,000	$2,133	$3.56	14.14%	0.0%	-
Reserve for Replacements					1.99%	$0.50	$300	$18,000	$18,000	$18,000	$18,000	$300	$0.50	1.99%	0.0%	-
Security					0.99%	$0.25	$150	$9,000	$9,000	$9,000	$9,000	$150	$0.25	0.99%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.27%	$0.07	$40	$2,400	$2,400	$2,400	$2,400	$40	$0.07	0.27%	0.0%	-
TOTAL EXPENSES					**61.95%**	**$15.57**	**$9,340**	**$560,409**	**$560,409**	**$555,257**	**$555,257**	**$9,254**	**$15.43**	**61.34%**	**0.9%**	**$ 5,152**
NET OPERATING INCOME ("NOI")					**38.05%**	**$9.56**	**$5,736**	**$344,181**	**$344,181**	**$349,903**	**$349,903**	**$5,832**	**$9.72**	**38.66%**	**-1.6%**	**$ (5,722)**
CONTROLLABLE EXPENSES							$5,328/Unit					$5,143/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

St. George's Court, Austin, 9% HTC #25107

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR							Prior Underwriting							Cumulative	
DEBT (Must Pay)	Fee	UW	App	Pmt	Rate	Amort	Term	Principal	Applicant	TDHCA	Principal	Term	Amort	Rate	Pmt	DCR	LTC
Key Bank		1.24	1.22	281,352	7.00%	35	16.0	$3,670,000	$3,670,000	$3,670,000	$3,670,000	16.0	35.0	7.00%	$281,352	1.22	24.4%
Adjustment to Debt Per §11.302(c)(2)	0.00%											16.0	35.0	7.00%		1.22	0.0%
CASH FLOW DEBT / GRANTS																	
AHFC/RHDA		1.24	1.22		0.00%	40	40.0	$1,700,000	$1,700,000	$1,700,000	$1,700,000	40.0	40.0	0.00%	$0	1.22	11.3%
City of Austin		1.24	1.22		0.00%	0	0.0	$500	$500	$500	$500	0.0	0.0	0.00%		1.22	0.0%
Construction Period Income		1.24	1.22		0.00%	0	0.0	$0	$285,000	$285,000	$0	0.0	0.0	0.00%		1.22	0.0%
				$281,352	TOTAL DEBT / GRANT SOURCES			$5,370,500	$5,655,500	$5,655,500	$5,370,500	TOTAL DEBT SERVICE			$281,352	1.22	35.7%
NET CASH FLOW		$68,550	$62,828								APPLICANT	NET OPERATING INCOME		$344,181	$62,828	NET CASH FLOW	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE							AS UNDERWRITTEN EQUITY STRUCTURE						
						Prior Underwriting						Annual Credits		
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Applicant	TDHCA	Amount	Credit Price	Annual Credit	% Cost	per Unit	Allocation Method	
NEF	LIHTC Equity	57.7%	$1,022,755	$0.85	$8,692,548	$8,903,247	$8,897,078	$8,692,548	$0.85	$1,022,755	57.7%	$17,046	Applicant Request	
NEF	SHTC Equity	3.3%	$100,000	$0.50	$499,950	$0		$499,950	$0.50	$100,000	3.3%			
0		0.0%			$0	$0					0.0%			
National Church Residences	Deferred Developer Fees	3.3%	(37% Deferred)		$494,530	$493,181	$500,174	$494,530	(37% Deferred)		3.3%	Total Developer Fee:		$1,340,000
0		0.0%			$0	$0					0.0%			
Additional (Excess) Funds Req'd		0.0%					$0	$0			0.0%			
TOTAL EQUITY SOURCES		64.3%			$9,687,028	$9,396,428	$9,397,252	$9,687,028			64.3%			
TOTAL CAPITALIZATION					$15,057,528	$15,051,928	$15,052,752	$15,057,528				15-Yr Cash Flow after Deferred Fee:		$555,241

DEVELOPMENT COST / ITEMIZED BASIS

		APPLICANT COST / BASIS ITEMS							TDHCA COST / BASIS ITEMS					COST VARIANCE	
		Eligible Basis					Prior Underwriting				Eligible Basis				
		Acquisition	New Const. Rehab	Total Costs			Applicant	TDHCA	Total Costs		New Const. Rehab	Acquisition		%	$
Land Acquisition				$14,000 / Unit	$840,000		$840,000	$840,000	$840,000	$14,000 / Unit				0.0%	$0
Building Acquisition		$2,020,000		$78,500 / Unit	$4,710,000		$4,710,000	$4,710,000	$4,710,000	$78,500 / Unit		$2,020,000		0.0%	$0
Add'l per Option					$250,000		$250,000	$250,000	$250,000					0.0%	$0
Off-Sites				$ / Unit	$0		$0	$0	$0	$ / Unit				0.0%	$0
Site Work			$682,500	$11,375 / Unit	$682,500		$682,500	$706,000	$706,000	$11,767 / Unit		$706,000		-3.3%	($23,500)
Site Amenities			$392,000	$6,533 / Unit	$392,000		$392,000	$409,845	$409,845	$6,831 / Unit		$409,845		-4.4%	($17,845)
Building Cost			$3,145,500	$87.39 /sf	$52,425/Unit	$3,145,500	$3,145,500	$3,104,155	$3,104,155	$51,736/Unit	$86.24 /sf	$3,104,155		1.3%	$41,345
Contingency			$422,000	10.00%	10.00%	$422,000	$422,000	$422,000	$422,000	10.00%	10.00%	$422,000		0.0%	$0
Contractor Fees			$590,800	12.73%	12.73%	$590,800	$590,800	$590,800	$590,800	12.73%	12.73%	$590,800		0.0%	$0
Voluntary Eligible "Hard Costs" (After 11.9(e)(2))										0.00%		$0		0.0%	$0
Soft Costs		$0	$678,500	$13,665 / Unit	$819,900		$819,900	$819,900	$819,900	$13,665 / Unit		$678,500	$0	0.0%	$0
Financing		$0	$1,013,128	$25,347 / Unit	$1,520,828		$1,515,228	$1,515,228	$1,520,828	$25,347 / Unit		$1,013,128	$0	0.0%	$0
Developer Fee	15.00%	$303,000	$1,037,000	14.98%	14.98%	$1,340,000	$1,340,000	$1,340,824	$1,340,000	14.98%	14.98%	$1,037,376	$302,624	0.0%	$0
Reserves					5 Months	$344,000	$344,000	$344,000	$344,000	5 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		$2,323,000	$7,961,428	$250,959 / Unit	$15,057,528		$15,051,928	$15,052,752	$15,057,528	$250,959 / Unit		$7,961,804	$2,322,624	0.0%	$0
Acquisition Cost		$0			$0		$0								
Contingency			$0		$0		$0								
Contractor's Fee			$0		$0		$0								
Financing Cost			$0												
Developer Fee	14.98%	($376)	$376	14.98%		$0	$0								
Reserves						$0	$0								
ADJUSTED BASIS / COST		$2,322,624	$7,961,804	$250,959/unit	$15,057,528		$15,051,928	$15,052,752	$15,057,528	$250,959/unit		$7,961,804	$2,322,624	0.0%	$0

TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA	$15,057,528	

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

St. George's Court, Austin, 9% HTC #25107

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$2,322,624	$7,961,804	$2,322,624	$7,961,804
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$2,322,624	$7,961,804	$2,322,624	$7,961,804
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$2,322,624	$10,350,345	$2,322,624	$10,350,345
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$2,322,624	$10,350,345	$2,322,624	$10,350,345
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$92,905	$931,531	$92,905	$931,531
CREDITS ON QUALIFIED BASIS	$1,024,436		$1,024,436	

	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.85	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,024,436	$8,706,835	----	----	----
Needed to Fill Gap	$1,080,941	$9,187,078	----	----	----
Applicant Request	$1,022,755	$8,692,548	**$1,022,755**	**$0**	**$0**

Long-Term Pro Forma

St. George's Court, Austin, 9% HTC #25107

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$904,590	$922,682	$941,135	$959,958	$979,157	$1,081,069	$1,102,690	$1,124,744	$1,147,239	$1,170,184	$1,193,587	$1,217,459	$1,241,808	$1,266,644	$1,291,977	$1,317,817	$1,454,976	$1,606,411	$1,773,608
TOTAL EXPENSES	3.00%	$560,409	$576,842	$593,759	$611,177	$629,109	$727,039	$748,396	$770,385	$793,024	$816,333	$840,331	$865,040	$890,480	$916,672	$943,640	$971,407	$1,123,071	$1,298,574	$1,501,679
NET OPERATING INCOME ("NOI")		**$344,181**	**$345,840**	**$347,376**	**$348,781**	**$350,049**	**$354,030**	**$354,294**	**$354,359**	**$354,215**	**$353,851**	**$353,256**	**$352,419**	**$351,329**	**$349,972**	**$348,337**	**$346,410**	**$331,905**	**$307,837**	**$271,929**
EXPENSE/INCOME RATIO		62.0%	62.5%	63.1%	63.7%	64.3%	67.3%	67.9%	68.5%	69.1%	69.8%	70.4%	71.1%	71.7%	72.4%	73.0%	73.7%	77.2%	80.8%	84.7%
MUST -PAY DEBT SERVICE																				
Key Bank		$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352
TOTAL DEBT SERVICE		$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352
DEBT COVERAGE RATIO		1.22	1.23	1.23	1.24	1.24	1.26	1.26	1.26	1.26	1.26	1.26	1.25	1.25	1.24	1.24	1.23	1.18	1.09	0.97
ANNUAL CASH FLOW		**$62,828**	**$64,488**	**$66,024**	**$67,429**	**$68,696**	**$72,677**	**$72,942**	**$73,007**	**$72,862**	**$72,498**	**$71,904**	**$71,067**	**$69,976**	**$68,620**	**$66,985**	**$65,058**	**$50,553**	**$26,485**	**($9,423)**
Deferred Developer Fee Balance		$431,702	$367,214	$301,190	$233,761	$165,065	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$192,028	$264,969	$337,976	$410,838	$483,337	$555,241	$626,308	$696,284	$764,904	$831,888	$896,946	$1,182,138	$1,366,950	$1,396,896

25107 St. George's Court - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 10, 2025

PROPERTY IDENTIFICATION

Application #	**25107**
Development	**St. George's Court**
City / County	**Austin / Travis**
Region/Area	**7 / Urban**
Population	**Elderly Preference**
Set-Aside	**Non-Profit**
Activity	**Acquisition/Rehab** (Built in 1983)

RECOMMENDATION

TDHCA Program	Request	Recommended		
FHTC (9% Credit)	$1,023,464	**$1,022,755**	**$17,046/Unit**	**$0.87**

KEY PRINCIPALS / SPONSOR

Tracey Fine / Developer / National Church Residences

Related Parties	Contractor - TBD	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	-	0%
1	56	93%
2	4	7%
3	-	0%
4	-	0%
TOTAL	60	100%

INCOME DISTRIBUTION

Income	# Units	% Total
20%	-	0%
30%	6	10%
40%	-	0%
50%	24	40%
60%	30	50%
70%	-	0%
80%	-	0%
MR	-	0%
TOTAL	60	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.22	**Expense Ratio**	62.0%
Breakeven Occ.	88.4%	**Breakeven Rent**	$1,226
Average Rent	$1,318	**B/E Rent Margin**	$92
Property Taxes	$2,133/unit	**Exemption/PILOT**	0%
Total Expense	$9,340/unit	**Controllable**	$5,328/unit

SITE PLAN

MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			6.8%
Highest Unit Capture Rate	0%	N/A	N/A
Dominant Unit Cap. Rate		0 BR/20%	0
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	60	100% Total Units	

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs - Based on SCR		
Avg. Unit Size	600 SF	**Density**	12.8/acre
Acquisition		$97K/unit	$5,800K
Building Cost	$86.24/SF	$52K/unit	$3,104K
Hard Cost		$77K/unit	$4,642K
Total Cost		$251K/unit	$15,053K
Developer Fee	$1,341K	(37% Deferred)	Paid Year: 8
Contractor Fee	$591K	**30% Boost**	Yes

REHABILITATION COSTS / UNIT

Site Work	$12K	15%	Finishes/Fixtures	$26K	34%
Building Shell	$16K	21%	Amenities	$7K	9%
HVAC	$7K	8%	Total Exterior	$35K	50%
Appliances	$2K	2%	Total Interior	$35K	50%

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
Key Bank	16/35	7.00%	$3,670,000	1.22
TOTAL DEBT (Must Pay)			$3,670,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
AHFC/RHDA	42/0	0.00%	$1,700,000	1.22
City of Austin	0/0	0.00%	$500	1.22
Construction Period Income	0/0	0.00%	$285,000	1.22
CASH FLOW DEBT / GRANTS			$1,985,500	

EQUITY / DEFERRED FEES	
Source	Amount
NEF	$8,897,078
National Church Residences	$500,174
TOTAL EQUITY SOURCES	$9,397,252
TOTAL DEBT SOURCES	$5,655,500
TOTAL CAPITALIZATION	$15,052,752

CONDITIONS

1 Receipt and acceptance by Carryover:

a: Documentation of approval of proposed HAP Rent increase.

b: Formal approval for $1,700,000 loan from AHFC clearly stating all terms, conditions and source of funding.

2 Receipt and acceptance by Cost Certification:

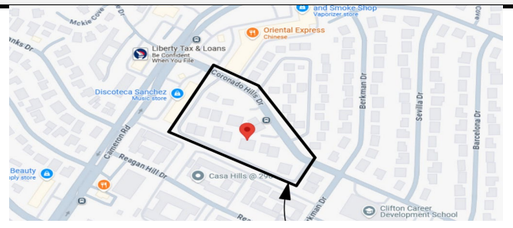
* Certification of comprehensive testing for asbestos, radon gas and lead-based paint; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials, radon gas, and lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

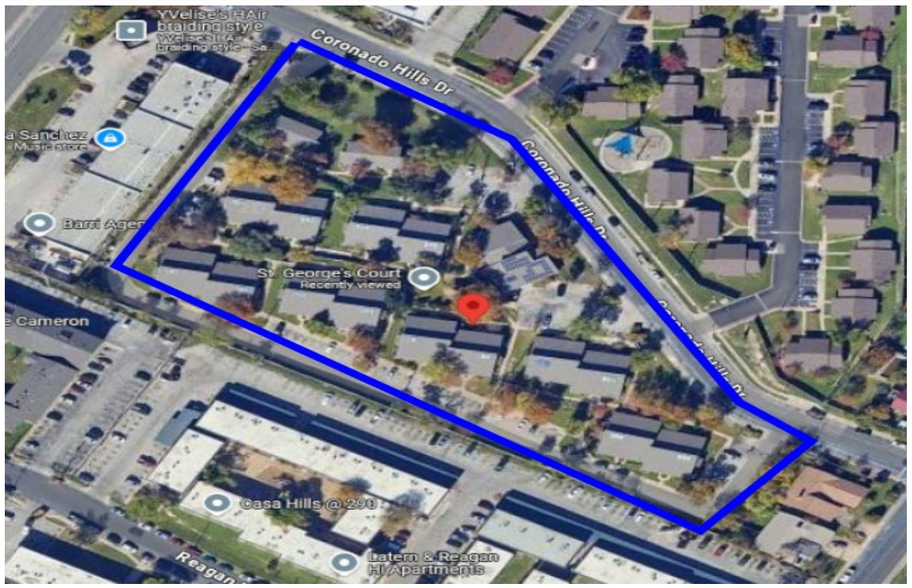
RISK PROFILE

STRENGTHS/MITIGATING FACTORS
▫ Favorable DCR
▫ Strong cash flows
▫ Substantial grant funding
WEAKNESSES/RISKS
▫ Aging property with high maintenance expenses

AREA MAP



AERIAL PHOTOGRAPH(s)



DEVELOPMENT IDENTIFICATION

TDHCA Application #: **25107** Program(s): **9% HTC**

St. George's Court

Address/Location: 1443 Coronado Hills

City: Austin County: Travis Zip: 78752

Population: Elderly Preference Program Set-Aside: Non-Profit Area: Urban

Activity: Acquisition/Rehab Building Type: Garden/Townhome Region: 7

Low-Income: 40% at 60%

Analysis Purpose: New Application - Initial Underwriting

(*) HuD 202s Diirect Debt Program for the Aging

ALLOCATION

	REQUEST				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm Lien**	**Const. Term**	**Const Lien**
FHTC (9% Credit)	$1,023,464				**$1,022,755**						

CONDITIONS

1 Receipt and acceptance by Carryover:

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Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	6
50% of AMI	50% of AMI	24
60% of AMI	60% of AMI	30

DEVELOPMENT SUMMARY

St. George's Court was originally built in 1983 under HUD 202s Direct Debt Program for the Aging and is 100% covered by a rental contract. National Church Residences is under contract to acquire the property from the Seller, and will likely acquire the property regardless of the LIHTC award, as discussed in the purchase option. NCR's primary goal in purchasing St. George is to renovate and preserve the property.

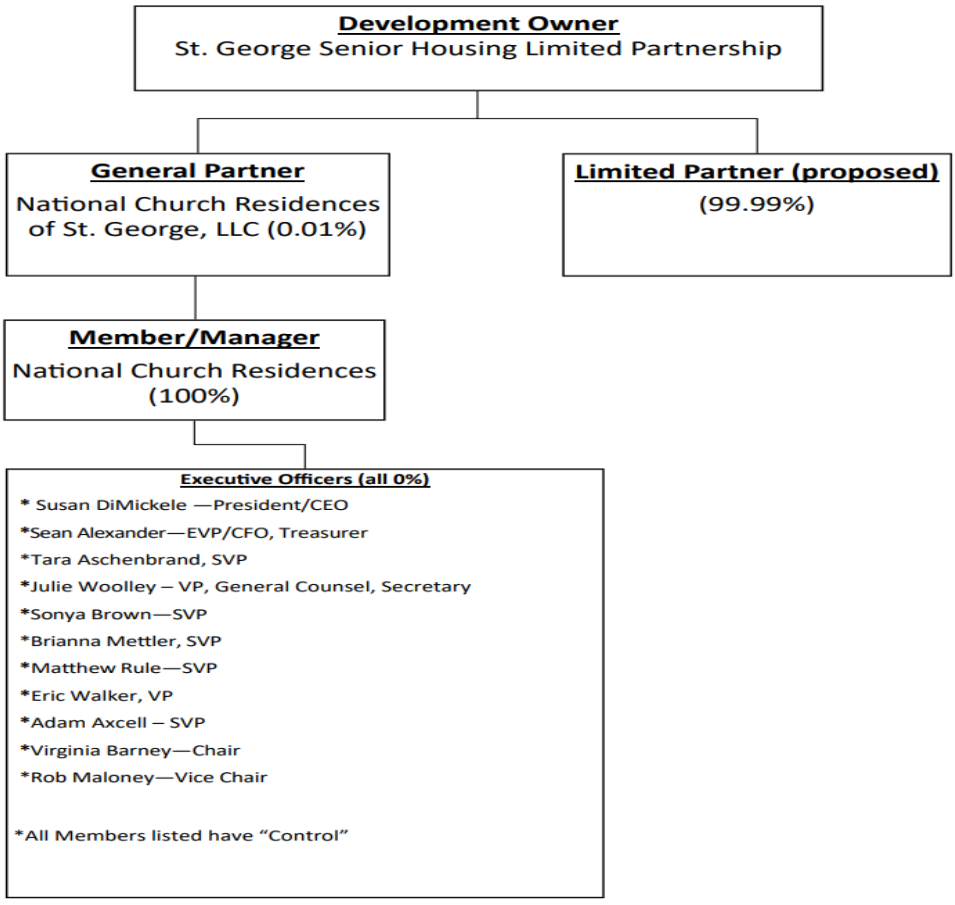
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Favorable DCR
▫	Strong cash flows
▫	Substantial grant funding

WEAKNESSES/RISKS	
▫	Aging property with high maintenance expenses
▫	
▫	

DEVELOPMENT TEAM

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN

Parking	No Fee		Tenant-Paid		Total	
Open Surface	82	*1.4/unit*	0	--	82	*1.4/unit*
Total Parking	**82**	*1.4/unit*	**0**	--	**82**	*1.4/unit*

Comments:

No local parking requirement, parking spaces per TDHCA 2025 QAP is 60 (1 space per unit for Elderly Development). Developer is providing 82 spaces (1.4 spaces per unit)

BUILDING ELEVATION

BUILDING CONFIGURATION

Building Type	A	B	C	D									Total Buildings
Floors/Stories	1	1	1	1									
Number of Bldgs	6	1	1	1									9
Units per Bldg	8	8	2	2									
Total Units	48	8	2	2									60

Avg. Unit Size (SF)	**600 sf**	**Total NRA (SF)**	**35,995**	**Common Area (SF)***	**3,016**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 4.697 acres Density: 12.8 units/acre

Site Control: 4.697 **Site Plan:** 4.697 **Appraisal:** 4.697 **ESA:** 4.697

Feasibility Report Survey: 4.697 **Feasibility Report Engineer's Plan:** na **Existing LURA:** na

Control Type: Contract for Sale

Development Site: 4.697 acres Cost: $5,550,000 $92,500 per unit

Seller: St. George Senior Housing, Inc.

Buyer: Natioal Church Residences Investment Corporation

Related-Party Seller/Identity of Interest: No

Comments:

In lieu of extension fees, Seller is allowing postponement of closing date for $250,000 contingent upon the property receiving 9% LIHTC tax credits.

APPRAISED VALUE

Appraiser: Gill Group | Date: 10/29/2024

Land as Vacant:	4.69 acres	$840,000	Per Unit:	$14,000
Existing Buildings: (as-is)		$3,960,000	Per Unit:	$66,000
Total Development: (as-is)		**$4,800,000**	Per Unit:	**$80,000**

SITE INFORMATION

Flood Zone:	X	Scattered Site?	No
Zoning:	MF-1-NP, MF-3-NP	Within 100-yr floodplain?	No
Re-Zoning Required?	No	Utilities at Site?	Yes
Year Constructed:	1983	Title Issues?	No

Current Uses of Subject Site:

The subject is improved with nine one-story garden-style buildings containing 60 units and an accessory building.

TENANT RELOCATION PLAN

A Tenant Relocation Survey will be sent to residents if financial support is secured for building renovations. After the surveys are distributed and collected, the data will be analyzed, and the relocation plan will be revised to incorporate residents' feedback, ensuring that any specific accommodation requests or needs are addressed. In an effort to minimize resident displacement, National Church Residences will stop leasing vacant units to try to gain up to 8 units to use for resident relocation during construction period. Residents will move to these vacant units. We Residents will be moved out to a vacant unit onsite during construction in their apartment. Once construction is complete, residents will be moved back to their original units. We will call these units, "swing units." Construction will complete 8 units at a time and will take approximately 5 6 weeks per phase for a total of 8 phases. Once all units are complete, the property can lease the vacant units through their waitlist and marketing efforts. All relocation efforts will be solely temporary relocations, lasting no more than 12 months as stated in the URA regulations. Execution of the relocation plan will be done in tandem with the General Contractor as the work schedule often dictates the timing of these relocations. National Church Residences will work with the General Contractor so that the relocation can occur with minimal disruptions to the lives of the residents. Current budget for relocation is $141,400.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: D3G (Domain Due Diligence Group) | Date: 10/30/2024

Recognized Environmental Conditions (RECs) and Other Concerns:

- Suspected Asbestos Containing Materials require testing prior to renovations
- Radon Gas testing and mitigation recommended
- Testing for Lead in drinking water is reccomended post renovation

Comments:

Applicant certified they will perform the recommendations outlined above

MARKET ANALYSIS

Comments:

Rehab or reconstruction projects where: (i) 100% of units are covered by an existing project based rental assistance that will continue for at least the Compliance Period, an existing Department LURA, or the subject rents are at or below 50% AMGI rents, (ii) is 80% occupied, and (iii) gives existing tenants leasing preference or the right to return, do not require a full market study. The subject property is 100% occupied.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$344,181	Avg. Rent:	$1,318	Expense Ratio:	62.0%
Debt Service:	$281,352	B/E Rent:	$1,226	Controllable Expenses:	$5,328
Net Cash Flow:	$62,828	UW Occupancy:	95.0%	Property Taxes/Unit:	$2,133
Aggregate DCR:	1.22	B/E Occupancy:	88.4%	Program Rent Year:	2024

Applicant has received approval from Southwest Housing Compliance Corporation for HAP rent increases in the amount of $1,300 contract rent and $104 utility allowance for 1 bedrooms and $1,575 contract rent and $150 utility allowance for 2 bedrooms. Increases are subject to final approval by HUD.

Underwritten at 5% vacancy rate for 100% project based rental vouchered units per 2025 QAP.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)					
Acquisition	$178,838/ac	$96,667/unit	**$5,800,000**	Contractor Fee	**$590,800**
Off-site + Site Work		$18,597/unit	**$1,115,845**	Soft Cost + Financing	**$2,335,128**
Building Cost	$86.24/sf	$51,736/unit	**$3,104,155**	Developer Fee	**$1,340,824**
Contingency	10.00%	$7,033/unit	**$422,000**	Reserves	**$344,000**
Total Development Cost	$250,879/unit	**$15,052,752**		**Rehabilitation Cost**	**$70,333/unit**

Qualified for 30% Basis Boost?	Rehabilitation Development located in QCT

REHABILITATION COSTS / UNIT / % HARD COST							
Site Work	$706,000	$11,767/unit	15%	Finishes/Fixtures	$1,583,710	$26,395/unit	34%
Building Shell	$972,695	$16,212/unit	21%	HVAC	$394,000	$6,567/unit	8%
Amenities	$409,845	$6,831/unit	9%	Appliances	$106,500	$1,775/unit	2%
Total Exterior	**$2,088,540**	**$34,809/unit**	**50%**	**Total Interior**	**$2,084,210**	**$34,737/unit**	**50%**

SCOPE & COST REVIEW

Provider: Dominion (DG3) Date: 2/21/2025

Scope of Work:

Storm Water Drainage: Repairs for site grading and landscaping improvements to improve drainage.
Roofing/Roof Drainage: Replacement of roof decking, shingles, gutters, and downspout assembles
Building Entrace Doors: Replacement of entrance doors.
Windows: Installation of Energystar windows with window screens and blinds
Sidewall Systems: Repair and replacement and re-painting of wood siding with fiber cement siding and trim
Supply and Water Piping: Scoping sewer mains to investigate for potential repairs
Heating and Cooling: Replacement of common area and unit HVAC systems as well as duct repair and cleaning
Electrical System: Replacement and lowering of accessible unit breaker panels, install GFCI outlets in dwelling unit kitchens, cover plates, and Energystar lighting.
Alarm and Notification System: Installation of 10 yr smoke alarms, carbon monoxide detectors and audio visual alarms in 2% of units.
Common Spaces: Renovation of community building and Energystar fixtures
Interior Dwelling Units: Repair and renovation of unit interiors and installation of Energystar fixtures

Developer Fee:

Developer fee overstated by $19,500. Has been adjusted downward to meet 15% max fee.

Comments:

Due to overstatement of Developer Fee, credits are adjusted by -$709 annually.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$15,052,752	**$10,270,307**	**$1,022,755**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Key Bank	Conventional	$10,000,000	7.00%	72%
NEF	FHTC	$1,335,487	$0.87	10%
National Church Residences	Deferred Developer Fee	$493,181	0.00%	4%
City of Austin	Gap Funding	$500	0.00%	0%
Construction Period Income	Occupied Rehab	$285,000	0.00%	2%
		$13,814,168	**Total Sources**	

PERMANENT SOURCES

	PROPOSED				UNDERWRITTEN				
Debt Source	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**LTC**
Key Bank	$3,670,000	7.00%	35	16.0	$3,670,000	7.00%	35	16.0	24%
City of Austin	$500	0.00%	0	0.0	$500	0.00%	0	0.0	0%
Construction Period Income	$285,000	0.00%	0	0.0	$285,000	0.00%	0	0.0	2%
Total	**$5,655,500**				**$5,655,500**				

	PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees	**Amount**	**Rate**	**% Def**	**Amount**	**Rate**	**% TC**	**% Def**
NEF	$8,903,247	$0.87		$8,897,078	$0.87	59%	
National Church Residences	$493,181		37%	$500,174		3%	37%
Total	**$9,396,428**			**$9,397,252**			
				$15,052,752	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.918	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.816	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	$15,052,752
Permanent Sources (debt + non-HTC equity)	$5,655,500
Gap in Permanent Financing	$9,397,252

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	$8,897,078	$1,022,755
Needed to Balance Sources & Uses	$9,397,252	$1,080,252
Requested by Applicant	$8,903,248	$1,023,464

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	**$8,897,078**	**$1,022,755**

Deferred Developer Fee	**$500,174**	**(37% deferred)**
Repayable in	**8 years**	

Recommendation:

Underwriter recommends $1,022,755 in annual tax credits based on eligible basis.

Underwriter:	*Jake Schmid*
Manager of Real Estate Analysis:	*Diamond Unique Thompson*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

St. George's Court, Austin, 9% HTC #25107

LOCATION DATA	
CITY:	Austin
COUNTY:	Travis
Area Median Income	$126,000
PROGRAM REGION:	7
PROGRAM RENT YEAR:	2024

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	56	93.3%	56	0	0	0
2	4	6.7%	4	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	60	100.0%	60	-	-	-

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	600 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	6	-	24	30	-	-	-	60
	% Total	0.0%	10.0%	0.0%	40.0%	50.0%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		RENT ASSISTED UNIT	UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$708	PBRA	$1,404	6	1	1	588	$1,404	$104	$1,300	$0	$2.21	$1,300	**$7,800**	**$7,800**	$1,300	$2.21	$0	$1,200	$2.04	$1,200
TC 50%	$1,181	PBRA	$1,404	23	1	1	588	$1,404	$104	$1,300	$0	$2.21	$1,300	**$29,900**	**$29,900**	$1,300	$2.21	$0	$1,200	$2.04	$1,200
TC 60%	$1,417	PBRA	$1,404	27	1	1	588	$1,404	$104	$1,300	$0	$2.21	$1,300	**$35,100**	**$35,100**	$1,300	$2.21	$0	$1,200	$2.04	$1,200
TC 50%	$1,417	PBRA	$1,725	1	2	1	774	$1,725	$150	$1,575	$0	$2.04	$1,575	**$1,575**	**$1,575**	$1,575	$2.04	$0	$1,550	$2.00	$1,550
TC 60%	$1,701	PBRA	$1,725	3	2	1	774	$1,725	$150	$1,575	$0	$2.04	$1,575	**$4,725**	**$4,725**	$1,575	$2.04	$0	$1,550	$2.00	$1,550
TOTALS/AVERAGES:				**60**			**35,995**				**$0**	**$2.20**	**$1,318**	**$79,100**	**$79,100**	**$1,318**	**$2.20**	**$0**	**$1,223**	**$2.04**	**$1,223**

ANNUAL POTENTIAL GROSS RENT:	$949,200	$949,200	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

St. George's Court, Austin, 9% HTC #25107

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES				APPLICANT				TDHCA				VARIANCE	
	Database	12 Month Operating			% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$2.20	$1,318	$949,200	$949,200	$1,318	$2.20		0.0%	$0
Laundry and Vending							$4.17	$3,000						
0							$0.00	$0						
0							$0.00	$0						
Total Secondary Income							$4.17		$3,600	$5.00			-16.7%	($600)
POTENTIAL GROSS INCOME								$952,200	$952,800				-0.1%	($600)
Vacancy & Collection Loss							5.0% PGI	(47,610)	(47,640)	5.0% PGI			-0.1%	30
EFFECTIVE GROSS INCOME								$904,590	$905,160				-0.1%	($570)
General & Administrative	$31,044	$517/Unit	$44,398	$740	5.04%	$1.27	$760	$45,599	$44,398	$740	$1.23	4.90%	2.7%	1,201
Management	$32,517	4.7% EGI	$38,404	$640	4.20%	$1.06	$633	$38,000	$38,017	$634	$1.06	4.20%	0.0%	(17)
Payroll & Payroll Tax	$71,586	$1,193/Unit	$152,702	$2,545	14.62%	$3.67	$2,204	$132,229	$152,702	$2,545	$4.24	16.87%	-13.4%	(20,473)
Repairs & Maintenance	$59,993	$1,000/Unit	$62,101	$1,035	7.33%	$1.84	$1,105	$66,283	$42,000	$700	$1.17	4.64%	57.8%	24,283
Electric/Gas	$18,001	$300/Unit	$26,033	$434	3.23%	$0.81	$487	$29,232	$26,033	$434	$0.72	2.88%	12.3%	3,199
Water, Sewer, & Trash	$53,679	$895/Unit	$43,425	$724	5.12%	$1.29	$772	$46,335	$43,425	$724	$1.21	4.80%	6.7%	2,909
Property Insurance	$34,065	$0.95 /sf	$51,282	$855	5.01%	$1.26	$756	$45,332	$51,282	$855	$1.42	5.67%	-11.6%	(5,950)
Property Tax (@ 100%) 1.9818	$35,174	$586/Unit	N/A	N/A	14.15%	$3.56	$2,133	$128,000	$128,000	$2,133	$3.56	14.14%	0.0%	-
Reserve for Replacements					1.99%	$0.50	$300	$18,000	$18,000	$300	$0.50	1.99%	0.0%	-
Security					0.99%	$0.25	$150	$9,000	$9,000	$150	$0.25	0.99%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.27%	$0.07	$40	$2,400	$2,400	$40	$0.07	0.27%	0.0%	-
TOTAL EXPENSES					**61.95%**	**$15.57**	**$9,340**	**$560,409**	**$555,257**	**$9,254**	**$15.43**	**61.34%**	**0.9%**	**$ 5,152**
NET OPERATING INCOME ("NOI")					**38.05%**	**$9.56**	**$5,736**	**$344,181**	**$349,903**	**$5,832**	**$9.72**	**38.66%**	**-1.6%**	**$ (5,722)**

CONTROLLABLE EXPENSES							$5,328/Unit			$5,143/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

St. George's Court, Austin, 9% HTC #25107

DEBT / GRANT SOURCES

APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE

AS UNDERWRITTEN DEBT/GRANT STRUCTURE

DEBT (Must Pay)	Fee	Cumulative DCR UW	Cumulative DCR App	Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative DCR	Cumulative LTC
Key Bank		1.24	1.22	281,352	7.00%	35	16.0	$3,670,000	$3,670,000	16.0	35.0	7.00%	$281,352	1.22	24.4%
CASH FLOW DEBT / GRANTS															
AHFC/RHDA		1.24	1.22		0.00%	0	42.0	$1,700,000	$1,700,000	42.0	0.0	0.00%		1.22	11.3%
City of Austin		1.24	1.22		0.00%	0	0.0	$500	$500	0.0	0.0	0.00%		1.22	0.0%
Construction Period Income		1.24	1.22		0.00%	0	0.0	$285,000	$285,000	0.0	0.0	0.00%		1.22	1.9%
				$281,352	**TOTAL DEBT / GRANT SOURCES**			**$5,655,500**	**$5,655,500**	**TOTAL DEBT SERVICE**			**$281,352**	**1.22**	37.6%

NET CASH FLOW	$68,550	$62,828	APPLICANT	NET OPERATING INCOME	$344,181	$62,828	NET CASH FLOW

EQUITY SOURCES

APPLICANT'S PROPOSED EQUITY STRUCTURE

AS UNDERWRITTEN EQUITY STRUCTURE

EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
NEF	LIHTC Equity	59.1%	$1,023,464	$0.87	$8,903,247	$8,897,078	$0.87	$1,022,755	59.1%	$17,046	Eligible Basis
National Church Residences	Deferred Developer Fees	3.3%	(37% Deferred)		$493,181	$500,174	(37% Deferred)		3.3%	**Total Developer Fee:**	**$1,340,000**
Additional (Excess) Funds Req'd		0.0%				$0			0.0%		
TOTAL EQUITY SOURCES		62.4%			$9,396,428	$9,397,252			62.4%		

TOTAL CAPITALIZATION	$15,051,928	$15,052,752	15-Yr Cash Flow after Deferred Fee:	$549,597

DEVELOPMENT COST / ITEMIZED BASIS

APPLICANT COST / BASIS ITEMS

TDHCA COST / BASIS ITEMS

COST VARIANCE

		Eligible Basis Acquisition	Eligible Basis New Const. Rehab	Total Costs			Total Costs			Eligible Basis New Const. Rehab	Eligible Basis Acquisition	%	$
Land Acquisition				$14,000 / Unit		$840,000	$840,000	$14,000 / Unit				0.0%	$0
Building Acquisition		$2,020,000		$78,500 / Unit		$4,710,000	$4,710,000	$78,500 / Unit			$2,020,000	0.0%	$0
Add'l per Option						$250,000	$250,000					0.0%	$0
Off-Sites				$ / Unit		$0	$0	$ / Unit				0.0%	$0
Site Work			$682,500	$11,375 / Unit		$682,500	$706,000	$11,767 / Unit		$706,000		-3.3%	($23,500)
Site Amenities			$392,000	$6,533 / Unit		$392,000	$409,845	$6,831 / Unit		$409,845		-4.4%	($17,845)
Building Cost			$3,145,500	$87.39 /sf	$52,425/Unit	$3,145,500	$3,104,155	$51,736/Unit	$86.24 /sf	$3,104,155		1.3%	$41,345
Contingency			$422,000	10.00%	10.00%	$422,000	$422,000	10.00%	10.00%	$422,000		0.0%	$0
Contractor Fees			$590,800	12.73%	12.73%	$590,800	$590,800	12.73%	12.73%	$590,800		0.0%	$0
Voluntary Eligible "Hard Costs" (After 11.9(e)(2))			($8,127)					0.00%		($8,127)		0.0%	$0
Soft Costs		$0	$678,500	$13,665 / Unit		$819,900	$819,900	$13,665 / Unit		$678,500	$0	0.0%	$0
Financing		$0	$1,007,528	$25,254 / Unit		$1,515,228	$1,515,228	$25,254 / Unit		$1,007,528	$0	0.0%	$0
Developer Fee	15.97%	$322,500	$1,036,000	14.99%	14.99%	$1,340,000	$1,340,824	15.00%	15.00%	$1,036,605	$303,000	-0.1%	($824)
Reserves					5 Months	$344,000	$344,000	5 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		**$2,342,500**	**$7,946,701**	$250,865 / Unit		**$15,051,928**	**$15,052,752**	$250,879 / Unit		**$7,947,307**	**$2,323,000**	**0.0%**	**($824)**
Acquisition Cost		$0				$0							
Contingency			$0			$0							
Contractor's Fee			$0			$0							
Financing Cost			$0										
Developer Fee	15.00%	($19,500)	$605	15.00%		$0							
Reserves						$0							
ADJUSTED BASIS / COST		**$2,323,000**	**$7,947,307**	$250,865/unit		**$15,051,928**	**$15,052,752**	$250,879/unit		**$7,947,307**	**$2,323,000**	**0.0%**	**($824)**

TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA	**$15,052,752**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

St. George's Court, Austin, 9% HTC #25107

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$2,323,000	$7,947,307	$2,323,000	$7,947,307
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$2,323,000	$7,947,307	$2,323,000	$7,947,307
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$2,323,000	$10,331,499	$2,323,000	$10,331,499
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$2,323,000	$10,331,499	$2,323,000	$10,331,499
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$92,920	$929,835	$92,920	$929,835
CREDITS ON QUALIFIED BASIS	$1,022,755		$1,022,755	

	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.87	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,022,755	$8,897,078	**$1,022,755**	($709)	($6,169)
Needed to Fill Gap	$1,080,252	$9,397,252	----	----	----
Applicant Request	$1,023,464	$8,903,248	----	----	----

Long-Term Pro Forma

St. George's Court, Austin, 9% HTC #25107

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$904,590	$922,682	$941,135	$959,958	$979,157	$1,081,069	$1,102,690	$1,124,744	$1,147,239	$1,170,184	$1,193,587	$1,217,459	$1,241,808	$1,266,644	$1,291,977	$1,317,817	$1,454,976	$1,606,411	$1,773,608
TOTAL EXPENSES	3.00%	$560,409	$576,842	$593,759	$611,177	$629,109	$727,039	$748,396	$770,385	$793,024	$816,333	$840,331	$865,040	$890,480	$916,672	$943,640	$971,407	$1,123,071	$1,298,574	$1,501,679
NET OPERATING INCOME ("NOI")		**$344,181**	**$345,840**	**$347,376**	**$348,781**	**$350,049**	**$354,030**	**$354,294**	**$354,359**	**$354,215**	**$353,851**	**$353,256**	**$352,419**	**$351,329**	**$349,972**	**$348,337**	**$346,410**	**$331,905**	**$307,837**	**$271,929**
EXPENSE/INCOME RATIO		62.0%	62.5%	63.1%	63.7%	64.3%	67.3%	67.9%	68.5%	69.1%	69.8%	70.4%	71.1%	71.7%	72.4%	73.0%	73.7%	77.2%	80.8%	84.7%
MUST -PAY DEBT SERVICE																				
Key Bank		$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352
TOTAL DEBT SERVICE		$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352	$281,352
DEBT COVERAGE RATIO		1.22	1.23	1.23	1.24	1.24	1.26	1.26	1.26	1.26	1.26	1.26	1.25	1.25	1.24	1.24	1.23	1.18	1.09	0.97
ANNUAL CASH FLOW		**$62,828**	**$64,488**	**$66,024**	**$67,429**	**$68,696**	**$72,677**	**$72,942**	**$73,007**	**$72,862**	**$72,498**	**$71,904**	**$71,067**	**$69,976**	**$68,620**	**$66,985**	**$65,058**	**$50,553**	**$26,485**	**($9,423)**
Deferred Developer Fee Balance		$437,346	$372,858	$306,834	$239,405	$170,709	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$186,384	$259,325	$332,332	$405,194	$477,693	$549,597	$620,664	$690,640	$759,260	$826,244	$891,302	$1,176,494	$1,361,306	$1,391,252

Real Estate Analysis Division
November 20, 2025

Addendum to Underwriting Report

TDHCA Application #: **25177** Program(s): **9% HTC**

The Lantern at Robstown

Address/Location: NWC of CR 44 and CR 69

City: Robstown County: Nueces Zip: 78380

APPLICATION HISTORY	
Report Date	**PURPOSE**
11/20/25	**State Credit Award Update and Material Amendment Request**
07/09/25	Original LIHTC Award

ALLOCATION

	Previous Allocation				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm Term**	**Perm Lien**	**Const Term**	**Const Lien**
State Housing Tax Credits	$0				**$50,000**						
FHTC (9% Credit)	$1,258,361				**$1,258,361**						

CONDITIONS STATUS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	6
50% of AMI	50% of AMI	7
60% of AMI	60% of AMI	33

ANALYSIS

In July 2025, the Development was awarded $1,258,361 in annual 9% Housing Tax Credits. Now Applicant has applied for an additional $50,000 in annual State Housing Tax Credits ("SHTC").

In conjunction with their application for SHTC, they are also requesting a Material Amendment. The reason for the material amendment is the result of value engineering to offset price increases caused by inflation and to accommodate for flooding concerns that were raised by the County Commissioner regarding the original site entrance (both of which occurred post application submission). The amendment reflects the following changes:

• Update to the site plan to reflect a new building configuration. The updated site plan shows relocating the entrance away from flooding concerns and changing from a single-story garden-style design to a three-story single-building design.

• Update to the unit mix to 34 2-BR and 15-1BR units, which allows for higher gross potential rents at the development. The redesign also includes an increase in affordable units from 39 to 46, with an addition of 3 market rate units as well. This results in a total of 49 units for rent to Seniors 55+.

• Redesigned parking lot eliminates garages and reconfigures the lot to 81 open surface spaces (1.7/unit), with all parking provided at no additional charge to the residents. For comparison, local Code only requires 1 space per unit for senior developments.

• An Increase to the development site from 7.164 acres to 7.5 acres has increased the acquisition costs from $247,311 to $350,000, after accounting for additional extension fees incurred on the contract amendment.

• A 9% increase in the total NRA, from 36,084 SF to 39,336 SF.

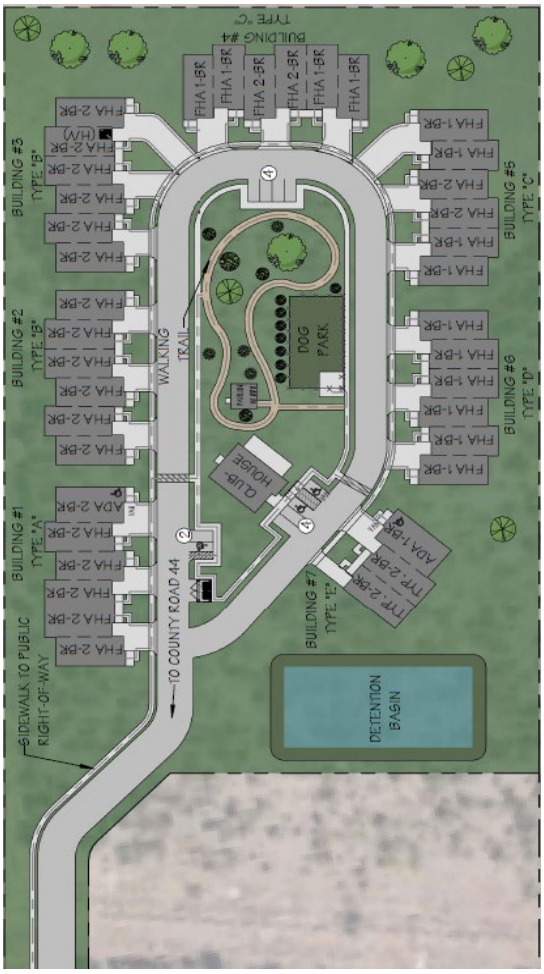
• A 385% increase in total common area, from 1,888 SF to 9,151 SF. The increase in common area is due to the change in design from single-story buildings to one three-story building. Also, Applicant is including the interior corridor and stair areas in the common area calculation.

• Update to the financial exhibits to account for the application for SHTC as well as for the changes in costs, interest rates, program rent limits, and expenses.

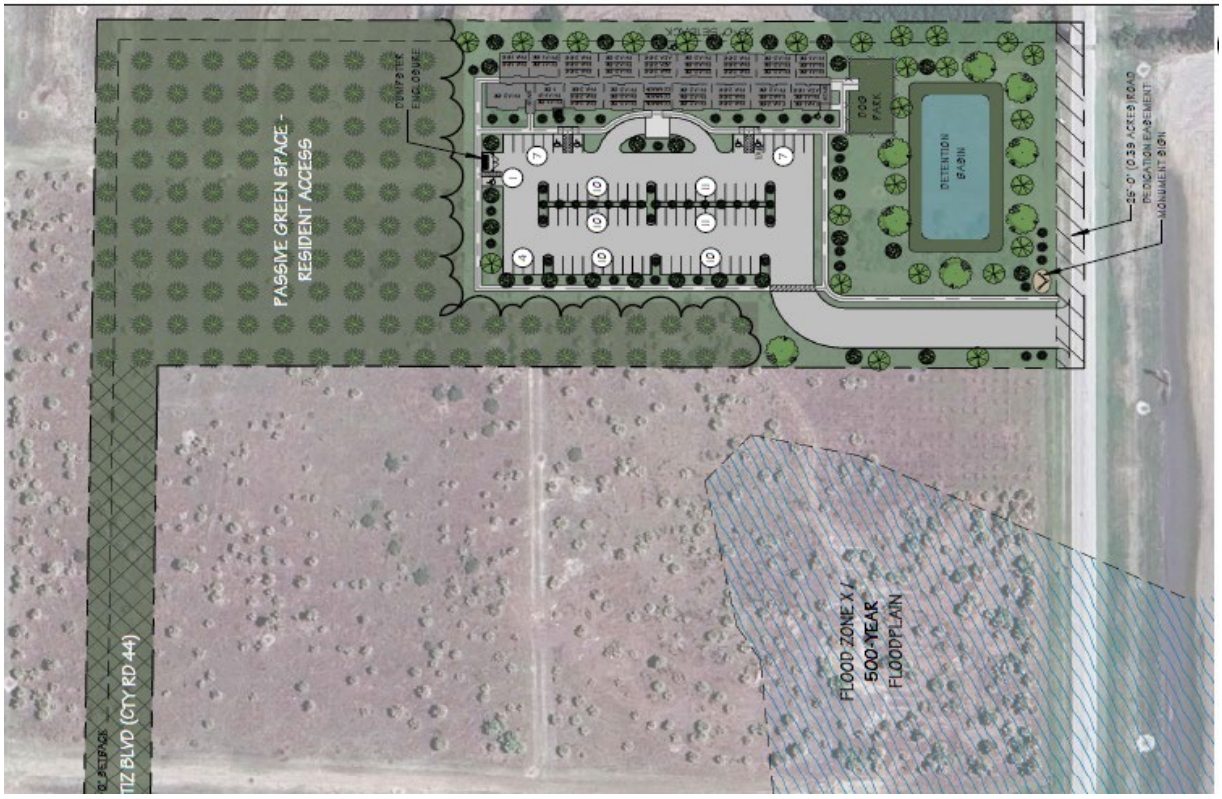
Site Plan

Site Control was amended so that the boundaries of the parcel being sold are farther away from flooding areas. The site plan has been modified to accommodate the new boundaries and to reduce costs through value engineering in an effort to mitigate cost increases caused by inflation and to reflect the revised unit mix. Additionally, Applicant included the updated PSA (site control) amendment and title commitment accounting for the closing extension and revised location of land under contract. A copy of the updated survey and Phase I ESA were provided by the Applicant as well as reflecting the new site boundary location. New Architectural Drawings were also provided to document the proposed changes.

Original Site Plan



New Site Plan



Operating Pro Forma

The Rent Schedule was updated with current 2025 Program Rents.

The expanded unit mix has an increase in affordable units from 39 to 46, with an addition of 3 market rate units as well. The increase in units and updated rents resulted in a 34% increase in budgeted income from $377,278 to $506,038.

Changes in operating expenses reflect a reconciliation to feedback received from insurance providers for the area, removal of supportive services since there is no contract or agreement required by the City of Robstown, inclusion of elevator maintenance costs triggered from the redesign, as well as additional due diligence in market conditions performed by the Partnership since original application submission. The change in operating expenses are more specifically detailed below.

Total budgeted expenses increased by 36% from $138,988 to $188,661. The changes in expenses were primarily in the following categories:

- Management expense increased by 34%, from $15,091 to $20,241.
- Payroll expenses rose by 61%, from $65,000 to $104,500.
- Repairs & Maintenance increased by 75%, from $27,000 to $47,300. That increase is partially due to the inclusion of elevator maintenance costs triggered by the redesign of the property.
- Electric/Gas increased by 33%, from $8,500 to $11,308.
- Property Insurance increased by 32%, from $39,000 to $51,459.
- Property tax expense increased by 33%, from $16,389 to $21,731.
- Supportive Services decreased from $6,000 to $0.

As underwritten, the long-term Pro Forma exhibits a 15-year residual cash flow of $84K after repayment of deferred developer fee in year 14.

Development Cost

The development site increased from 7.164 acres to 7.5 acres, which has increased the acquisition cost from $247,311 to $350,000 after accounting for additional extension fees incurred on the contract amendment.

The number of units increased from 39 units to 49 units, with NRA increasing by 9%, from 36,084 SF to 39,336 SF.

Building Cost increased by 18%, from $3,828,461 to $4,530,153.

Total Housing Development Cost has increased by 10%, from $11,539,913 to $12,668,437.

Sources of Funds

In order to cover the additional development costs, proposed capitalization has been increased 10%, by $1,128,528.

The permanent lender was changed from Key Bank to Stellar Bank. Permanent debt was increased by $642,000, but the interest rate decreased from 7.00% to 6.75%. The 15 year term and 35 year amortization remain unchanged.

Applicant changed equity providers from Raymond James to RBC. The primary LIHTC equity contribution remained the same.

Applicant added State Housing Credit equity of $299,940 for an annual State Housing Tax Credit request of $50K at a credit price of $0.60.

Deferred developed Fee increased by $186,588, from $376,410 to $562,998.

Recommendation

Underwriter recommends an annual allocation of $50,000 in State Housing Tax Credits as requested by Applicant. Furthermore, the original annual allocation of $1,258,361 in annual 9% Housing Tax Credits is still being recommended.

Underwriter:	*Georgia Simmons*
Manager of Real Estate Analysis:	*Gregg Kazak*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

The Lantern at Robstown, Robstown, 9% HTC #25177

LOCATION DATA	
CITY:	Robstown
COUNTY:	Nueces
Area Median Income	$82,700
PROGRAM REGION:	10
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	15	30.6%	0	0	0	0
2	34	69.4%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	49	100.0%	-	-	-	-

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	93.37%
APP % Acquisition	9.00%
APP % Construction	9.00%
Average Unit Size	803 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	6	-	7	33	-	-	3	49
	% Total	0.0%	12.2%	0.0%	14.3%	67.3%	0.0%	0.0%	6.1%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$465	2	1	1	652	$465	$71	$394	$0	$0.60	$394	**$788**	**$788**	$394	$0.60	$0	$1,175	$1.80	$1,175
TC 50%	$775	3	1	1	652	$775	$71	$704	$0	$1.08	$704	**$2,112**	**$2,112**	$704	$1.08	$0	$1,175	$1.80	$1,175
TC 60%	$930	8	1	1	652	$930	$71	$859	$0	$1.32	$859	**$6,872**	**$6,872**	$859	$1.32	$0	$1,175	$1.80	$1,175
TC 60%	$930	2	1	1	657	$930	$71	$859	$0	$1.31	$859	**$1,718**	**$1,718**	$859	$1.31	$0	$1,175	$1.79	$1,175
TC 30%	$558	4	2	1	869	$558	$88	$470	$0	$0.54	$470	**$1,880**	**$1,880**	$470	$0.54	$0	$1,325	$1.52	$1,325
TC 50%	$931	4	2	1	869	$931	$88	$843	$0	$0.97	$843	**$3,372**	**$3,372**	$843	$0.97	$0	$1,325	$1.52	$1,325
TC 60%	$1,117	23	2	1	869	$1,117	$88	$1,029	$0	$1.18	$1,029	**$23,667**	**$23,667**	$1,029	$1.18	$0	$1,325	$1.52	$1,325
MR		3	2	1	869	$0	$88		NA	$1.52	$1,325	**$3,975**	**$3,975**	$1,325	$1.52	NA	$1,325	$1.52	$1,325
TOTALS/AVERAGES:		**49**			**39,336**				**$0**	**$1.13**	**$906**	$44,384	$44,384	**$906**	**$1.13**	**$0**	**$1,279**	**$1.59**	**$1,279**

ANNUAL POTENTIAL GROSS RENT:	$532,608	$532,608	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

The Lantern at Robstown, Robstown, 9% HTC #25177

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES				APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database	Other			% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.13	$906	$532,608	**$398,508**	**$398,508**	$532,608	$906	$1.13		0.0%	$0
App Fees, NSF, Vending							$24.59	$14,460	9,360							
Total Secondary Income							$24.59			9,360	$14,460	$24.59			0.0%	$0
POTENTIAL GROSS INCOME								$547,068	$407,868	$407,868	$547,068				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(41,030)	(30,590)	(30,590)	(41,030)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME								$506,038	$377,278	$377,278	$506,038				0.0%	$0
General & Administrative	$27,891	$569/Unit	$25,932	$529	4.67%	$0.60	$483	$23,650	$22,000	$20,640	$25,932	$529	$0.66	5.12%	-8.8%	(2,282)
Management	$27,788	4.6% EGI	$30,842	$629	4.00%	$0.51	$413	$20,241	$15,091	$18,864	$25,302	$516	$0.64	5.00%	-20.0%	(5,061)
Payroll & Payroll Tax	$70,666	$1,442/Unit	$87,318	$1,782	20.65%	$2.66	$2,133	$104,500	$65,000	$62,832	$87,318	$1,782	$2.22	17.26%	19.7%	17,182
Repairs & Maintenance	$46,173	$942/Unit	$57,584	$1,175	9.35%	$1.20	$965	$47,300	$27,000	$25,350	$31,850	$650	$0.81	6.29%	48.5%	15,450
Electric/Gas	$10,411	$212/Unit	$12,745	$260	2.23%	$0.29	$231	$11,308	$8,500	$10,144	$12,745	$260	$0.32	2.52%	-11.3%	(1,437)
Water, Sewer, & Trash	$46,371	$946/Unit	$36,433	$744	4.56%	$0.59	$471	$23,098	$28,000	$28,997	$46,371	$946	$1.18	9.16%	-50.2%	(23,273)
Property Insurance	$50,170	$1.28 /sf	$79,169	$1,616	10.17%	$1.31	$1,050	$51,459	$39,000	$39,931	$50,170	$1,024	$1.28	9.91%	2.6%	1,289
Property Tax (@ 50%) 2.1280	$26,336	$537/Unit	$15,757	$322	4.29%	$0.55	$443	$21,731	$16,389	$13,441	$18,622	$380	$0.47	3.68%	16.7%	3,109
Reserve for Replacements					2.42%	$0.31	$250	$12,250	$9,750	$9,750	$12,250	$250	$0.31	2.42%	0.0%	-
Supportive Services					0.00%	$0.00	$0	$0	$6,000	$6,000	$0	$0	$0.00	0.00%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.36%	$0.05	$38	$1,840	$1,560	$1,560	$1,840	$38	$0.05	0.36%	0.0%	-
TOTAL EXPENSES					**62.72%**	**$8.07**	**$6,477**	**$317,377**	**$238,290**	**$237,510**	**$312,400**	**$6,376**	**$7.94**	**61.73%**	**1.6%**	**$ 4,977**
NET OPERATING INCOME ("NOI")					**37.28%**	**$4.80**	**$3,850**	**$188,661**	**$138,988**	**$139,768**	**$193,638**	**$3,952**	**$4.92**	**38.27%**	**-2.6%**	**$ (4,977)**
CONTROLLABLE EXPENSES							$4,283/Unit					$4,168/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Lantern at Robstown, Robstown, 9% HTC #25177

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							Prior Underwriting		AS UNDERWRITTEN DEBT/GRANT STRUCTURE					Cumulative	
		Cumulative DCR															
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Applicant**	**TDHCA**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
Stellar Bank		1.30	1.27	148,543	6.75%	35	15	$1,992,000	$1,350,000	$1,350,000	$1,992,000	15	35	6.75%	$148,543	1.27	15.7%
CASH FLOW DEBT / GRANTS																	
City of Robstown		1.30	1.27		0.00%	0	0	$250	$250	$250	$250	0	0	0.00%		1.27	0.0%
				$148,543			**TOTAL DEBT / GRANT SOURCES**	**$1,992,250**	**$1,350,250**	**$1,350,250**	**$1,992,250**			**TOTAL DEBT SERVICE**	**$148,543**	**1.27**	15.7%
NET CASH FLOW		$45,095	$40,118								**APPLICANT**	**NET OPERATING INCOME**			**$188,661**	**$40,117**	**NET CASH FLOW**

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE					Prior Underwriting		AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Applicant**	**TDHCA**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
RBC	LIHTC Equity	77.5%	$1,258,361	$0.78	$9,813,253	$9,813,253	$9,813,253	$9,813,253	$0.78	$1,258,361	77.5%	$25,681	Applicant Request
RBC	SHTC Equity	2.4%	$50,000	$0.60	$299,940	$0		$299,940	$0.60	$50,000	2.4%		
G2 Equity Inc.	Deferred Developer Fees	4.4%	(33% Deferred)		$562,998	$376,410	$376,410	$562,993	(33% Deferred)		4.4%	**Total Developer Fee:**	**$1,730,000**
Additional (Excess) Funds Req'd		0.0%					$0	$0			0.0%		
TOTAL EQUITY SOURCES		84.3%			$10,676,191	$10,189,663	$10,189,663	$10,676,186			84.3%		
TOTAL CAPITALIZATION					**$12,668,441**	**$11,539,913**	**$11,539,913**	**$12,668,436**				**15-Yr Cash Flow after Deferred Fee:**	**$83,537**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					Prior Underwriting		TDHCA COST / BASIS ITEMS				Eligible Basis		COST VARIANCE	
	Eligible Basis		Total Costs			Applicant	TDHCA	Total Costs				New Const. Rehab	Acquisition	%	$
	Acquisition	New Const. Rehab													
Land Acquisition			$7,143 / Unit		$350,000	$247,311	$247,311	$350,000	$7,143 / Unit					0.0%	$0
Building Acquisition	$0		$ / Unit		$0	$0	$0	$0	$ / Unit				$0	0.0%	$0
Off-Sites		$572,000	$11,673 / Unit		$572,000	$572,000	$572,000	$572,000	$11,673 / Unit			$572,000		0.0%	$0
Site Work		$1,286,607	$27,640 / Unit		$1,354,360	$1,442,529	$1,442,529	$1,354,360	$27,640 / Unit			$1,286,607		0.0%	$0
Site Amenities		$164,304	$3,353 / Unit		$164,304	$175,000	$175,000	$164,304	$3,353 / Unit			$164,304		0.0%	$0
Building Cost		$4,530,153	$115.17 /sf	$92,452/Unit	$4,530,153	$3,828,461	$4,410,250	$5,088,876	$103,855/Unit	$129.37 /sf		$4,530,153		-11.0%	($558,723)
Contingency		$330,440	5.04%	5.00%	$331,041	$372,851	$372,851	$331,041	4.61%	5.04%		$330,440		0.0%	$0
Contractor Fees		$963,690	14.00%	14.00%	$973,261	$894,718	$894,718	$973,261	12.96%	14.00%		$963,690		0.0%	$0
Soft Costs	$0	$1,190,779		$25,274 / Unit	$1,238,425	$929,500	$929,500	$1,238,425	$25,274 / Unit			$1,190,779	$0	0.0%	$0
Financing	$0	$931,282		$23,947 / Unit	$1,173,393	$1,176,651	$1,176,651	$1,173,393	$23,947 / Unit			$931,282	$0	0.0%	$0
Developer Fee	$0	$1,730,000	17.35%	17.24%	$1,730,000	$1,730,000	$1,730,000	$1,730,000	16.33%	17.35%		$1,730,000	$0	0.0%	$0
Reserves				6 Months	$233,000	$170,892	$170,892	$233,000	6 Months					0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$11,699,255**		$258,540 / Unit	**$12,668,437**	**$11,539,913**	**$12,121,702**	**$13,227,160**	$269,942 / Unit			**$11,699,255**	**$0**	**-4.2%**	**($558,723)**
Acquisition Cost	$0				$0	$0									
Contingency		$0			$0	$0									
Contractor's Fee		$0			($1)	$0									
Financing Cost		$0													
Developer Fee	$0	$0			$0	$0									
Reserves					$0	$0									
ADJUSTED BASIS / COST	**$0**	**$11,699,255**		$258,540/unit	**$12,668,436**	**$11,539,913**	**$12,121,702**	**$13,227,160**	$269,942/unit			**$11,699,255**	**$0**	**-4.2%**	**($558,724)**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):	**$12,668,436**	

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Lantern at Robstown, Robstown, 9% HTC #25177

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$11,699,255	$0	$11,699,255
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$11,699,255	$0	$11,699,255
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$15,209,032	$0	$15,209,032
Applicable Fraction	93.37%	93.37%	93%	93%
TOTAL QUALIFIED BASIS	$0	$14,201,050	$0	$14,201,050
Applicable Percentage	9.00%	9.00%	9.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,278,095	$0	$1,278,095
CREDITS ON QUALIFIED BASIS	$1,278,095		$1,278,095	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.7798	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,278,095	$9,967,144	----	----	----
Needed to Fill Gap	$1,330,554	$10,376,246	----	----	----
Applicant Request	$1,258,361	$9,813,253	**$1,258,361**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Six-Plex		39,336 SF	$96.57	3,798,742
Adjustments				
Exterior Wall Finish	3.44%		3.32	$130,677
Elderly	9.00%		8.69	341,887
9-Ft. Ceilings	3.43%		3.31	130,297
Roof Adjustment(s)			1.25	49,000
Subfloor			(0.23)	(9,047)
Floor Cover			3.75	147,510
Breezeways	$54.35	6,612	9.14	359,357
Balconies	$47.40	553	0.67	26,212
Plumbing Fixtures	$1,460	0	0.00	0
Rough-ins	$715	98	1.78	70,070
Built-In Appliances	$2,200	49	2.74	107,800
Exterior Stairs	$4,250	4	0.43	17,000
Heating/Cooling			4.11	161,671
Storage Space	$54.35	0	0.00	0
Carports	$21.40	0	0.00	0
Garages	$27.00	0	0.00	0
Common/Support Area	$134.65	1,986	6.80	267,419
Elevators	$112,000	1	2.85	112,000
Other:			0.00	0
Fire Sprinklers	$4.60	47,934	5.61	220,496
SUBTOTAL			**150.78**	**5,931,091**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**150.78**	**$5,931,091**
Plans, specs, survey, bldg permits	3.10%		(4.67)	($183,864)
Contractor's OH & Profit	11.10%		(16.74)	(658,351)
NET BUILDING COSTS		$103,855/unit	$129.37/sf	$5,088,876

Long-Term Pro Forma

The Lantern at Robstown, Robstown, 9% HTC #25177

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$506,038	$516,159	$526,482	$537,011	$547,752	$604,762	$667,706	$737,202	$813,930	$898,645	$992,176
TOTAL EXPENSES	3.00%	$317,377	$326,696	$336,290	$346,168	$356,339	$411,885	$476,152	$550,517	$636,573	$736,165	$851,433
NET OPERATING INCOME ("NOI")		**$188,661**	**$189,463**	**$190,192**	**$190,843**	**$191,413**	**$192,877**	**$191,554**	**$186,685**	**$177,358**	**$162,479**	**$140,743**
EXPENSE/INCOME RATIO		62.7%	63.3%	63.9%	64.5%	65.1%	68.1%	71.3%	74.7%	78.2%	81.9%	85.8%
MUST -PAY DEBT SERVICE												
Stellar Bank		$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543
TOTAL DEBT SERVICE		$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543
DEBT COVERAGE RATIO		1.27	1.28	1.28	1.28	1.29	1.30	1.29	1.26	1.19	1.09	0.95
ANNUAL CASH FLOW		**$40,117**	**$40,919**	**$41,648**	**$42,300**	**$42,870**	**$44,334**	**$43,010**	**$38,141**	**$28,814**	**$13,936**	**($7,800)**
Deferred Developer Fee Balance		$522,876	$481,956	$440,308	$398,009	$355,139	$135,418	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$0	$83,537	$285,570	$450,282	$552,183	$559,689

25177 The Lantern at Robstown - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 9, 2025

PROPERTY IDENTIFICATION	
Application #	**25177**
Development	**The Lantern at Robstown**
City / County	**Robstown / Nueces**
Region/Area	**10 / Rural**
Population	**Elderly Limitation**
Set-Aside	**General**
Activity	**New Construction**

RECOMMENDATION

TDHCA Program	Request	Recommended		
FHTC (9% Credit)	$1,258,361	**$1,258,361**	**$32,266/Unit**	**$0.78**

KEY PRINCIPALS / SPONSOR

- **G2 Equity Inc.**
  Kanwarjit Ronnie Gyani-100% Owner

Related Parties	Contractor - Yes	Seller - No

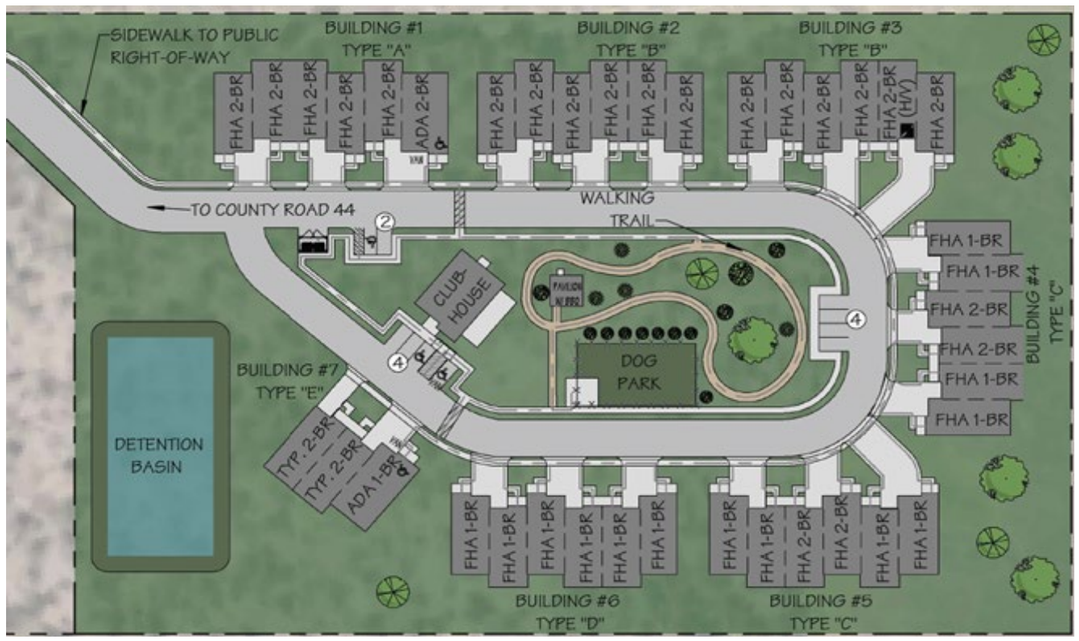
TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	**# Units**	**% Total**	**Income**	**# Units**	**% Total**
Eff	-	0%	**20%**	-	0%
1	15	38%	**30%**	3	8%
2	24	62%	**40%**	-	0%
3	-	0%	**50%**	6	15%
4	-	0%	**60%**	30	77%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	39	100%	**TOTAL**	39	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.34	**Expense Ratio**	! 63.2%
Breakeven Occ.	✓ 83.8%	**Breakeven Rent**	$770
Average Rent	$852	**B/E Rent Margin**	✓ $82
Property Taxes	$420/unit	**Exemption/PILOT**	50%
Total Expense	$6,110/unit	**Controllable**	$3,859/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			✓ 0.9%
Highest Unit Capture Rate	✓ 2%	1 BR/60%	12
Dominant Unit Cap. Rate	✓ 2%	2 BR/60%	18
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	925 SF	**Density**	5.4/acre
Acquisition		$06K/unit	$247K
Building Cost	$106.10/SF	$98K/unit	$3,828K
Hard Cost		$164K/unit	$6,391K
Total Cost		$296K/unit	$11,540K
Developer Fee	$1,730K	(22% Deferred)	Paid Year: 11
Contractor Fee	$895K	**30% Boost**	Yes

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
KeyBank	15/35	7.00%	$1,350,000	1.34
TOTAL DEBT (Must Pay)			$1,350,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
City of Robstown	0/0	0.00%	$250	1.34
CASH FLOW DEBT / GRANTS			$250	

EQUITY / DEFERRED FEES	
Source	Amount
Raymond James	$9,813,253
G2 Equity Inc.	$376,410
TOTAL EQUITY SOURCES	$10,189,663
TOTAL DEBT SOURCES	$1,350,250
TOTAL CAPITALIZATION	$11,539,913

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

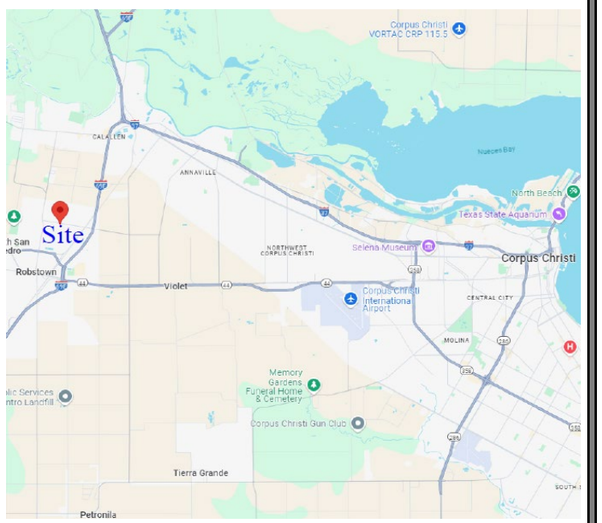
STRENGTHS/MITIGATING FACTORS

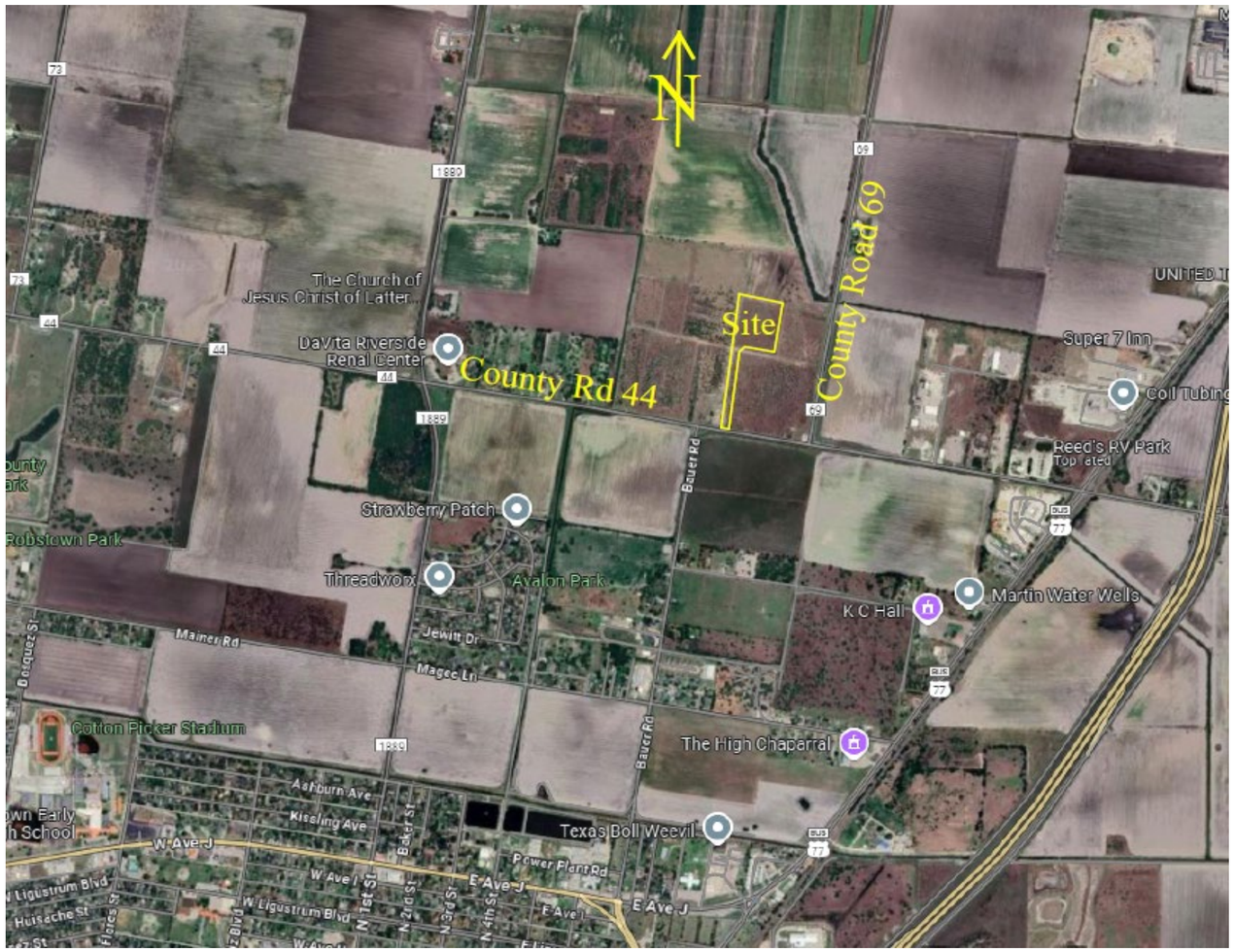
- Low gross capture rate of 0.9%
- 1.34 DCR
- New development and attractive design should enhance leasing

WEAKNESSES/RISKS

- Construction Cost Risk
- High expense ratio
- Interest rate risk

AREA MAP





Real Estate Analysis Division
Underwriting Report
July 9, 2025

DEVELOPMENT IDENTIFICATION

TDHCA Application #: **25177** Program(s): **9% HTC**

The Lantern at Robstown

Address/Location: NWC of CR 44 and CR 69

City: Robstown County: Nueces Zip: 78380

Population: Elderly Limitation Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Six-Plex Region: 10

Low-Income: 40% at 60%

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm Lien**	**Const. Term**	**Const Lien**
FHTC (9% Credit)	$1,258,361				**$1,258,361**						

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	3
50% of AMI	50% of AMI	6
60% of AMI	60% of AMI	30

DEVELOPMENT SUMMARY

The development will be a 55+ LIHTC community, comprised of 15 one-bedroom units and 24 two-bedroom units, with incomes at 30%, 50%, and 60% AMIs. The developer will be partnering with Crossroads Housing Development Corporation as the CHDO in order to achieve a 50% property tax exemption. Property amenities include a dog park, walking trail and a stand-alone clubhouse.

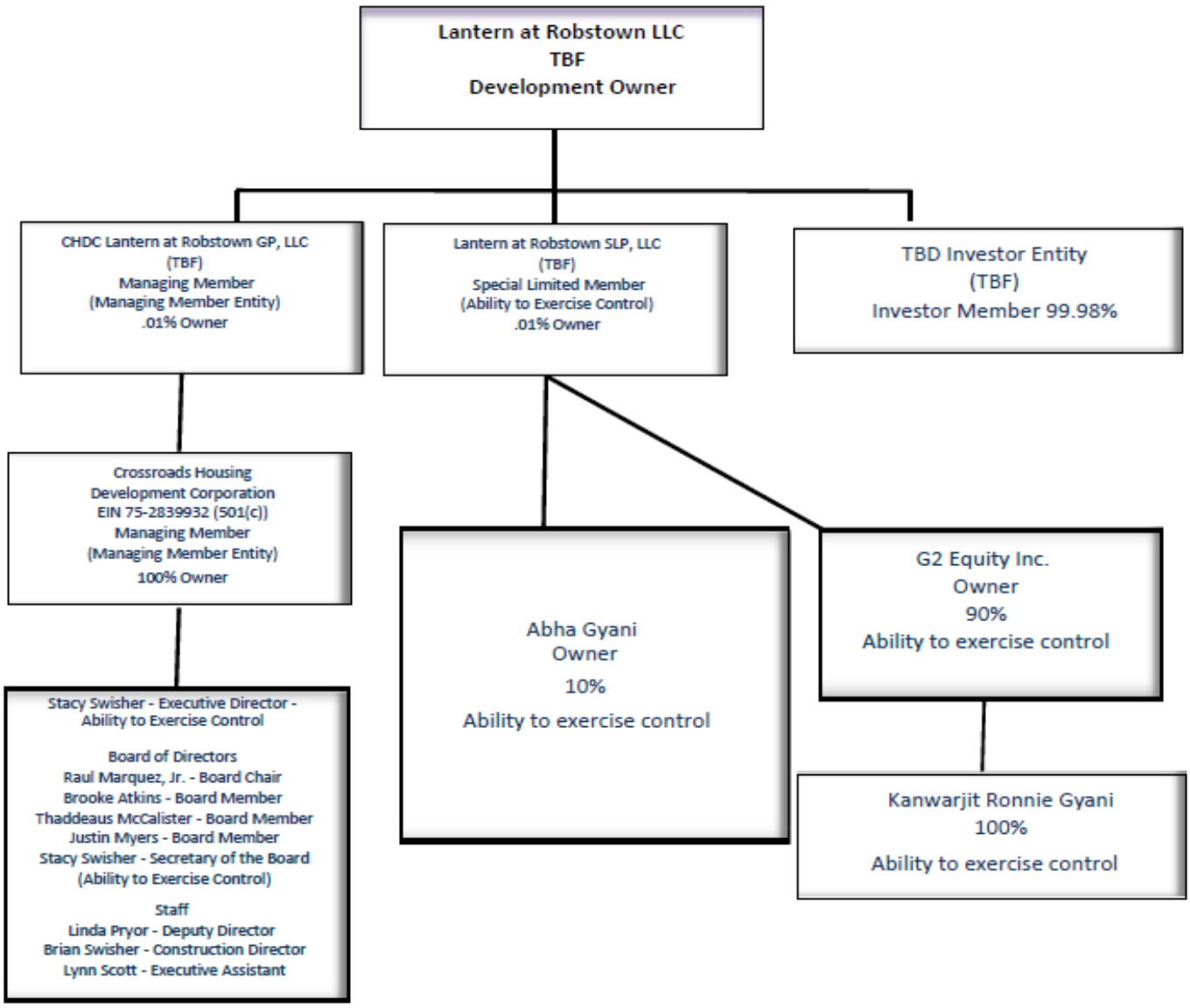
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Low gross capture rate of 0.9%
▫	1.34 DCR
▫	New development and attractive design should enhance leasing

WEAKNESSES/RISKS	
▫	Construction Cost Risk
▫	High expense ratio
▫	Interest rate risk

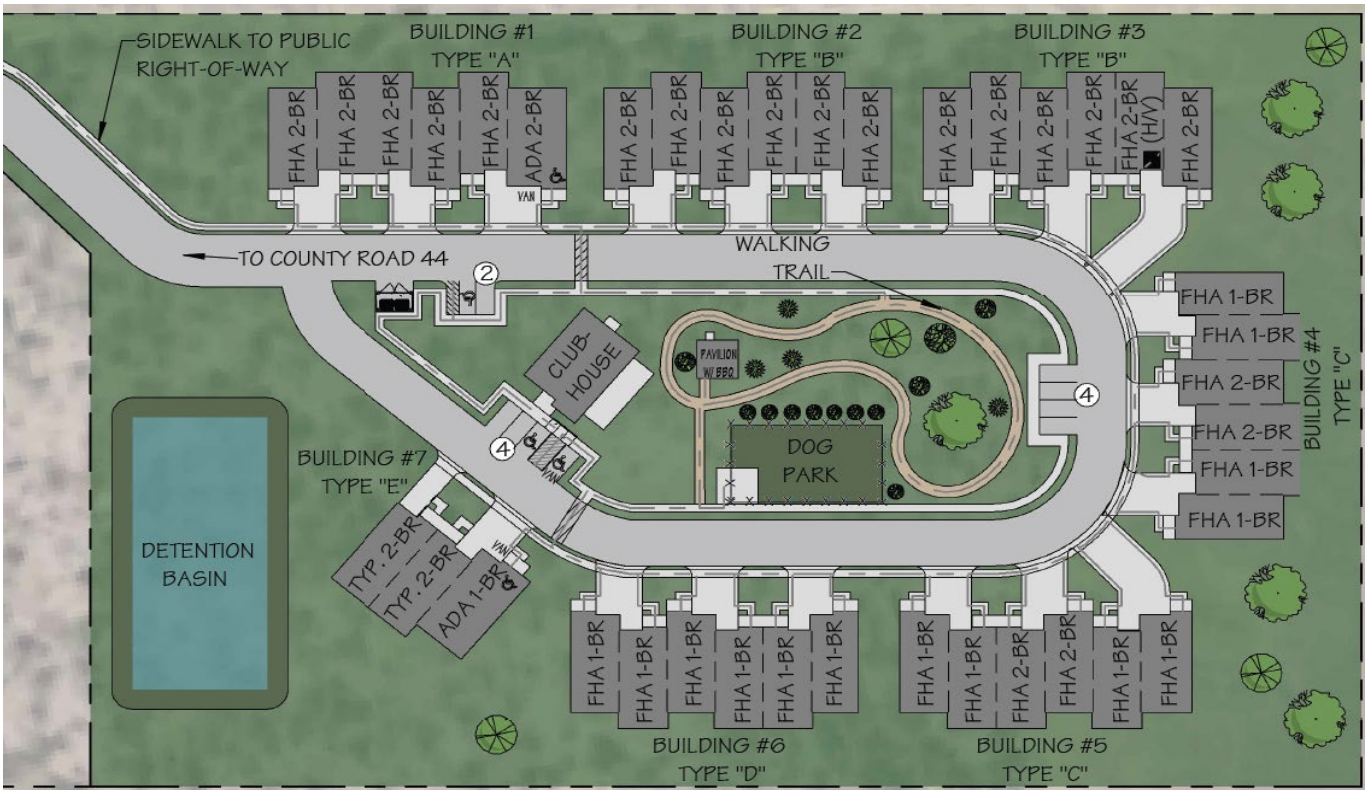
DEVELOPMENT TEAM

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN



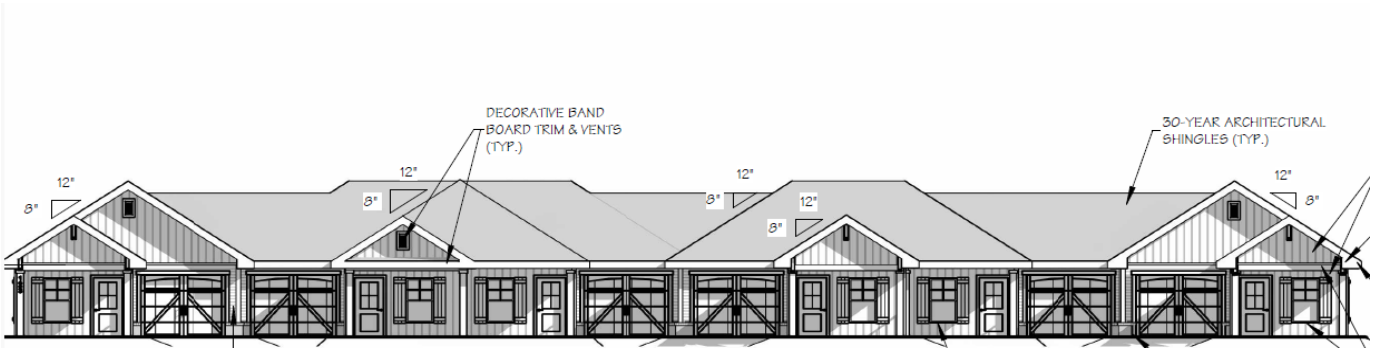
AERIAL

Parking	No Fee		Tenant-Paid		Total	
Open Surface	49	*1.3/unit*	0	--	49	*1.3/unit*
Carport	0	--	0	--	0	--
Garage	39	*1.0/unit*	0	--	39	*1.0/unit*
Total Parking	**88**	*2.3/unit*	**0**	--	**88**	*2.3/unit*

Comments:

Local parking requirement is 1 parking space per unit. The development is in compliance with the local code and will provide 49 surface parking spaces and 39 garage parking spaces for a total of 88 parking spaces (2.3/unit). All parking will be free of charge to the tenants.

BUILDING ELEVATION



BUILDING CONFIGURATION

Building Type	A	B	C	D	E								Total Buildings
Floors/Stories	1	1	1	1	1								
Number of Bldgs	1	2	2	1	1								7
Units per Bldg	6	6	6	6	3								
Total Units	6	12	12	6	3								39

Avg. Unit Size (SF)	**925 sf**	**Total NRA (SF)**	**36,084**	**Common Area (SF)***	**1,888**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 7.164 acres Density: 5.4 units/acre

Site Control: 15.2 AL **Site Plan:** 7.2 AL **Appraisal:** n/a **ESA:** 15.2 AL

Feasibility Report Survey: 7.164 AL **Feasibility Report Engineer's Plan:** 164 acr **Existing LURA:** n/a

Control Type: Commercial Contract - Unimproved Property

Tract 1: 15.208 acres Cost: $525,000 Seller: Fox Tree & Landscape Nursery

Development Site: 7.164 acres Cost: $247,311 $6,341 per unit

Seller: Fox Tree and Landscape Nursery

Buyer: G2 Equity, Inc., or Assigns

Related-Party Seller/Identity of Interest: No

Comments:

The PSA contract is currently with G2 Equity Inc., which is the Developer and a proposed owner of the LIHTC development. Upon successful award of 9% LIHTCs, G2 Equity Inc. will assign the PSA to Lantern at Robstown LLC, which is currently a to-be-formed entity.

Site control is for 15.208 acres, but the planned development site is 7.164 acres (that will be encumbered by the LURA). The pro-rata allocation of 47.11% (based on acreage) was applied to the total purchase price to calculate the cost of the development site.

The ESA was performed on the entire 15.208 acres under contract.

The ownership entity will have Crossroads Housing Development Corporation (a CHDO) as the GP, which should facilitate a 50% property tax exemption.

SITE INFORMATION

Flood Zone:	Zone X	Scattered Site?	No
Zoning:	R-1	Within 100-yr floodplain?	No
Re-Zoning Required?	Yes	Utilities at Site?	Yes
Year Constructed:	N/A	Title Issues?	No

Current Uses of Subject Site:

The property is currently used as agricultural land with a palm tree farm.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Aspen Environmental, Inc. Date: 2/14/2025

Recognized Environmental Conditions (RECs) and Other Concerns:

- No recognized environmental conditions (RECs) were identified at the subject property.

MARKET ANALYSIS

Provider: Novogradac Date: 3/17/2025

Primary Market Area (PMA): 201 sq. miles 8 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
22211	MillPond at Robstown	Y	New Const.	General	18	72

Other Affordable Developments in PMA since 2020

	#N/A	#N/A	#N/A	N/A	#N/A

Stabilized Affordable Developments in PMA	Total Units	456
	Total Developments	6
	Average Occupancy	97.5%

Comments:

Market study indicates that the comparable properties reported vacancy rates ranging from zero to 14.5 percent, with an overall weighted average of 5.4 percent. Managers at three of the seven LIHTC properties reported being fully occupied. The average vacancy rate reported by the affordable comparables was 1.5 percent, well below the 8.7 percent weighted average reported by the market rate properties. Based on the performance of the comparables, market study expects the Subject will operate with vacancy and collection losses of approximately five percent over a typical investment period. (p.126)

The Subject will offer larger unit sizes, similar in-unit amenities, and slightly superior common area amenities relative to the LIHTC comparables. Given the Subject's overall comparison to the most similar properties in the area, maximum allowable rents reported at all of the comparables located in Robstown, Corpus Christi, and Kingsville and the rent level comparison between the LIHTC and market rate rents, market analyst believes the Subject would be able to achieve maximum allowable rents at the 30, 50, and 60 percent AMI levels, which are in line with the developer's proposed rents. (p.126)

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	49,510			
Senior Households in the Primary Market Area				
Potential Demand from the Primary Market Area	3,951			
10% External Demand	395			
Potential Demand from Other Sources				
GROSS DEMAND	4,346			
Subject Affordable Units	39			
Unstabilized Competitive Units				
RELEVANT SUPPLY	39			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**0.9%**			

Population:	**Elderly Limitation**	**Market Area:**	**Rural**	**Maximum Gross Capture Rate:**	**10%**

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	742	74	3	0	0.4%					
50% AMGI	342	34	6	0	1.6%					
60% AMGI	2,867	287	30	0	1.0%					

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE

	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	284	28	1	0	0.3%					
1 BR/50%	154	15	2	0	1.2%					
1 BR/60%	495	50	12	0	2.2%					
2 BR/30%	445	45	2	0	0.4%					
2 BR/50%	206	21	4	0	1.8%					
2 BR/60%	872	87	18	0	1.9%					

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$138,988	Avg. Rent:	$852	Expense Ratio:	63.2%
Debt Service:	$103,495	B/E Rent:	$770	Controllable Expenses:	$3,859
Net Cash Flow:	$35,493	UW Occupancy:	92.5%	Property Taxes/Unit:	$420
Aggregate DCR:	1.34	B/E Occupancy:	83.8%	Program Rent Year:	2024

The ownership structure will have Crossroads Housing Development Corporation (a CHDO) as the GP in order to achieve a 50% property tax exemption.

Underwriter utilized local comps for G&A expenses, Payroll, Utility and WST expenses. Applicant's expenses were used in the analysis since there is less than 1% variance with Underwriter's expense assumptions

As underwritten, residual 15-year cash flow is $183K after deferred developer fee is paid off in year 11.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$34,521/ac	$6,341/unit	**$247,311**	Contractor Fee	**$894,718**
Off-site + Site Work		$56,142/unit	**$2,189,529**	Soft Cost + Financing	**$2,106,151**
Building Cost	$106.10/sf	$98,166/unit	**$3,828,461**	Developer Fee	**$1,730,000**
Contingency	6.20%	$9,560/unit	**$372,851**	Reserves	**$170,892**
Total Development Cost	$295,895/unit	**$11,539,913**		**Rehabilitation Cost**	**N/A**

Qualified for 30% Basis Boost?	Rural [9% only]

Acquisition:

The development site is 7.164 acres, which is 47.11% of the total 15.208 acre parcel being acquired. Applicant confirmed that they had inadvertently used the allocated percentage on a $625,000 land purchase price instead of using the allocated percentage on the actual contract purchase price of $525,000. Their originally presented land acquisition cost was $294,417. This has been corrected to $247,311. In any event, the correction has no effect on the credit allocation.

Building Cost:

Underwriter estimated building cost using Marshall and Swift's "Average Quality" Base Cost. This resulted in an estimate of $113K/unit ($122/sf) as compared to Applicant's budget of $98K/unit ($106/sf). The difference equates to a 13.2% variance. However, the respective estimates of Total Housing Development Cost vary by 4.8%, so Applicant's budget is being used in the analysis.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$11,539,913	**$10,836,927**	**$1,267,920**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
KeyBank	Construction Loan	$8,200,000	8.00%	71%
Raymond James	FHTC	$1,962,651	$0.78	17%
City of Robstown	§11.9(d)(2)LPS Contribution	$250	0.00%	0%
G2 Equity Inc.	Fee	$1,377,012	0.00%	12%
		$11,539,913	**Total Sources**	

PERMANENT SOURCES

	PROPOSED				UNDERWRITTEN				
Debt Source	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**LTC**
KeyBank	$1,350,000	7.00%	35	15	$1,350,000	7.00%	35	15	12%
City of Robstown	$250	0.00%	0	0	$250	0.00%	0	0	0%
Total	**$1,350,250**				**$1,350,250**				

	PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees	**Amount**	**Rate**	**% Def**	**Amount**	**Rate**	**% TC**	**% Def**
Raymond James	$9,813,253	$0.78		$9,813,253	$0.78	85%	
G2 Equity Inc.	$376,410		22%	$376,410		3%	22%
Total	**$10,189,663**			**$10,189,663**			
				$11,539,913	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.810	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.765	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	$11,539,913
Permanent Sources (debt + non-HTC equity)	$1,350,250
Gap in Permanent Financing	$10,189,663

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	$9,887,802	$1,267,920
Needed to Balance Sources & Uses	$10,189,663	$1,306,628
Requested by Applicant	$9,813,253	$1,258,361

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	**$9,813,253**	**$1,258,361**

Deferred Developer Fee	**$376,410**	**(22% deferred)**
Repayable in	**11 years**	

Recommendation:

Underwriter recommends Applicant's request of $1,258,361 in annual 9% Housing Tax Credits.

Underwriter: *Georgia Simmons*

Manager of Real Estate Analysis: *Gregg Kazak*

Director of Real Estate Analysis: *Jeanna Adams*

UNIT MIX/RENT SCHEDULE

The Lantern at Robstown, Robstown, 9% HTC #25177

LOCATION DATA	
CITY:	Robstown
COUNTY:	Nueces
Area Median Income	$0
PROGRAM REGION:	10
PROGRAM RENT YEAR:	2024

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	15	38.5%	0	0	0	0
2	24	61.5%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	**39**	**100.0%**	**-**	**-**	**-**	**-**

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	9.00%
APP % Construction	9.00%
Average Unit Size	925 sf

56%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	3	-	6	30	-	-	-	**39**
	% Total	0.0%	7.7%	0.0%	15.4%	76.9%	0.0%	0.0%	0.0%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$444	1	1	1	918	$444	$71	$373	$0	$0.41	$373	**$373**	**$373**	$373	$0.41	$0	$1,175	$1.28	$1,175
TC 50%	$740	2	1	1	918	$740	$71	$669	$0	$0.73	$669	**$1,338**	**$1,338**	$669	$0.73	$0	$1,175	$1.28	$1,175
TC 60%	$888	11	1	1	918	$888	$71	$817	$0	$0.89	$817	**$8,987**	**$8,987**	$817	$0.89	$0	$1,175	$1.28	$1,175
TC 60%	$888	1	1	1	1,059	$888	$71	$817	$0	$0.77	$817	**$817**	**$817**	$817	$0.77	$0	$1,175	$1.11	$1,175
TC 30%	$533	2	2	2	918	$533	$88	$445	$0	$0.48	$445	**$890**	**$890**	$445	$0.48	$0	$1,325	$1.44	$1,325
TC 50%	$888	4	2	2	918	$888	$88	$800	$0	$0.87	$800	**$3,200**	**$3,200**	$800	$0.87	$0	$1,325	$1.44	$1,325
TC 60%	$1,066	15	2	2	918	$1,066	$88	$978	$0	$1.07	$978	**$14,670**	**$14,670**	$978	$1.07	$0	$1,325	$1.44	$1,325
TC 60%	$1,066	1	2	2	1,059	$1,066	$88	$978	$0	$0.92	$978	**$978**	**$978**	$978	$0.92	$0	$1,325	$1.25	$1,325
TC 60%	$1,066	2	2	2	918	$1,066	$88	$978	$0	$1.07	$978	**$1,956**	**$1,956**	$978	$1.07	$0	$1,325	$1.44	$1,325
TOTALS/AVERAGES:		**39**			**36,084**				**$0**	**$0.92**	**$852**	**$33,209**	**$33,209**	**$852**	**$0.92**	**$0**	**$1,267**	**$1.37**	**$1,267**

ANNUAL POTENTIAL GROSS RENT:	$398,508	$398,508	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

The Lantern at Robstown, Robstown, 9% HTC #25177

	STABILIZED FIRST YEAR PRO FORMA													
	COMPARABLES			APPLICANT				TDHCA				VARIANCE	
	Database	Other		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT					$0.92	$852	$398,508	$398,508	$852	$0.92		0.0%	$0
App Fees, NSF, Vending						$20.00	$9,360						
Total Secondary Income						$20.00		$9,360	$20.00			0.0%	$0
POTENTIAL GROSS INCOME							$407,868	$407,868				0.0%	$0
Vacancy & Collection Loss						7.5% PGI	(30,590)	(30,590)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							$377,278	$377,278				0.0%	$0

General & Administrative	$23,862	$612/Unit	$20,640	$529	5.83%	$0.61	$564	$22,000	$20,640	$529	$0.57	5.47%	6.6%	1,360
Management	$23,771	4.6% EGI	$24,547	$629	4.00%	$0.42	$387	$15,091	$18,864	$484	$0.52	5.00%	-20.0%	(3,773)
Payroll & Payroll Tax	$56,244	$1,442/Unit	$62,832	$1,611	17.23%	$1.80	$1,667	$65,000	$62,832	$1,611	$1.74	16.65%	3.4%	2,168
Repairs & Maintenance	$36,750	$942/Unit	$45,832	$1,175	7.16%	$0.75	$692	$27,000	$25,350	$650	$0.70	6.72%	6.5%	1,650
Electric/Gas	$8,888	$228/Unit	$10,144	$260	2.25%	$0.24	$218	$8,500	$10,144	$260	$0.28	2.69%	-16.2%	(1,644)
Water, Sewer, & Trash	$36,908	$946/Unit	$28,997	$744	7.42%	$0.78	$718	$28,000	$28,997	$744	$0.80	7.69%	-3.4%	(997)
Property Insurance	$39,931	$1.11 /sf	$53,687	$1,377	10.34%	$1.08	$1,000	$39,000	$39,931	$1,024	$1.11	10.58%	-2.3%	(931)
Property Tax (@ 50%) 2.1280	$22,483	$576/Unit	$15,373	$394	4.34%	$0.45	$420	$16,389	$13,441	$345	$0.37	3.56%	21.9%	2,948
Reserve for Replacements					2.58%	$0.27	$250	$9,750	$9,750	$250	$0.27	2.58%	0.0%	-
Supportive Services					1.59%	$0.17	$154	$6,000	$6,000	$154	$0.17	1.59%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.41%	$0.04	$40	$1,560	$1,560	$40	$0.04	0.41%	0.0%	-
TOTAL EXPENSES					**63.16%**	**$6.60**	**$6,110**	**$238,290**	**$237,510**	**$6,090**	**$6.58**	**62.95%**	**0.3%**	**$ 780**
NET OPERATING INCOME ("NOI")					**36.84%**	**$3.85**	**$3,564**	**$138,988**	**$139,768**	**$3,584**	**$3.87**	**37.05%**	**-0.6%**	**$ (780)**

CONTROLLABLE EXPENSES	$3,859/Unit		$3,794/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Lantern at Robstown, Robstown, 9% HTC #25177

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE						AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR											Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
KeyBank		1.35	1.34	103,495	7.00%	35	15	$1,350,000	$1,350,000	15	35	7.00%	$103,495	1.34	11.7%
CASH FLOW DEBT / GRANTS															
City of Robstown		1.35	1.34		0.00%	0	0	$250	$250	0	0	0.00%		1.34	0.0%
				$103,495		**TOTAL DEBT / GRANT SOURCES**		**$1,350,250**	**$1,350,250**		**TOTAL DEBT SERVICE**		**$103,495**	**1.34**	11.7%
NET CASH FLOW		$36,273	$35,493						**APPLICANT**	**NET OPERATING INCOME**		**$138,988**	**$35,493**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
Raymond James	LIHTC Equity	85.0%	$1,258,361	$0.78	$9,813,253	$9,813,253	$0.7798	$1,258,361	85.0%	$32,266	Applicant Request
G2 Equity Inc.	Deferred Developer Fees	3.3%	(22% Deferred)		$376,410	$376,410	(22% Deferred)		3.3%	**Total Developer Fee:**	**$1,730,000**
Additional (Excess) Funds Req'd		0.0%				$0			0.0%		
TOTAL EQUITY SOURCES		88.3%			$10,189,663	$10,189,663			88.3%		
TOTAL CAPITALIZATION					**$11,539,913**	**$11,539,913**				**15-Yr Cash Flow after Deferred Fee:**	**$183,357**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS				COST VARIANCE	
	Eligible Basis							Eligible Basis			
	Acquisition	New Const. Rehab	Total Costs			Total Costs		New Const. Rehab	Acquisition	%	$
Land Acquisition			$6,341 / Unit		$247,311	$247,311	$6,341 / Unit			0.0%	$0
Building Acquisition	$0		$ / Unit		$0	$0	$ / Unit		$0	0.0%	$0
Off-Sites		$572,000	$14,667 / Unit		$572,000	$572,000	$14,667 / Unit	$572,000		0.0%	$0
Site Work		$1,322,986	$36,988 / Unit		$1,442,529	$1,442,529	$36,988 / Unit	$1,322,986		0.0%	$0
Site Amenities		$175,000	$4,487 / Unit		$175,000	$175,000	$4,487 / Unit	$175,000		0.0%	$0
Building Cost		$3,828,461	$106.10 /sf	$98,166/Unit	$3,828,461	$4,410,250	$113,083/Unit	$122.22 /sf	$3,828,461	-13.2%	($581,789)
Contingency		$372,851	6.32%	6.20%	$372,851	$372,851	5.65%	6.32%	$372,851	0.0%	$0
Contractor Fees		$877,982	14.00%	14.00%	$894,718	$894,718	12.83%	14.00%	$877,982	0.0%	$0
Soft Costs	$0	$921,000	$23,833 / Unit		$929,500	$929,500	$23,833 / Unit		$921,000	$0	0.0%	$0
Financing	$0	$1,036,647	$30,171 / Unit		$1,176,651	$1,176,651	$30,171 / Unit		$1,036,647	$0	0.0%	$0
Developer Fee	$0	$1,730,000	19.00%	18.75%	$1,730,000	$1,730,000	17.64%	19.00%	$1,730,000	$0	0.0%	$0
Reserves			6 Months		$170,892	$170,892	6 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$10,836,927**	$295,895 / Unit		**$11,539,913**	**$12,121,702**	$310,813 / Unit		**$10,836,927**	**$0**	**-4.8%**	**($581,789)**
Acquisition Cost	$0				$0							
Contingency		$0			$0							
Contractor's Fee		$0			$0							
Financing Cost		$0										
Developer Fee	$0	$0			$0							
Reserves					$0							
ADJUSTED BASIS / COST	**$0**	**$10,836,927**	$295,895/unit		**$11,539,913**	**$12,121,702**	$310,813/unit		**$10,836,927**	**$0**	**-4.8%**	**($581,789)**
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					**$11,539,913**							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Lantern at Robstown, Robstown, 9% HTC #25177

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$10,836,927	$0	$10,836,927
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$10,836,927	$0	$10,836,927
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$14,088,005	$0	$14,088,005
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$14,088,005	$0	$14,088,005
Applicable Percentage	9.00%	9.00%	9.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,267,920	$0	$1,267,920
CREDITS ON QUALIFIED BASIS	$1,267,920		$1,267,920	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.7798	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,267,920	$9,887,802	----	----	----
Needed to Fill Gap	$1,306,628	$10,189,663	----	----	----
Applicant Request	$1,258,361	$9,813,253	**$1,258,361**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Six-Plex		36,084 SF	$97.10	3,503,584
Adjustments				
Exterior Wall Finish	0.84%		0.82	$29,482
Elderly	9.00%		8.74	315,323
9-Ft. Ceilings	3.11%		3.01	108,793
Roof Adjustment(s)			6.52	235,268
Subfloor			(4.33)	(156,244)
Floor Cover			3.75	135,315
Breezeways	$0.00	0	0.00	0
Balconies	$47.40	609	0.80	28,867
Plumbing Fixtures	$1,460	0	0.00	0
Rough-ins	$715	78	1.55	55,770
Built-In Appliances	$2,200	39	2.38	85,800
Exterior Stairs	$4,250	0	0.00	0
Heating/Cooling			4.11	148,305
Storage Space	$0.00	0	0.00	0
Carports	$21.40	0	0.00	0
Garages	$27.00	10,676	7.99	288,248
Common/Support Area	$141.52	1,339	5.25	189,495
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	$4.60	37,423	4.77	172,146
SUBTOTAL			**142.45**	**5,140,152**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**142.45**	**$5,140,152**
Plans, specs, survey, bldg permits	3.10%		(4.42)	($159,345)
Contractor's OH & Profit	11.10%		(15.81)	(570,557)
NET BUILDING COSTS		$113,083/unit	$122.22/sf	$4,410,250

Long-Term Pro Forma

The Lantern at Robstown, Robstown, 9% HTC #25177

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$377,278	$384,823	$392,520	$400,370	$408,378	$450,882	$497,810	$549,623	$606,828	$669,987	$739,720
TOTAL EXPENSES	3.00%	$238,290	$245,288	$252,493	$259,910	$267,548	$309,259	$357,521	$413,366	$477,991	$552,783	$639,347
NET OPERATING INCOME ("NOI")		**$138,988**	**$139,536**	**$140,027**	**$140,460**	**$140,830**	**$141,623**	**$140,289**	**$136,257**	**$128,837**	**$117,204**	**$100,372**
EXPENSE/INCOME RATIO		63.2%	63.7%	64.3%	64.9%	65.5%	68.6%	71.8%	75.2%	78.8%	82.5%	86.4%
MUST -PAY DEBT SERVICE												
KeyBank		$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495
TOTAL DEBT SERVICE		$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495
DEBT COVERAGE RATIO		1.34	1.35	1.35	1.36	1.36	1.37	1.36	1.32	1.24	1.13	0.97
ANNUAL CASH FLOW		**$35,493**	**$36,041**	**$36,533**	**$36,965**	**$37,335**	**$38,128**	**$36,795**	**$32,762**	**$25,342**	**$13,710**	**($3,122)**
Deferred Developer Fee Balance		$340,917	$304,876	$268,344	$231,378	$194,043	$4,240	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$0	$183,357	$356,441	$499,502	$593,185	$613,537

Real Estate Analysis Division
November 10, 2025

Addendum to Underwriting Report

TDHCA Application #: **25187** Program(s): **9% HTC**

Crossroads Redevelopment

Address/Location: 8801 McCann Dr.

City: Austin County: Travis Zip: 78757

	APPLICATION HISTORY
Report Date	**PURPOSE**
11/10/25	**SHTC amendment**
06/26/25	Initial Underwriting

ALLOCATION

	Previous Allocation				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm. Lien**	**Const. Term**	**Const. Lien**
State Housing Tax Credits	$0				**$469,300**						
FHTC (9% Credit)	$2,000,000				**$2,000,000**						

CONDITIONS STATUS

Receipt and acceptance by Carryover:

- Formal approval for $13,000,000 loan from Austin Housing Finance Corporation (AHFC) clearly stating all terms and conditions, and source of funds.

Status: Condition is clear. AHFC has provided formal approval of $11.7M in funding.

Receipt and acceptance by Cost Certification:

- Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.
- Certification that testing for asbestos was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	39
50% of AMI	50% of AMI	66
60% of AMI	60% of AMI	5

ANALYSIS

The underwriting analysis has been revised based on Applicant's new Schedule of Sources including Applicant's request of $4.693M in State Housing Tax Credits over the entire credit period. This is in addition to the $2M in annual 9% tax credits they were awarded during initial underwriting.

The distribution of units has changed. The 30% AMGI band has increased from 22 to 39 units. The number of 50% AMGI units has decreased from 83 to 66.

Operating Pro Forma

The applicant's revised first year stabilized pro forma shows first year management expenses decreasing by $600 with all other expenses forecasted to remain the same as reported in the initial underwriting. Program rents have been updated to 2025, but due to the 17 units being shifted from 50% to 30% AMGI net operating income is reduced by $12k.

Development Cost

Development Costs remain unchanged.

Sources of Funds

Sources and Uses changes include National Equity Fund (NEF) acquiring the $4.693M SHTC. NEF is contributing $2.7M in capital for a syndication rate of $0.58 on $469,300 in annual SHTC.

The following funding sources have changed:
-The City of Austin has issued formal approval supporting this project for $11.7M down from $13M initially
-Foundation Communities has reduced its sponsor loan from $6.5M to $4.5M
-Foundation Communities has reduced its deffered developer fee from $3.9M to $3.7M

Underwriter recommends $469,300 in annual state housing tax credits as requested by the applicant in addition to the recommended $2,000,000 in annual federal tax credits previously awarded to the applicant.

Underwriter:	*Beau Fannon*
Manager of Real Estate Analysis:	*Diamond Unique Thompson*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Crossroads Redevelopment, Austin, 9% HTC/MDL #25187

LOCATION DATA	
CITY:	Austin
COUNTY:	Travis
Area Median Income	$133,800
PROGRAM REGION:	7
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	50	45.5%	0	0	0	0
2	42	38.2%	0	0	0	0
3	18	16.4%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	**110**	**100.0%**	**-**	**-**	**-**	**-**

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	1,041 sf

43% Average Income	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	# Units	-	39	-	66	5	-	-	-	**110**
	% Total	0.0%	35.5%	0.0%	60.0%	4.5%	0.0%	0.0%	0.0%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$753	10	1	1	890	$753	$74	$679	$0	$0.76	$679	**$6,790**	**$6,790**	$679	$0.76	$0	$1,754	$1.97	$1,754
TC 50%	$1,255	30	1	1	890	$1,255	$74	$1,181	$0	$1.33	$1,181	**$35,430**	**$35,430**	$1,181	$1.33	$0	$1,754	$1.97	$1,754
TC 60%	$1,506	2	1	1	890	$1,506	$74	$1,432	$0	$1.61	$1,432	**$2,864**	**$2,864**	$1,432	$1.61	$0	$1,754	$1.97	$1,754
TC 30%	$903	8	2	2	1,109	$903	$96	$807	$0	$0.73	$807	**$6,456**	**$6,456**	$807	$0.73	$0	$2,135	$1.93	$2,135
TC 50%	$1,506	26	2	2	1,109	$1,506	$96	$1,410	$0	$1.27	$1,410	**$36,660**	**$36,660**	$1,410	$1.27	$0	$2,135	$1.93	$2,135
TC 60%	$1,807	2	2	2	1,109	$1,807	$96	$1,711	$0	$1.54	$1,711	**$3,422**	**$3,422**	$1,711	$1.54	$0	$2,135	$1.93	$2,135
TC 30%	$1,044	4	3	2	1,299	$1,044	$119	$925	$0	$0.71	$925	**$3,700**	**$3,700**	$925	$0.71	$0	$2,482	$1.91	$2,482
TC 50%	$1,740	10	3	2	1,299	$1,740	$119	$1,621	$0	$1.25	$1,621	**$16,210**	**$16,210**	$1,621	$1.25	$0	$2,482	$1.91	$2,482
TC 60%	$2,088	1	3	2	1,299	$2,088	$119	$1,969	$0	$1.52	$1,969	**$1,969**	**$1,969**	$1,969	$1.52	$0	$2,482	$1.91	$2,482
TC 30%	$753	8	1	1	890	$753	$74	$679	$0	$0.76	$679	**$5,432**	**$5,432**	$679	$0.76	$0	$1,754	$1.97	$1,754
TC 30%	$903	6	2	2	1,109	$903	$96	$807	$0	$0.73	$807	**$4,842**	**$4,842**	$807	$0.73	$0	$2,135	$1.93	$2,135
TC 30%	$1,044	3	3	2	1,299	$1,044	$119	$925	$0	$0.71	$925	**$2,775**	**$2,775**	$925	$0.71	$0	$2,482	$1.91	$2,482
TOTALS/AVERAGES:		**110**			**114,460**				**$0**	**$1.11**	**$1,150**	**$126,550**	**$126,550**	**$1,150**	**$1.11**	**$0**	**$2,019**	**$1.94**	**$2,019**

ANNUAL POTENTIAL GROSS RENT:	**$1,518,600**	**$1,518,600**	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

Crossroads Redevelopment, Austin, 9% HTC/MDL #25187

	STABILIZED FIRST YEAR PRO FORMA																	
	COMPARABLES				APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database		Travis County Foundation Communities		% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.11	$1,150	$1,518,600	**$1,531,812**	**$1,531,812**	$1,518,600	$1,150	$1.11		0.0%	$0
Late fees, NSF fees, laundry income							$20.00	$26,400	26,400							
Total Secondary Income							$20.00			26,400	$26,400	$20.00			0.0%	$0
POTENTIAL GROSS INCOME								$1,545,000	$1,558,212	$1,558,212	$1,545,000				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(115,875)	(116,866)	(116,866)	(115,875)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME								$1,429,125	$1,441,346	$1,441,346	$1,429,125				0.0%	$0
General & Administrative	$78,607	$715/Unit	$77,266	$702	5.60%	$0.70	$728	$80,037	$80,037	$78,607	$78,607	$715	$0.69	5.50%	1.8%	1,430
Management	$68,913	3.3% EGI	$67,641	$615	5.00%	$0.62	$649	$71,416	$72,067	$72,067	$71,456	$650	$0.62	5.00%	-0.1%	(40)
Payroll & Payroll Tax	$169,730	$1,543/Unit	$281,557	$2,560	18.27%	$2.28	$2,373	$261,060	$261,060	$281,557	$281,557	$2,560	$2.46	19.70%	-7.3%	(20,497)
Repairs & Maintenance	$110,411	$1,004/Unit	$159,828	$1,453	14.56%	$1.82	$1,892	$208,077	$208,077	$71,500	$71,500	$650	$0.62	5.00%	191.0%	136,577
Electric/Gas	$36,549	$332/Unit	$71,719	$652	2.14%	$0.27	$279	$30,650	$30,650	$71,719	$71,719	$652	$0.63	5.02%	-57.3%	(41,069)
Water, Sewer, & Trash	$95,748	$870/Unit	$83,982	$763	6.95%	$0.87	$903	$99,276	$99,276	$95,748	$95,748	$870	$0.84	6.70%	3.7%	3,528
Property Insurance	$75,354	$0.66 /sf	$43,543	$396	4.69%	$0.59	$609	$66,973	$66,973	$75,354	$75,354	$685	$0.66	5.27%	-11.1%	(8,381)
Property Tax (@ 50%) 1.9818	$105,103	$955/Unit	$45,635	$415	2.80%	$0.35	$364	$40,000	$40,000	$54,822	$53,861	$490	$0.47	3.77%	-25.7%	(13,861)
Reserve for Replacements					1.92%	$0.24	$250	$27,500	$27,500	$27,500	$27,500	$250	$0.24	1.92%	0.0%	-
Supportive Services					0.00%	$0.00	$0	$0	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.31%	$0.04	$40	$4,400	$4,400	$4,400	$4,400	$40	$0.04	0.31%	0.0%	-
TOTAL EXPENSES					**62.23%**	**$7.77**	**$8,085**	**$889,389**	**$890,040**	**$833,274**	**$831,703**	**$7,561**	**$7.27**	**58.20%**	**6.9%**	**$ 57,686**
NET OPERATING INCOME ("NOI")					**37.77%**	**$4.72**	**$4,907**	**$539,736**	**$551,306**	**$608,072**	**$597,422**	**$5,431**	**$5.22**	**41.80%**	**-9.7%**	**$ (57,686)**
CONTROLLABLE EXPENSES							$6,174/Unit					$5,447/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Crossroads Redevelopment, Austin, 9% HTC/MDL #25187

DEBT / GRANT SOURCES

	APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							Prior Underwriting		AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
	Cumulative DCR		Pmt	Rate	Amort	Term	Principal			Principal	Term	Amort	Rate	Pmt	Cumulative	
CASH FLOW DEBT / GRANTS																
City of Austin				0.00%	0	0.0	$500	$500	$500	$500	0.0	0.0	0.00%			0.0%
City of Austin				2.00%	0	40.0	$11,700,000	$13,000,000	$13,000,000	$11,700,000	40.0	0.0	2.00%			29.2%
Foundation Communities				2.00%	0	40.0	$4,545,523	$6,585,983	$6,585,983	$4,545,523	40.0	0.0	2.00%			11.3%
Crossroads Mutual Housing				2.00%	0	40.0	$2,700,000	$2,700,000	$2,700,000	$2,700,000	40.0	0.0	2.00%			6.7%
			$0	**TOTAL DEBT / GRANT SOURCES**			**$18,946,023**	**$22,286,483**	**$22,286,483**	**$18,946,023**			**TOTAL DEBT SERVICE**	**$0**	**N/A**	47.2%
NET CASH FLOW	$597,422	$539,736								**TDHCA**	**NET OPERATING INCOME**		**$597,422**	**$597,422**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE						Prior Underwriting		AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Applicant**	**TDHCA**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**		
Bank of America	LIHTC Equity	43.3%	$2,000,000	$0.87	$17,378,262	$17,378,262	$17,378,262	$17,378,262	$0.8689	$2,000,000	43.3%	$18,182	Applicant Request		
NEF	SHTC Equity	6.8%	$469,300	$0.58	$2,721,940	$0	$0	$2,721,940	$0.5800	$469,300	6.8%				
Foundation Communities	Deferred Developer Fees	2.7%	(25% Deferred)		$1,087,456	$468,937	$468,937	$1,087,457	(25% Deferred)		2.7%	**Total Developer Fee:**		**$4,379,822**	
Additional (Excess) Funds Req'd		0.0%						$0			0.0%				
TOTAL EQUITY SOURCES		52.8%			$21,187,658	$17,847,199	$17,847,199	$21,187,659			52.8%				
TOTAL CAPITALIZATION					**$40,133,681**	**$40,133,682**	**$40,133,682**	**$40,133,682**				**15-Yr Cash Flow after Deferred Fee:**		**$8,251,520**	

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					Prior Underwriting		TDHCA COST / BASIS ITEMS				Eligible Basis		COST VARIANCE	
	Eligible Basis		Total Costs			Applicant	TDHCA	Total Costs				New Const. Rehab	Acquisition	%	$
	Acquisition	New Const. Rehab													
Land Acquisition			$24,545 / Unit	$2,700,000		$2,700,000	$2,700,000	$2,700,000	$24,545 / Unit					0.0%	$0
Closing costs & acq. legal fees				$100,000		$100,000	$100,000	$100,000						0.0%	$0
Off-Sites			$2,688 / Unit	$295,718		$295,718	$295,718	$295,718	$2,688 / Unit					0.0%	$0
Site Work		$1,920,387	$25,487 / Unit	$2,803,515		$2,803,515	$2,803,515	$2,803,515	$25,487 / Unit			$1,920,387		0.0%	$0
Site Amenities		$687,273	$6,248 / Unit	$687,273		$687,273	$687,273	$687,273	$6,248 / Unit			$687,273		0.0%	$0
Building Cost		$19,013,494	$166.11 /sf	$172,850/Unit	$19,013,494	$19,013,494	$18,261,713	$18,261,713	$166,016/Unit	$159.55 /sf		$18,261,713		4.1%	$751,781
Contingency		$1,163,552	5.38%	5.35%	$1,220,208	$1,220,208	$1,220,208	$1,220,208	5.53%	5.58%		$1,163,552		0.0%	$0
Contractor Fees		$3,178,310	13.95%	13.95%	$3,351,280	$3,351,280	$3,257,580	$3,257,580	14.00%	14.00%		$3,084,610		2.9%	$93,700
Soft Costs	$0	$2,015,076		$31,512 / Unit	$3,466,326	$3,466,326	$3,466,326	$3,466,326	$31,512 / Unit			$2,015,076	$0	0.0%	$0
Financing	$0	$1,220,725		$12,423 / Unit	$1,366,525	$1,366,525	$1,366,525	$1,366,525	$12,423 / Unit			$1,220,725	$0	0.0%	$0
Developer Fee	$0	$4,172,744	14.29%	14.39%	$4,379,822	$4,379,822	$4,438,326	$4,379,822	14.80%	14.72%		$4,172,744	$0	0.0%	$0
Reserves				10 Months	$749,520	$749,520	$749,520	$749,520	11 Months					0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$33,371,561**		$364,852 / Unit	**$40,133,682**	**$40,133,682**	**$39,346,704**	**$39,288,201**	$357,165 / Unit			**$32,526,080**	**$0**	**2.2%**	**$845,481**
Acquisition Cost	$0				$0	$0									
Contingency		$0			$0	$0									
Contractor's Fee		$0			$0	$0									
Financing Cost		$0													
Developer Fee	$0	$0			$0	$0									
Reserves					$0	$0									
ADJUSTED BASIS / COST	**$0**	**$33,371,561**		$364,852/unit	**$40,133,682**	**$40,133,682**	**$39,346,704**	**$39,288,201**	$357,165/unit			**$32,526,080**	**$0**	**2.2%**	**$845,481**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate): **$40,133,682**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Crossroads Redevelopment, Austin, 9% HTC/MDL #25187

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$33,371,561	$0	$32,526,080
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$33,371,561	$0	$32,526,080
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$43,383,029	$0	$42,283,904
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$43,383,029	$0	$42,283,904
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$3,904,473	$0	$3,805,551
CREDITS ON QUALIFIED BASIS	$3,904,473		$3,805,551	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8689	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$3,904,473	$33,926,474	----	----	----
Needed to Fill Gap	$2,125,151	$18,465,719	----	----	----
Applicant Request	$2,000,000	$17,378,262	**$2,000,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Elevator Served		114,460 SF	$115.83	13,258,192
Adjustments				
Exterior Wall Finish	0.80%		0.93	$106,066
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.10%		3.59	411,004
Roof Adjustment(s)			1.44	165,000
Subfloor			0.28	32,335
Floor Cover			3.75	429,225
Enclosed Corridors	$104.48	31,056	28.35	3,244,810
Balconies	$47.40	951	0.39	45,077
Plumbing Fixtures	$2,130	180	3.35	383,400
Rough-ins	$790	220	1.52	173,800
Built-In Appliances	$3,675	110	3.53	404,250
Exterior Stairs	$4,250	4	0.15	17,000
Heating/Cooling			4.11	470,431
Storage Space	$104.48	1,782	1.63	186,188
Carports	$21.40	0	0.00	0
Garages	$41.00	0	0.00	0
Common/Support Area	$125.69	7,283	8.00	915,399
Elevators	$165,400	2	2.89	330,800
Other:			0.00	0
Fire Sprinklers	$4.60	154,581	6.21	711,073
SUBTOTAL			**185.95**	**21,284,048**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**185.95**	**$21,284,048**
Plans, specs, survey, bldg permits	3.10%		(5.76)	($659,805)
Contractor's OH & Profit	11.10%		(20.64)	(2,362,529)
NET BUILDING COSTS		$166,016/unit	$159.55/sf	$18,261,713

Long-Term Pro Forma

Crossroads Redevelopment, Austin, 9% HTC/MDL #25187

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
EFFECTIVE GROSS INCOME	2.00%	$1,429,125	$1,457,708	$1,486,862	$1,516,599	$1,546,931	$1,707,937	$1,885,700	$2,081,965	$2,298,658	$2,537,904
TOTAL EXPENSES	3.00%	$831,703	$855,939	$880,888	$906,572	$933,010	$1,077,346	$1,244,226	$1,437,195	$1,660,357	$1,918,465
NET OPERATING INCOME ("NOI")		**$597,422**	**$601,768**	**$605,973**	**$610,027**	**$613,920**	**$630,591**	**$641,474**	**$644,771**	**$638,301**	**$619,439**
EXPENSE/INCOME RATIO		58.2%	58.7%	59.2%	59.8%	60.3%	63.1%	66.0%	69.0%	72.2%	75.6%
MUST -PAY DEBT SERVICE											
TOTAL DEBT SERVICE		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
DEBT COVERAGE RATIO		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ANNUAL CASH FLOW		**$597,422**	**$601,768**	**$605,973**	**$610,027**	**$613,920**	**$630,591**	**$641,474**	**$644,771**	**$638,301**	**$619,439**
Deferred Developer Fee Balance		$490,034	$0	$0	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$111,734	$717,707	$1,327,735	$1,941,655	$5,063,265	$8,251,520	$11,472,220	$14,681,059	$17,821,523

25187 Crossroads Redevelopment - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 26, 2025

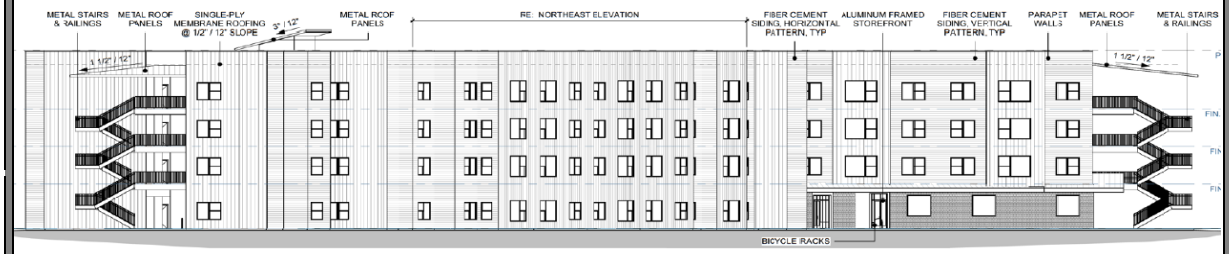
PROPERTY IDENTIFICATION	
Application #	**25187**
Development	**Crossroads Redevelopment**
City / County	**Austin / Travis**
Region/Area	**7 / Urban**
Population	**Supportive Housing**
Set-Aside	**Non-Profit**
Activity	**Reconstruction** (Built in 1973)

RECOMMENDATION				
TDHCA Program	**Request**	**Recommended**		
FHTC (9% Credit)	$2,000,000	**$2,000,000**	**$18,182/Unit**	**$0.87**

KEY PRINCIPALS / SPONSOR
Developed by **Walter Moreau** **of Foundation Communites** **Consulted by** **Lora Myrick** **of Betco Housing Lab**

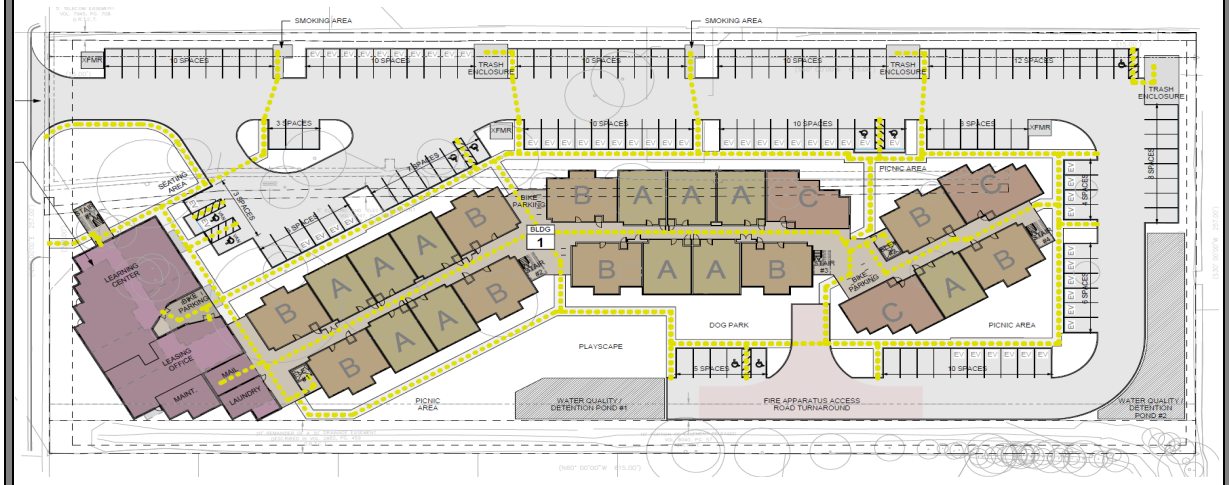
Related Parties	Contractor - No	Seller - Yes

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	**# Units**	**% Total**	**Income**	**# Units**	**% Total**
Eff	-	0%	**20%**	-	0%
1	50	45%	**30%**	22	20%
2	42	38%	**40%**	-	0%
3	18	16%	**50%**	83	75%
4	-	0%	**60%**	5	5%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	110	100%	**TOTAL**	110	100%

SITE PLAN



PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	TDHCA's Pro Forma		
Debt Coverage	NA	**Expense Ratio**	✓ 57.8%
Breakeven Occ.	✓ 53.5%	**Breakeven Rent**	$662
Average Rent	$1,160	**B/E Rent Margin**	✓ $498
Property Taxes	$498/unit	**Exemption/PILOT**	50%
Total Expense	$7,575/unit	**Controllable**	$5,447/unit

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			✓ 1.0%
Highest Unit Capture Rate	✓ 7%	1 BR/50%	38
Dominant Unit Cap. Rate	✓ 7%	1 BR/50%	38
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten	Applicant's Costs		
Avg. Unit Size	1,041 SF	**Density**	30.3/acre
Acquisition		$25K/unit	$2,800K
Building Cost	$166.11/SF	$173K/unit	$19,013K
Hard Cost		$218K/unit	$24,020K
Total Cost		$365K/unit	$40,134K
Developer Fee	$4,380K	(11% Deferred)	Paid Year: 1
Contractor Fee	$3,351K	**30% Boost**	Yes

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
TOTAL DEBT (Must Pay)			$0	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
City of Austin	0/0	0.00%	$500	
City of Austin	40/0	2.00%	$13,000,000	
Foundation Communities	40/0	2.00%	$6,585,983	
Crossroads Mutual Housing	40/0	2.00%	$2,700,000	
CASH FLOW DEBT / GRANTS			$22,286,483	

EQUITY / DEFERRED FEES	
Source	Amount
Bank of America	$17,378,262
0	$0
0	$0
Foundation Communities	$468,937
TOTAL EQUITY SOURCES	$17,847,199
TOTAL DEBT SOURCES	$22,286,483
TOTAL CAPITALIZATION	$40,133,682

CONDITIONS

Receipt and acceptance by Carryover:

- Formal approval for $13,000,000 loan from Austin Housing Finance Corporation (AHFC) clearly stating all terms and conditions, and source of funds.

Receipt and acceptance by Cost Certification:

- Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.
- Certification that testing for asbestos was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

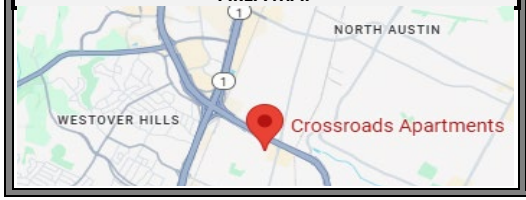
STRENGTHS/MITIGATING FACTORS

- Developer Experience
- No Long-term Debt
- Low Gross Capture Rate

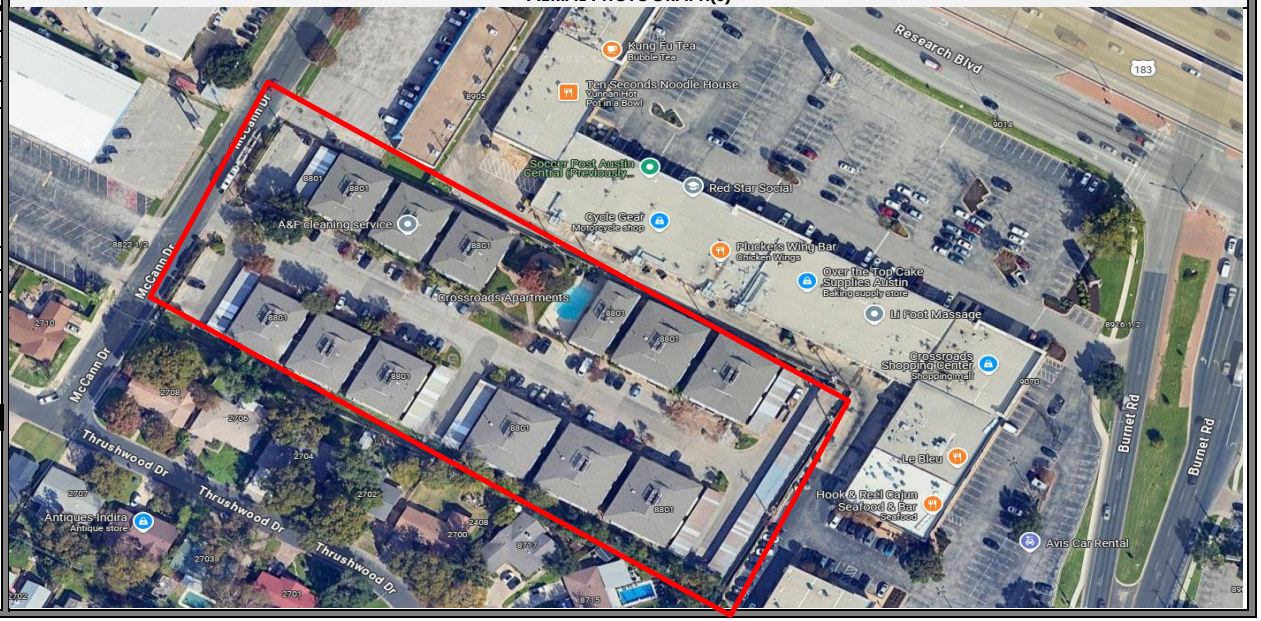
WEAKNESSES/RISKS

- Feasibility depent on Supportive Housing exceptions

AREA MAP



AERIAL PHOTOGRAPH(s)



DEVELOPMENT IDENTIFICATION

TDHCA Application #: **25187** Program(s): **9% HTC/MDL**

Crossroads Redevelopment

Address/Location: 8801 McCann Dr.

City: Austin County: Travis Zip: 78757

Population: Supportive Housing Program Set-Aside: Non-Profit Area: Urban

Activity: Reconstruction Building Type: Elevator Served Region: 7

Low-Income: 40% at 60%

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm Lien**	**Const. Term**	**Const Lien**
FHTC (9% Credit)	$2,000,000				**$2,000,000**						

CONDITIONS

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SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	22
50% of AMI	50% of AMI	83
60% of AMI	60% of AMI	5

DEVELOPMENT SUMMARY

Built in 1973, Crossroads has operated supportive housing for homeless families with children for 15 years, with most units serving households earning below 30% of the area median income. The 50-year-old complex has a failing plumbing system and requires full redevelopment. The proposed project will replace the 92 existing units with 110 newly constructed affordable homes. Current tenants will have the option to return and will receive relocation assistance and compensation.

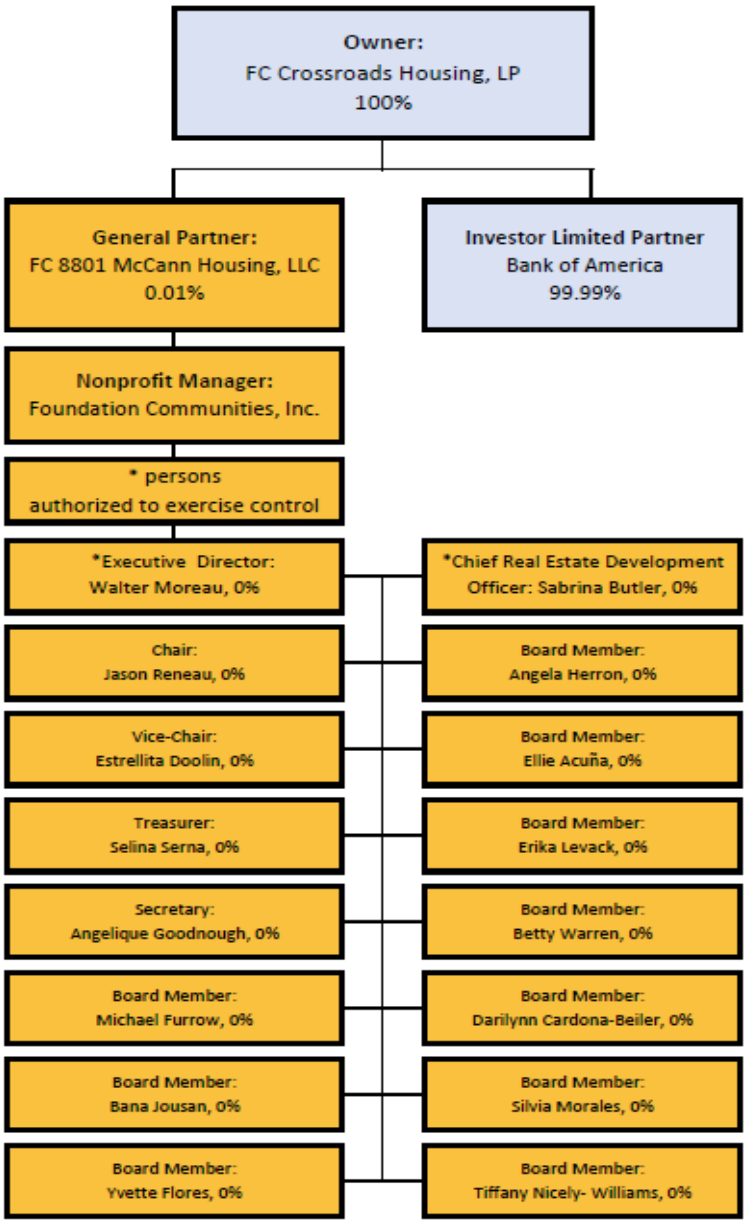
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Developer Experience
▫	No Long-term Debt
▫	Low Gross Capture Rate

WEAKNESSES/RISKS	
▫	Feasibility depent on Supportive Housing exceptions
▫	
▫	

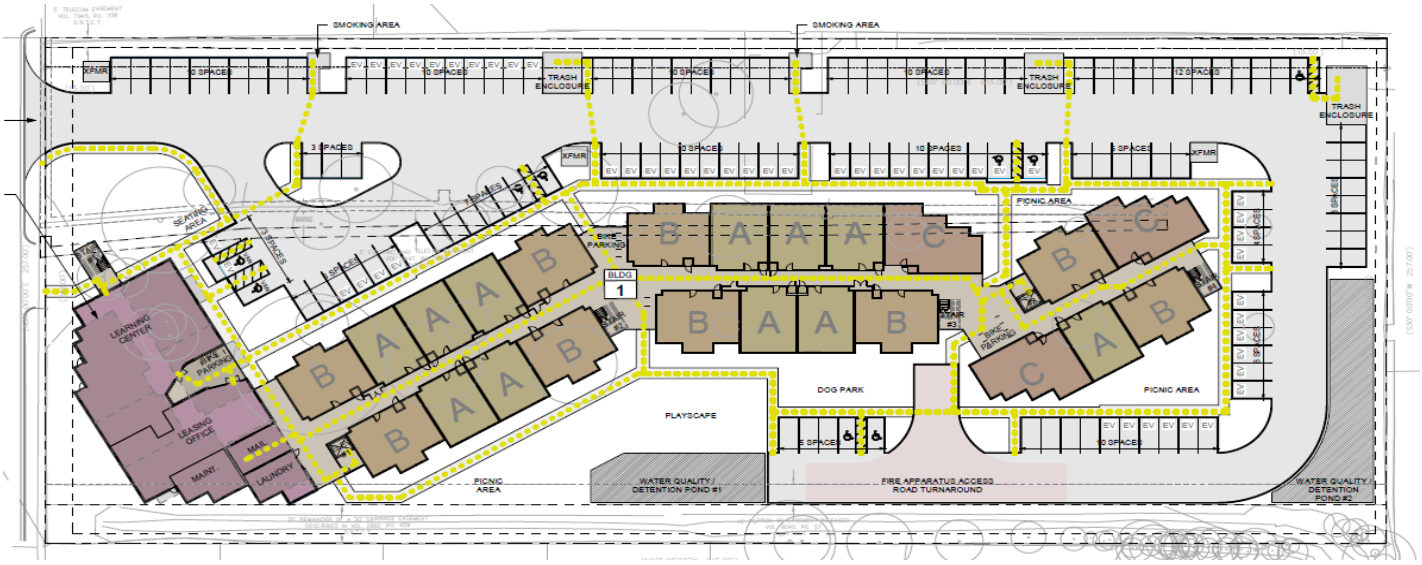
DEVELOPMENT TEAM

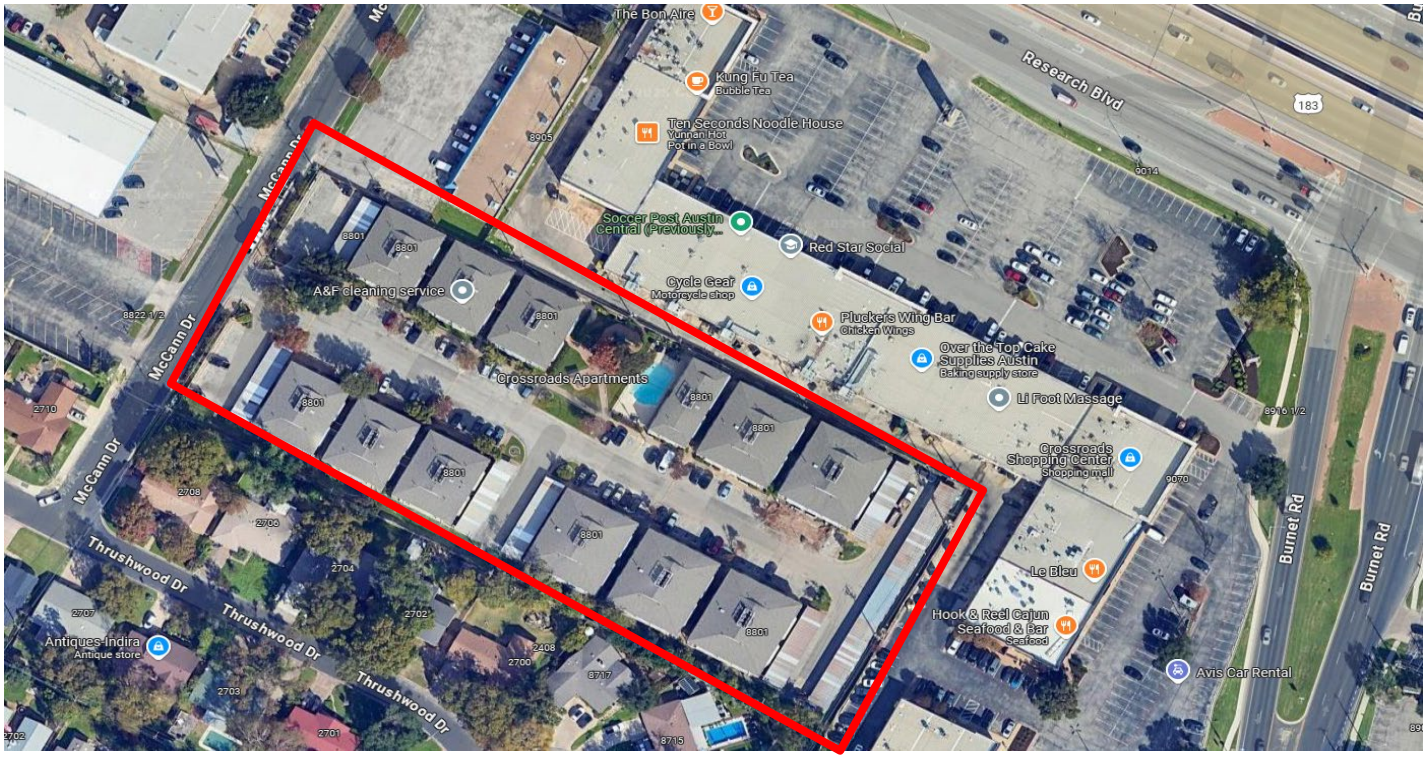
OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN





Parking	No Fee		Tenant-Paid		Total	
Total Parking	**130**	*1.2/unit*	**0**	--	**130**	*1.2/unit*

Comments:

130 spaces are required and provided.

BUILDING ELEVATION

BUILDING CONFIGURATION

Building Type	1												**Total Buildings**
Floors/Stories	4												
Number of Bldgs	1												**1**
Units per Bldg	110												
Total Units	110												**110**

Avg. Unit Size (SF) 1,041 sf	**Total NRA (SF)** 114,460	**Common Area (SF)*** 37,951

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 3.63 acres Density: 30.3 units/acre

Site Control: 3.628 **Site Plan:** 3.629 **Appraisal:** 3.628 **ESA:** 3.629

Feasibility Report Survey: 3.629 **Feasibility Report Engineer's Plan:** 3.629 **Existing LURA:** 3.628

Control Type: Commercial Contract

Development Site: 3.63 acres Cost: $2,700,000 $24,545 per unit

Seller: Crossroads Mutual Housing Corporation

Buyer: FC Crossroads Housing, LP

Related-Party Seller/Identity of Interest: Yes

Date of Most Recent Arms Length Settlement Statement: 4/2/1990

Sales Price in Most Recent Arms Length Settlement Statement: $1,525,000

APPRAISED VALUE

Appraiser: CBRE Date: 2/26/2025

Land as Vacant:	3.63 acres	$3,200,000	Per Unit:	$29,091
Existing Buildings: (as-is)		$8,300,000	Per Unit:	$75,455
Total Development: (as-is)		**$11,500,000**	Per Unit:	**$104,545**

SITE INFORMATION

Flood Zone:	X	Scattered Site?	No
Zoning:	MF-3	Within 100-yr floodplain?	No
Re-Zoning Required?	Yes	Utilities at Site?	Yes
Year Constructed:	1973	Title Issues?	No

Current Uses of Subject Site:

Existing Foundation Communities low income multifamily property

TENANT RELOCATION PLAN

The Project site currently has 81 households residing within the redevelopment area residing in four (4) separate multi family structures. The proposed plan will necessitate the demolition of all existing structures to accommodate the new construction and therefore the current tenants will be treated as permanently displaced. The Applicant is assuming all tenants may be eligible to receive the fullest extent of the applicable relocation assistance and benefits. All terms of the relocation will be reasonably consistent with the URA and the Applicant will be responsible for insuring that the relocation is carried out appropriately. All tenants included in this plan will be offered relocation assistance and may be eligible for moving expense reimbursement in accordance with the Uniform Relocation Assistance (URA) guidelines. While the Project is being redeveloped, they will be provided with housing in non-Project units, with the opportunity to return to the newly redeveloped property if they meet eligibility requirements. The Applicant will be working with CVR Relocation Consultants to ensure all households are taken care of under URA. The total estimated relocation cost is $1,451,250.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering Date: 2/13/2025

Recognized Environmental Conditions (RECs) and Other Concerns:

- The calculated noise values fall within the range of 65-75 dB, and considered "Normally Unacceptable" based on the HUD guidelines. The results of the assessment found the greatest contributor of noise to the subject property is US-183, located just to the north.

  The current buildings were constructed in the 1973 and likely contain asbestos.

  The remaining recommended actions in the ESA are irrelevant based on the impending demolition of the existing strucutres and the planned plumbing upgrades for the property.

MARKET ANALYSIS

Provider: Apartment Market Data Date: 2/28/2025

Primary Market Area (PMA): 12 sq. miles 2 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Other Affordable Developments in PMA since 2020

21070	Saison North	General	New Consruction	N/A	82
21075	June West	General	New Consruction	N/A	80

Stabilized Affordable Developments in PMA		
	Total Units	203
	Total Developments	7
	Average Occupancy	96%

OVERALL DEMAND ANALYSIS

	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	31,444			
Senior Households in the Primary Market Area	9,419			
Potential Demand from the Primary Market Area	9,556			
10% External Demand	956			
Potential Demand from Other Sources	0			
GROSS DEMAND	10,512			
Subject Affordable Units	110			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	110			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**1.0%**			

Population:	Supportive Housing	Market Area:	Urban	Maximum Gross Capture Rate:	30%

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	2,100	210	22	0	1%					
50% AMGI	2,235	224	83	0	3%					
60% AMGI	5,221	522	5	0	0%					

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	414	41	10	0	2%					
1 BR/50%	529	53	38	0	7%					
1 BR/60%	824	82	2	0	0%					
2 BR/30%	412	41	8	0	2%					
2 BR/50%	582	58	32	0	5%					
2 BR/60%	1,003	100	2	0	0%					
3 BR/30%	230	23	4	0	2%					
3 BR/50%	221	22	13	0	5%					
3 BR/60%	331	33	1	0	0%					

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (TDHCA Pro Forma)					
NOI:	$608,072	Avg. Rent:	$1,160	Expense Ratio:	57.8%
Debt Service:	$0	B/E Rent:	$662	Controllable Expenses:	$5,447
Net Cash Flow:	$608,072	UW Occupancy:	92.5%	Property Taxes/Unit:	$498
Aggregate DCR:	NA	B/E Occupancy:	53.5%	Program Rent Year:	2024

We are using TDHCA's Pro Forma. Underwriter used comparable Foundation Communites properties in Travis County to estimate expenses.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$743,945/ac	$25,455/unit	**$2,800,000**	Contractor Fee	**$3,351,280**
Off-site + Site Work		$34,423/unit	**$3,786,506**	Soft Cost + Financing	**$4,832,851**
Building Cost	$166.11/sf	$172,850/unit	**$19,013,494**	Developer Fee	**$4,379,822**
Contingency	5.35%	$11,093/unit	**$1,220,208**	Reserves	**$749,520**
Total Development Cost	$364,852/unit	**$40,133,682**		**Rehabilitation Cost**	**N/A**

Qualified for 30% Basis Boost?	100% Supportive Housing [9% only]

Contingency:

Contingency cost were increased by $82.5k.

Soft Costs:

Soft costs were reduced by $82.5k.

Developer Fee:

The Developer Fee has been reduced by $12,374.

Comments:

Applicant voluntarily limited hard costs for scoring purposes.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$40,133,682	**$31,896,171**	**$3,731,852**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Bank of America	Construction Loan	$12,250,000	6.75%	31%
Bank of America	FHTC	$1,737,826	$0.87	4%
City of Austin	§11.9(d)(2)LPS Contribution	$500	0.00%	0%
Foundation Communities	Deferred Developer Fee	$3,899,822	0.00%	10%
		$40,133,682	**Total Sources**	

PERMANENT SOURCES

	PROPOSED				UNDERWRITTEN				
Debt Source	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**LTC**
City of Austin	$500	0.00%	0	0.0	$500	0.00%	0	0.0	0%
Total	**$22,286,483**				**$22,286,483**				

	PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees	**Amount**	**Rate**	**% Def**	**Amount**	**Rate**	**% TC**	**% Def**
Bank of America	$17,378,262	$0.87		$17,378,262	$0.87	43%	
Foundation Communities	$468,937		11%	$468,937		1%	11%
Total	**$17,847,199**			**$17,847,199**			
				$40,133,682	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.892	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.673	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	$40,133,682
Permanent Sources (debt + non-HTC equity)	$22,286,483
Gap in Permanent Financing	$17,847,199

Possible Tax Credit Allocations:	**Equity Proceeds**	**Annual Credits**
Determined by Eligible Basis	$32,426,551	$3,731,852
Needed to Balance Sources & Uses	$17,847,199	$2,053,968
Requested by Applicant	$17,378,262	$2,000,000

	RECOMMENDATION	
	Equity Proceeds	**Annual Credits**
Tax Credit Allocation	**$17,378,262**	**$2,000,000**

Deferred Developer Fee	**$468,937**	**(11% deferred)**
Repayable in	**1 years**	

Recommendation:

The undwriter recommends the allocation of $2,000,000 in annual tax credits as requested by the applicant.

Underwriter:	*Beau Fannon*
Manager of Real Estate Analysis:	*Diamond Unique Thompson*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Crossroads Redevelopment, Austin, 9% HTC/MDL #25187

LOCATION DATA	
CITY:	Austin
COUNTY:	Travis
Area Median Income	$126,000
PROGRAM REGION:	7
PROGRAM RENT YEAR:	2024

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	50	45.5%	0	0	0	0
2	42	38.2%	0	0	0	0
3	18	16.4%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	**110**	**100.0%**	**-**	**-**	**-**	**-**

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	1,041 sf

46% Average Income										
	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	# Units	-	22	-	83	5	-	-	-	110
	% Total	0.0%	20.0%	0.0%	75.5%	4.5%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$708	10	1	1	890	$708	$74	$634	$0	$0.71	$634	**$6,340**	**$6,340**	$634	$0.71	$0	$1,754	$1.97	$1,754
TC 50%	$1,181	38	1	1	890	$1,181	$74	$1,107	$0	$1.24	$1,107	**$42,066**	**$42,066**	$1,107	$1.24	$0	$1,754	$1.97	$1,754
TC 60%	$1,417	2	1	1	890	$1,417	$74	$1,343	$0	$1.51	$1,343	**$2,686**	**$2,686**	$1,343	$1.51	$0	$1,754	$1.97	$1,754
TC 30%	$850	8	2	2	1,109	$850	$96	$754	$0	$0.68	$754	**$6,032**	**$6,032**	$754	$0.68	$0	$2,135	$1.93	$2,135
TC 50%	$1,417	32	2	2	1,109	$1,417	$96	$1,321	$0	$1.19	$1,321	**$42,272**	**$42,272**	$1,321	$1.19	$0	$2,135	$1.93	$2,135
TC 60%	$1,701	2	2	2	1,109	$1,701	$96	$1,605	$0	$1.45	$1,605	**$3,210**	**$3,210**	$1,605	$1.45	$0	$2,135	$1.93	$2,135
TC 30%	$982	4	3	2	1,299	$982	$119	$863	$0	$0.66	$863	**$3,452**	**$3,452**	$863	$0.66	$0	$2,482	$1.91	$2,482
TC 50%	$1,638	13	3	2	1,299	$1,638	$119	$1,519	$0	$1.17	$1,519	**$19,747**	**$19,747**	$1,519	$1.17	$0	$2,482	$1.91	$2,482
TC 60%	$1,965	1	3	2	1,299	$1,965	$119	$1,846	$0	$1.42	$1,846	**$1,846**	**$1,846**	$1,846	$1.42	$0	$2,482	$1.91	$2,482
TOTALS/AVERAGES:		**110**			**114,460**				**$0**	**$1.12**	**$1,160**	**$127,651**	**$127,651**	**$1,160**	**$1.12**	**$0**	**$2,019**	**$1.94**	**$2,019**
ANNUAL POTENTIAL GROSS RENT:												**$1,531,812**	**$1,531,812**						

*MFDL units float among Unit Types

STABILIZED PRO FORMA

Crossroads Redevelopment, Austin, 9% HTC/MDL #25187

	STABILIZED FIRST YEAR PRO FORMA														
	COMPARABLES				APPLICANT				TDHCA				VARIANCE	
	Database		Travis County Foundation Communities		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.12	$1,160	$1,531,812	$1,531,812	$1,160	$1.12		0.0%	$0
Late fees, NSF fees, laundry income							$20.00	$26,400						
Total Secondary Income							$20.00		$26,400	$20.00			0.0%	$0
POTENTIAL GROSS INCOME								$1,558,212	$1,558,212				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(116,866)	(116,866)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME								$1,441,346	$1,441,346				0.0%	$0
General & Administrative	$78,607	$715/Unit	$77,266	$702	5.55%	$0.70	$728	$80,037	$78,607	$715	$0.69	5.45%	1.8%	1,430
Management	$68,913	3.3% EGI	$67,641	$615	5.00%	$0.63	$655	$72,067	$72,067	$655	$0.63	5.00%	0.0%	-
Payroll & Payroll Tax	$169,730	$1,543/Unit	$281,557	$2,560	18.11%	$2.28	$2,373	$261,060	$281,557	$2,560	$2.46	19.53%	-7.3%	(20,497)
Repairs & Maintenance	$110,411	$1,004/Unit	$159,828	$1,453	14.44%	$1.82	$1,892	$208,077	$71,500	$650	$0.62	4.96%	191.0%	136,577
Electric/Gas	$36,549	$332/Unit	$71,719	$652	2.13%	$0.27	$279	$30,650	$71,719	$652	$0.63	4.98%	-57.3%	(41,069)
Water, Sewer, & Trash	$95,748	$870/Unit	$83,982	$763	6.89%	$0.87	$903	$99,276	$95,748	$870	$0.84	6.64%	3.7%	3,528
Property Insurance	$75,354	$0.66 /sf	$43,543	$396	4.65%	$0.59	$609	$66,973	$75,354	$685	$0.66	5.23%	-11.1%	(8,381)
Property Tax (@ 50%) 1.9818	$105,103	$955/Unit	$45,635	$415	2.78%	$0.35	$364	$40,000	$54,822	$498	$0.48	3.80%	-27.0%	(14,822)
Reserve for Replacements					1.91%	$0.24	$250	$27,500	$27,500	$250	$0.24	1.91%	0.0%	-
Supportive Services					0.00%	$0.00	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.31%	$0.04	$40	$4,400	$4,400	$40	$0.04	0.31%	0.0%	-
TOTAL EXPENSES					**61.75%**	**$7.78**	**$8,091**	**$890,040**	**$833,274**	**$7,575**	**$7.28**	**57.81%**	**6.8%**	**$ 56,767**
NET OPERATING INCOME ("NOI")					**38.25%**	**$4.82**	**$5,012**	**$551,306**	**$608,072**	**$5,528**	**$5.31**	**42.19%**	**-9.3%**	**$ (56,767)**
CONTROLLABLE EXPENSES							$6,174/Unit			$5,447/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Crossroads Redevelopment, Austin, 9% HTC/MDL #25187

DEBT / GRANT SOURCES

	APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
CASH FLOW DEBT / GRANTS														
City of Austin				0.00%	0	0.0	$500	$500	0.0	0.0	0.00%			0.0%
City of Austin				2.00%	0	40.0	$13,000,000	$13,000,000	40.0	0.0	2.00%			32.4%
Foundation Communities				2.00%	0	40.0	$6,585,983	$6,585,983	40.0	0.0	2.00%			16.4%
Crossroads Mutual Housing				2.00%	0	40.0	$2,700,000	$2,700,000	40.0	0.0	2.00%			6.7%
			$0	**TOTAL DEBT / GRANT SOURCES**			**$22,286,483**	**$22,286,483**			**TOTAL DEBT SERVICE**	**$0**	**N/A**	55.5%
NET CASH FLOW	$608,072	$551,306						**TDHCA**	**NET OPERATING INCOME**		**$608,072**	**$608,072**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
Bank of America	LIHTC Equity	43.3%	$2,000,000	$0.87	$17,378,262	$17,378,262	$0.8689	$2,000,000	43.3%	$18,182	Applicant Request
Foundation Communities	Deferred Developer Fees	1.2%	(11% Deferred)		$468,937	$468,937	(11% Deferred)		1.2%	**Total Developer Fee:**	**$4,379,822**
Additional (Excess) Funds Req'd		0.0%				$0			0.0%		
TOTAL EQUITY SOURCES		44.5%			$17,847,199	$17,847,199			44.5%		
TOTAL CAPITALIZATION					**$40,133,682**	**$40,133,682**			**15-Yr Cash Flow after Deferred Fee:**		**$9,052,959**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS				COST VARIANCE	
	Eligible Basis							Eligible Basis			
	Acquisition	New Const. Rehab		Total Costs			Total Costs	New Const. Rehab	Acquisition	%	$
Land Acquisition				$24,545 / Unit	$2,700,000	$2,700,000	$24,545 / Unit			0.0%	$0
Building Acquisition	$0			$ / Unit	$0	$0	$ / Unit		$0	0.0%	$0
Closing costs & acq. legal fees					$100,000	$100,000				0.0%	$0
Off-Sites				$2,688 / Unit	$295,718	$295,718	$2,688 / Unit			0.0%	$0
Site Work		$1,920,387		$25,487 / Unit	$2,803,515	$2,803,515	$25,487 / Unit	$1,920,387		0.0%	$0
Site Amenities		$687,273		$6,248 / Unit	$687,273	$687,273	$6,248 / Unit	$687,273		0.0%	$0
Building Cost		$19,013,494	$166.11 /sf	$172,850/Unit	$19,013,494	$18,261,713	$166,016/Unit	$159.55 /sf	$18,261,713	4.1%	$751,781
Contingency		$1,163,552	5.38%	5.35%	$1,220,208	$1,220,208	5.53%	5.58%	$1,163,552	0.0%	$0
Contractor Fees		$3,178,310	13.95%	13.95%	$3,351,280	$3,257,580	14.00%	14.00%	$3,084,610	2.9%	$93,700
Voluntary Eligible "Hard Costs" (After 11.9(e)(2))		($1,463,015)				$0			($617,535)	0.0%	$0
Soft Costs	$0	$2,015,076		$31,512 / Unit	$3,466,326	$3,466,326	$31,512 / Unit		$2,015,076	$0	0.0%	$0
Financing	$0	$1,220,725		$12,423 / Unit	$1,366,525	$1,366,525	$12,423 / Unit		$1,220,725	$0	0.0%	$0
Developer Fee	$0	$4,172,744	15.04%	14.39%	$4,379,822	$4,438,326	15.00%	15.00%	$4,160,370	$0	-1.3%	($58,503)
Reserves				10 Months	$749,520	$749,520	11 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$31,908,545**		$364,852 / Unit	**$40,133,682**	**$39,346,704**	$357,697 / Unit		**$31,896,171**	**$0**	**2.0%**	**$786,977**
Acquisition Cost	$0				$0						
Contingency		$0			$0						
Contractor's Fee		$0			$0						
Financing Cost		$0									
Developer Fee	$0	($12,374)	15.00%		$0						
Reserves					$0						
ADJUSTED BASIS / COST	**$0**	**$31,896,171**		$364,852/unit	**$40,133,682**	**$39,346,704**	$357,697/unit		**$31,896,171**	**$0**	**2.0%**	**$786,977**
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					**$40,133,682**						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Crossroads Redevelopment, Austin, 9% HTC/MDL #25187

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$31,896,171	$0	$31,896,171
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$31,896,171	$0	$31,896,171
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$41,465,022	$0	$41,465,022
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$41,465,022	$0	$41,465,022
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$3,731,852	$0	$3,731,852
CREDITS ON QUALIFIED BASIS	$3,731,852		$3,731,852	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8689	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$3,731,852	$32,426,551	----	----	----
Needed to Fill Gap	$2,053,968	$17,847,199	----	----	----
Applicant Request	$2,000,000	$17,378,262	**$2,000,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Elevator Served		114,460 SF	$115.83	13,258,192
Adjustments				
Exterior Wall Finish	0.80%		0.93	$106,066
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.10%		3.59	411,004
Roof Adjustment(s)			1.44	165,000
Subfloor			0.28	32,335
Floor Cover			3.75	429,225
Enclosed Corridors	$104.48	31,056	28.35	3,244,810
Balconies	$47.40	951	0.39	45,077
Plumbing Fixtures	$2,130	180	3.35	383,400
Rough-ins	$790	220	1.52	173,800
Built-In Appliances	$3,675	110	3.53	404,250
Exterior Stairs	$4,250	4	0.15	17,000
Heating/Cooling			4.11	470,431
Storage Space	$104.48	1,782	1.63	186,188
Carports	$21.40	0	0.00	0
Garages	$41.00	0	0.00	0
Common/Support Area	$125.69	7,283	8.00	915,399
Elevators	$165,400	2	2.89	330,800
Other:			0.00	0
Fire Sprinklers	$4.60	154,581	6.21	711,073
SUBTOTAL			**185.95**	**21,284,048**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**185.95**	**$21,284,048**
Plans, specs, survey, bldg permits	3.10%		(5.76)	($659,805)
Contractor's OH & Profit	11.10%		(20.64)	(2,362,529)
NET BUILDING COSTS		$166,016/unit	$159.55/sf	$18,261,713

Long-Term Pro Forma

Crossroads Redevelopment, Austin, 9% HTC/MDL #25187

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
EFFECTIVE GROSS INCOME	2.00%	$1,441,346	$1,470,173	$1,499,576	$1,529,568	$1,560,159	$1,722,542	$1,901,826	$2,099,769	$2,318,315	$2,559,607
TOTAL EXPENSES	3.00%	$833,274	$857,551	$882,543	$908,269	$934,753	$1,079,329	$1,246,484	$1,439,769	$1,663,292	$1,921,813
NET OPERATING INCOME ("NOI")		**$608,072**	**$612,622**	**$617,034**	**$621,299**	**$625,407**	**$643,213**	**$655,341**	**$660,001**	**$655,023**	**$637,794**
EXPENSE/INCOME RATIO		57.8%	58.3%	58.9%	59.4%	59.9%	62.7%	65.5%	68.6%	71.7%	75.1%
MUST -PAY DEBT SERVICE											
TOTAL DEBT SERVICE		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
DEBT COVERAGE RATIO		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ANNUAL CASH FLOW		**$608,072**	**$612,622**	**$617,034**	**$621,299**	**$625,407**	**$643,213**	**$655,341**	**$660,001**	**$655,023**	**$637,794**
Deferred Developer Fee Balance		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$139,136	$751,757	$1,368,791	$1,990,090	$2,615,497	$5,797,905	$9,052,959	$12,347,034	$15,636,446	$18,865,360

Real Estate Analysis Division
November 19, 2025

Addendum to Underwriting Report

TDHCA Application #: **25196** Program(s): **9% HTC**

Victoria Gardens

Address/Location: 1809 Grant St

City: Brownsville County: Cameron Zip: 78521

APPLICATION HISTORY	
Report Date	**PURPOSE**
11/19/25	**9% State Credit Award Update**
06/25/25	Original Underwriting Report

ALLOCATION

	Previous Allocation				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm Term**	**Perm Lien**	**Const Term**	**Const Lien**
State Housing Tax Credits	$0				**$263,200**						
FHTC (9% Credit)	$2,000,000				**$2,000,000**						

CONDITIONS STATUS

— Receipt and acceptance by Cost Certification:

- Certification that testing for lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that appropriate handling and disposal procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	21
60% of AMI	60% of AMI	49

ANALYSIS

In July 2025, Victoria Gardens was awarded $2,000,000 in annual 9% Housing Tax Credits. Now Applicant has applied for an additional $263,200 in annual State Housing Tax Credits ("SHTC").

The amendment includes the following changes in tax credit units:
- Increasing the TC 30% 1-BR units from 2 to 6
- Decreasing the TC 50% 1-BR units from 4 to 0
- Increasing the TC 30% 2-BR units from 3 to 10
- Decreasing the TC 50% 2-BR units from 7 to 0
- Increasing the TC 30% 3-BR units from 2 to 5
- Decreasing the TC 50% 3-BR units from 3 to 0
- The total 60% units remains the same at 49
- The total market rate units remains the same at 13

Operating Pro Forma

Underwriter is utilizing 2025 rents.

The income and expenses remain relatively unchanged. Effective Gross Income decreased by $355, while Total Expenses decreased by $18 and Net Operating Income decreased by $337.

As underwritten, the long-term Pro Forma exhibits a 15-year residual cash flow of $1.6M after repayment of deferred developer fee in year 4.

DCR increased from 1.18 to 1.29 primarily due to the substitution of debt with equity.

Development Cost

Building costs did not change from previous underwriting.

Total Housing Development Costs were reduced by $34,700 due to a $17,200 decrease in Financing Costs, a $1,800 decrease in Developer Fee and a $15,700 decrease in Reserves.

Sources of Funds

Legacy Bank loan decreased by $400,000 (from $4,500,000 to $4,100,000).

Housing Authority COB loan decreased by $455,000 (from $910,000 to $455,000).

The reduction in the senior debt and the reduction in the cash flow loan from the Housing Authority were primarily facilitated by the additional SHTC equity .

The equity investment letter for the State Housing Credits from Hudson Housing Capital indicates that the Investor (Hudson) will contribute to the Partnership a total capital contribution of $17,913,000 (the Total Equity), or approximately $0.83 (the Tax Credit Price) per total Tax Credit available to the Investor and $0.50 (the State Tax Credit Price) per total State Tax Credit. The total capital contribution of $17,913,000 represents $16,598,000 in LIHTC equity with an annual allocation of $2,000,000 and $1,315,000 in SHTC equity with an annual allocation of $263,200.

The revised debt and equity structure also facilitates a $494,700 reduction in Deferred Developer Fee.

Recommendation:

Underwriter recommends $263,200 in annual State Housing Tax Credits as requested by the Applicant.

Furthermore, Underwriter still recommends an annual Federal Tax Credit allocation of $2,000,000 as previously awarded.

Underwriter:	*Georgia Simmons*
Manager of Real Estate Analysis:	*Gregg Kazak*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Victoria Gardens, Brownsville, 9% HTC #25196

LOCATION DATA	
CITY:	Brownsville
COUNTY:	Cameron
Area Median Income	$66,500
PROGRAM REGION:	11
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	20	24.1%	0	0	0	0
2	43	51.8%	0	0	0	0
3	20	24.1%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	**83**	**100.0%**	**-**	**-**	**-**	**-**

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	84.33%
APP % Acquisition	9.00%
APP % Construction	9.00%
Average Unit Size	975 sf

51%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	21	-	-	49	-	-	13	**83**
	% Total	0.0%	25.3%	0.0%	0.0%	59.0%	0.0%	0.0%	15.7%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$447	6	1	1	735	$447	$67	$380	$0	$0.52	$380	**$2,280**	**$2,280**	$380	$0.52	$0	$860	$1.17	$1,100
TC 60%	$894	11	1	1	735	$894	$67	$827	$0	$1.13	$827	**$9,097**	**$9,097**	$827	$1.13	$0	$860	$1.17	$1,100
MR		3	1	1	735	$0	$67		NA	$1.17	$860	**$2,580**	**$2,580**	$860	$1.17	NA	$860	$1.17	$1,100
TC 30%	$536	10	2	2	982	$536	$88	$448	$0	$0.46	$448	**$4,480**	**$4,480**	$448	$0.46	$0	$1,020	$1.04	$1,350
TC 60%	$1,072	26	2	2	982	$1,072	$88	$984	$0	$1.00	$984	**$25,584**	**$25,584**	$984	$1.00	$0	$1,020	$1.04	$1,350
MR		7	2	2	982	$0	$88		NA	$1.04	$1,020	**$7,140**	**$7,140**	$1,020	$1.04	NA	$1,020	$1.04	$1,350
TC 30%	$619	5	3	2	1,201	$619	$108	$511	$0	$0.43	$511	**$2,555**	**$2,555**	$511	$0.43	$0	$1,170	$0.97	$1,450
TC 60%	$1,239	12	3	2	1,201	$1,239	$108	$1,131	$0	$0.94	$1,131	**$13,572**	**$13,572**	$1,131	$0.94	$0	$1,170	$0.97	$1,450
MR		3	3	2	1,201	$0	$108		NA	$0.97	$1,170	**$3,510**	**$3,510**	$1,170	$0.97	NA	$1,170	$0.97	$1,450
TOTALS/AVERAGES:		**83**			**80,946**				**$0**	**$0.87**	**$853**	$70,798	$70,798	**$853**	**$0.87**	**$0**	**$1,018**	**$1.04**	**$1,314**

ANNUAL POTENTIAL GROSS RENT:	$849,576	$849,576	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

Victoria Gardens, Brownsville, 9% HTC #25196

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES			APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database	Local Comps		% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT					$0.87	$853	$849,576	**$849,960**	**$849,960**	$849,576	$853	$0.87		0.0%	$0
late fees, phone, cable laundry						$15.00	$14,940	14,940							
Total Secondary Income						$15.00			14,940	$14,940	$15.00			0.0%	$0
POTENTIAL GROSS INCOME							$864,516	$864,900	$864,900	$864,516				0.0%	$0
Vacancy & Collection Loss						7.5% PGI	(64,839)	(64,868)	(64,868)	(64,839)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							$799,677	$800,033	$800,033	$799,677				0.0%	$0

General & Administrative	$35,928	$433/Unit	$46,572	$561	3.65%	$0.36	$352	$29,220	$29,220	$35,928	$35,928	$433	$0.44	4.49%	-18.7%	(6,708)
Management	$34,963	4.0% EGI	$30,760	$371	5.00%	$0.49	$482	$39,984	$40,002	$40,002	$39,984	$482	$0.49	5.00%	0.0%	0
Payroll & Payroll Tax	$110,086	$1,326/Unit	$110,176	$1,327	12.70%	$1.25	$1,224	$101,571	$101,571	$110,176	$110,176	$1,327	$1.36	13.78%	-7.8%	(8,605)
Repairs & Maintenance	$53,682	$647/Unit	$39,466	$475	6.02%	$0.60	$580	$48,179	$48,179	$53,950	$53,950	$650	$0.67	6.75%	-10.7%	(5,771)
Electric/Gas	$18,781	$226/Unit	$11,616	$140	1.90%	$0.19	$183	$15,228	$15,228	$11,616	$11,616	$140	$0.14	1.45%	31.1%	3,612
Water, Sewer, & Trash	$58,119	$700/Unit	$40,963	$494	5.49%	$0.54	$529	$43,884	$43,884	$40,963	$40,963	$494	$0.51	5.12%	7.1%	2,921
Property Insurance	$72,909	$0.90 /sf	$122,907	$1,481	10.12%	$1.00	$975	$80,946	$80,946	$80,946	$80,946	$975	$1.00	10.12%	0.0%	-
Property Tax (@ 0%) 2.276383	$60,951	$734/Unit	$29,044	$350	0.00%	$0.00	$0	$0	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
Reserve for Replacements					2.59%	$0.26	$250	$20,750	$20,750	$20,750	$20,750	$250	$0.26	2.59%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.35%	$0.03	$34	$2,800	$2,800	$2,800	$2,800	$34	$0.03	0.35%	0.0%	-
TOTAL EXPENSES					**47.84%**	**$4.73**	**$4,609**	**$382,562**	**$382,580**	**$397,131**	**$397,113**	**$4,784**	**$4.91**	**49.66%**	**-3.7%**	**$ (14,551)**
NET OPERATING INCOME ("NOI")					**52.16%**	**$5.15**	**$5,025**	**$417,115**	**$417,453**	**$402,902**	**$402,564**	**$4,850**	**$4.97**	**50.34%**	**3.6%**	**$ 14,551**

CONTROLLABLE EXPENSES	$2,868/Unit		$3,044/Unit		

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Victoria Gardens, Brownsville, 9% HTC #25196

DEBT / GRANT SOURCES

DEBT (Must Pay)	Fee	APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE: Cumulative DCR UW	Cumulative DCR App	Pmt	Rate	Amort	Term	Principal	Prior Underwriting: Applicant	Prior Underwriting: TDHCA	AS UNDERWRITTEN DEBT/GRANT STRUCTURE: Principal	Term	Amort	Rate	Pmt	Cumulative DCR	Cumulative LTC
Legacy Bank and Trust		1.25	1.29	322,982	7.25%	35	15	$4,100,000	$4,500,000	$4,500,000	$4,100,000	15	35	7.25%	$322,982	1.29	17.3%
CASH FLOW DEBT / GRANTS																	
Housing Authority COB		1.25	1.29		0.50%	0	40	$455,000	$910,000	$910,000	$455,000	40	0	0.50%		1.29	1.9%
HACB/BHFC - HUD CFP Funds		1.25	1.29		2.00%	0	30	$888,799	$888,799	$888,799	$888,799	30	0	2.00%		1.29	3.8%
City of Brownsville		1.25	1.29		0.00%	0	0	$1,000	$1,000	$1,000	$1,000	0	0	0.00%		1.29	0.0%
				$322,982	**TOTAL DEBT / GRANT SOURCES**			**$5,444,799**	**$6,299,799**	**$6,299,799**	**$5,444,799**	**TOTAL DEBT SERVICE**			**$322,982**	**1.29**	23.0%

NET CASH FLOW	$79,582	$94,133	APPLICANT	NET OPERATING INCOME	$417,115	$94,133	NET CASH FLOW

EQUITY SOURCES

EQUITY / DEFERRED FEES	DESCRIPTION	APPLICANT'S PROPOSED EQUITY STRUCTURE: % Cost	Annual Credit	Credit Price	Amount	Prior Underwriting: Applicant	Prior Underwriting: TDHCA	AS UNDERWRITTEN EQUITY STRUCTURE: Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
Hudson Housing Capital	LIHTC Equity	70.1%	$2,000,000	$0.83	$16,598,000	$16,598,000	$16,598,000	$16,598,000	$0.83	$2,000,000	70.1%	$24,096	Applicant Request
Hudson Housing Capital	SHTC Equity	5.6%	$263,200	$0.50	$1,315,000	$0		$1,315,000	$0.50	$263,200	5.6%		
VDC Victoria Gardens Development, LLC	Deferred Developer Fees	1.4%	(11% Deferred)		$331,999	$826,699	$826,699	$331,999	(11% Deferred)		1.4%	**Total Developer Fee:**	**$2,904,404**
Additional (Excess) Funds Req'd		0.0%					$0	$0			0.0%		
TOTAL EQUITY SOURCES		77.0%			$18,244,999	$17,424,699	$17,424,699	$18,244,999			77.0%		

TOTAL CAPITALIZATION	$23,689,798	$23,724,498	$23,724,498	$23,689,798	15-Yr Cash Flow after Deferred Fee:	$1,589,387

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS: Eligible Basis Acquisition	Eligible Basis New Const. Rehab	Total Costs		Prior Underwriting: Applicant	Prior Underwriting: TDHCA	TDHCA COST / BASIS ITEMS: Total Costs			Eligible Basis New Const. Rehab	Eligible Basis Acquisition	COST VARIANCE %	COST VARIANCE $
Land Acquisition			$10,964 / Unit	$910,000	$910,000	$910,000	$910,000	$10,964 / Unit				0.0%	$0
Off-Sites		$0	$1,536 / Unit	$127,505	$127,505	$127,505	$127,505	$1,536 / Unit		$0		0.0%	$0
Site Work		$1,513,652	$28,945 / Unit	$2,402,451	$2,402,451	$2,402,451	$2,402,451	$28,945 / Unit		$1,513,652		0.0%	$0
Site Amenities		$236,250	$2,846 / Unit	$236,250	$236,250	$236,250	$236,250	$2,846 / Unit		$236,250		0.0%	$0
Building Cost		$11,512,332	$142.22 /sf $138,703/Unit	$11,512,332	$11,512,332	$11,687,257	$11,687,257	$140,810/Unit	$144.38 /sf	$11,512,332		-1.5%	($174,925)
Contingency		$713,926	5.38% 5.00%	$713,926	$713,926	$713,926	$713,926	4.94%	5.38%	$713,926		0.0%	$0
Contractor Fees		$1,956,661	14.00% 13.05%	$1,956,661	$1,956,661	$1,956,661	$1,956,661	12.90%	14.00%	$1,956,661		0.0%	$0
Soft Costs	$0	$1,401,952	$16,891 / Unit	$1,401,952	$1,401,952	$1,401,952	$1,401,952	$16,891 / Unit		$1,401,952	$0	0.0%	$0
Financing	$0	$1,011,617	$14,481 / Unit	$1,201,917	$1,219,117	$1,219,117	$1,201,917	$14,481 / Unit		$1,011,617	$0	0.0%	$0
Developer Fee	$0	$2,751,958	15.00% 15.00%	$2,904,404	$2,906,204	$2,906,204	$2,904,404	14.87%	15.00%	$2,751,958	$0	0.0%	$0
Reserves			5 Months	$322,400	$338,100	$338,100	$322,400	5 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$21,098,348**	$285,419 / Unit	**$23,689,798**	**$23,724,498**	**$23,899,423**	**$23,864,723**	$287,527 / Unit		**$21,098,348**	**$0**	**-0.7%**	**($174,925)**
Acquisition Cost	$0			$0	$0								
Contingency		$0		$0	$0								
Contractor's Fee		$0		$0	$0								
Financing Cost		$0											
Developer Fee	$0	$0		$0	$0								
Reserves				$0	$0								

ADJUSTED BASIS / COST	**$0**	**$21,098,348**	$285,419/unit	**$23,689,798**	**$23,724,498**	**$23,899,423**	**$23,864,723**	$287,527/unit	**$21,098,348**	**$0**	**-0.7%**	**($174,925)**
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):				**$23,689,798**								

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Victoria Gardens, Brownsville, 9% HTC #25196

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$21,098,348	$0	$21,098,348
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$21,098,348	$0	$21,098,348
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$27,427,852	$0	$27,427,852
Applicable Fraction	84.33%	84.33%	84%	84%
TOTAL QUALIFIED BASIS	$0	$23,130,666	$0	$23,130,666
Applicable Percentage	9.00%	9.00%	9.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$2,081,760	$0	$2,081,760
CREDITS ON QUALIFIED BASIS	$2,081,760		$2,081,760	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8299	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$2,081,760	$17,276,526	----	----	----
Needed to Fill Gap	$2,040,005	$16,929,999	----	----	----
Applicant Request	$2,000,000	$16,598,000	**$2,000,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Fourplex	80,946 SF	$125.54	10,162,094
Adjustments				
Exterior Wall Finish	2.30%		2.89	$234,229
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.29%		4.13	334,142
Roof Adjustment(s)			0.37	30,000
Subfloor			(1.12)	(90,334)
Floor Cover			3.75	303,548
Breezeways	$52.39	2,220	1.44	116,306
Balconies	$52.58	6,750	4.38	354,915
Plumbing Fixtures	$1,460	272	4.91	397,120
Rough-ins	$715	166	1.47	118,690
Built-In Appliances	$2,200	83	2.26	182,600
Exterior Stairs	$4,250	12	0.63	51,000
Heating/Cooling			4.11	332,688
Storage Space	$52.39	0	0.00	0
Carports	$21.40	0	0.00	0
Garages	$41.00	0	0.00	0
Common/Support Area	$125.77	5,461	8.49	686,830
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	$4.60	88,627	5.04	407,684
SUBTOTAL			**168.28**	**13,621,512**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**168.28**	**$13,621,512**
Plans, specs, survey, bldg permits	3.10%		(5.22)	($422,267)
Contractor's OH & Profit	11.10%		(18.68)	(1,511,988)
NET BUILDING COSTS		$140,810/unit	$144.38/sf	$11,687,257

Long-Term Pro Forma

Victoria Gardens, Brownsville, 9% HTC #25196

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$799,677	$815,671	$831,984	$848,624	$865,596	$955,688	$1,055,157	$1,164,979	$1,286,231	$1,420,103	$1,567,908
TOTAL EXPENSES	3.00%	$382,562	$393,639	$405,040	$416,776	$428,855	$494,771	$570,938	$658,962	$760,702	$878,313	$1,014,286
NET OPERATING INCOME ("NOI")		**$417,115**	**$422,032**	**$426,944**	**$431,848**	**$436,742**	**$460,917**	**$484,219**	**$506,017**	**$525,528**	**$541,790**	**$553,622**
EXPENSE/INCOME RATIO		47.8%	48.3%	48.7%	49.1%	49.5%	51.8%	54.1%	56.6%	59.1%	61.8%	64.7%
MUST -PAY DEBT SERVICE												
Legacy Bank and Trust		$322,982	$322,982	$322,982	$322,982	$322,982	$322,982	$322,982	$322,982	$322,982	$322,982	$322,982
TOTAL DEBT SERVICE		$322,982	$322,982	$322,982	$322,982	$322,982	$322,982	$322,982	$322,982	$322,982	$322,982	$322,982
DEBT COVERAGE RATIO		1.29	1.31	1.32	1.34	1.35	1.43	1.50	1.57	1.63	1.68	1.71
ANNUAL CASH FLOW		**$94,133**	**$99,050**	**$103,962**	**$108,866**	**$113,760**	**$137,935**	**$161,237**	**$183,035**	**$202,547**	**$218,808**	**$230,640**
Deferred Developer Fee Balance		$237,866	$138,816	$34,854	$0	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$74,013	$187,773	$829,339	$1,589,387	$2,461,713	$3,436,516	$4,499,552	$5,631,126

25196 Victoria Gardens - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 25, 2025

PROPERTY IDENTIFICATION

Application #	**25196**
Development	**Victoria Gardens**
City / County	**Brownsville / Cameron**
Region/Area	**11 / Urban**
Population	**General**
Set-Aside	**Non-Profit**
Activity	**Reconstruction**

RECOMMENDATION

TDHCA Program	Request	Recommended		
FHTC (9% Credit)	$2,000,000	**$2,000,000**	**$24,096/Unit**	**$0.83**

KEY PRINCIPALS / SPONSOR

• Versa Development, LLC (Co-Developer 50% Fee)
Manish Verma
• Brownsville Housing Opportunity Corporation
(Co-Developer 50% Fee)
Luis Eduardo Garduno- President

Related Parties	Contractor - TBD	Seller - Yes

TYPICAL BUILDING ELEVATION/PHOTO

1 TYPE I - FRONT ELEVATION - PRES
1/16" = 1'-0"

UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	-	0%
1	20	24%
2	43	52%
3	20	24%
4	-	0%
TOTAL	83	100%

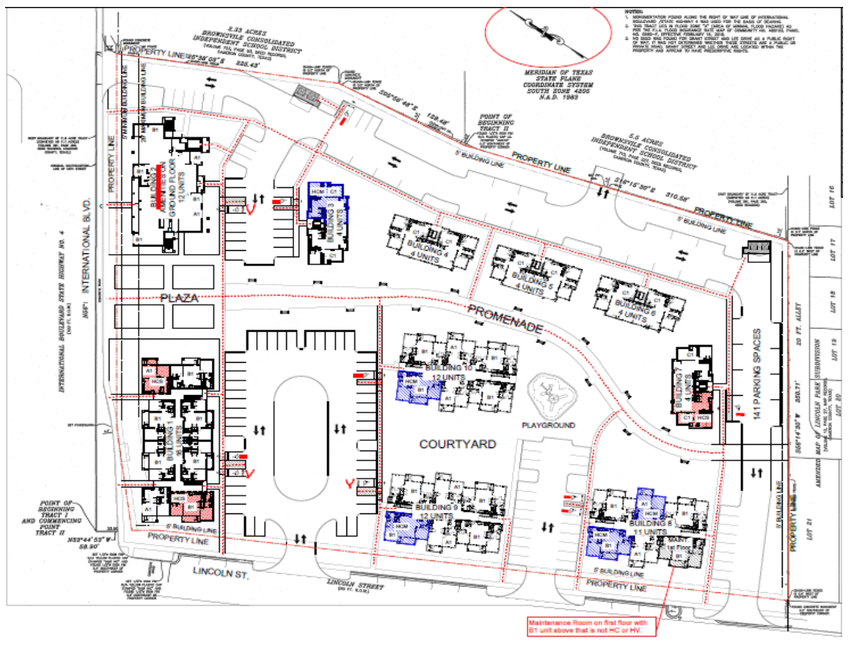
INCOME DISTRIBUTION

Income	# Units	% Total
20%	-	0%
30%	7	8%
40%	-	0%
50%	14	17%
60%	49	59%
70%	-	0%
80%	-	0%
MR	13	16%
TOTAL	83	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.18	**Expense Ratio**	47.8%
Breakeven Occ.	85.2%	**Breakeven Rent**	$785
Average Rent	$853	**B/E Rent Margin**	$68
Property Taxes	Exempt	**Exemption/PILOT**	100%
Total Expense	$4,609/unit	**Controllable**	$2,868/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			1.7%
Highest Unit Capture Rate	3%	2 BR/50%	7
Dominant Unit Cap. Rate	3%	2 BR/60%	26
Premiums (↑80% Rents)	No		
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs		
Avg. Unit Size	975 SF	**Density**	14.2/acre
Acquisition		$11K/unit	$910K
Building Cost	$142.22/SF	$139K/unit	$11,512K
Hard Cost		$181K/unit	$14,992K
Total Cost		$286K/unit	$23,724K
Developer Fee	$2,906K	(28% Deferred)	Paid Year: 10
Contractor Fee	$1,957K	**30% Boost**	Yes

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
Legacy Bank and Trust	15/35	7.25%	$4,500,000	1.18
TOTAL DEBT (Must Pay)			$4,500,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
Housing Authority COB	40/0	0.50%	$910,000	1.18
HACB/BHFC - HUD CFP Funds	30/0	2.00%	$888,799	1.18
City of Brownsville	0/0	0.00%	$1,000	1.18
CASH FLOW DEBT / GRANTS			$1,799,799	

EQUITY / DEFERRED FEES	
Source	Amount
Hudson Housing Capital	$16,598,000
VDC Victoria Gardens Development, L	$826,699
TOTAL EQUITY SOURCES	$17,424,699
TOTAL DEBT SOURCES	$6,299,799
TOTAL CAPITALIZATION	$23,724,498

CONDITIONS

– Receipt and acceptance by Cost Certification:
  - Certification that testing for lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that appropriate handling and disposal procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

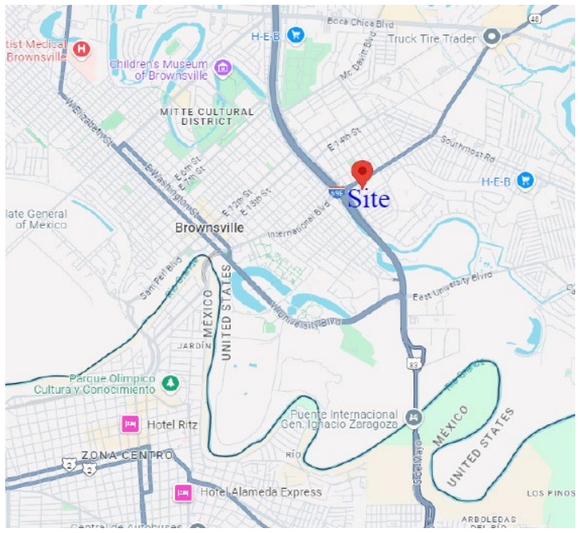
STRENGTHS/MITIGATING FACTORS

- Low Gross Capture Rate of 1.7%
- Full Property Tax Exemption
- New reconstructed development and attractive

WEAKNESSES/RISKS

- Construction Cost Risk
- Feasibility dependent upon property tax exemption

AREA MAP



DEVELOPMENT IDENTIFICATION

TDHCA Application #: **25196** Program(s): **9% HTC**

Victoria Gardens

Address/Location: 1809 Grant St

City: Brownsville County: Cameron Zip: 78521

Population: General Program Set-Aside: Non-Profit Area: Urban

Activity: Reconstruction Building Type: Fourplex Region: 11

Low-Income: 40% at 60%

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm Lien**	**Const. Term**	**Const Lien**
FHTC (9% Credit)	$2,000,000				**$2,000,000**						

CONDITIONS

— Receipt and acceptance by Cost Certification:

- Certification that testing for lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that appropriate handling and disposal procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	7
50% of AMI	50% of AMI	14
60% of AMI	60% of AMI	49

DEVELOPMENT SUMMARY

Victoria Gardens will be a combination of reconstruction and new construction. The original Victoria Gardens units were built in 1944 and have outlived their useful life. The existing forty-six (46) units will be demolished, removed, and replaced with a total of eighty-three (83) units of new housing serving families in the Brownsville area. The unit mix consists of twenty (20) 1-bedroom units, forty-three (43) 2-bedroom units, and twenty (20) 3-bedroom units. Seventy (70) of the units will be allocated to residents earning at or below 60% AMI, with the remaining thirteen (13) units leased at market rates. The site has never had any LIHTCs associated with the property. Site control is in the form of a ground lease with a term of 75 years on property owned by the Housing Authority of the City of Brownsville (HACB). HACB was the recipient of a 2021 HUD Choice Neighborhood Planning Grant. Victoria Gardens represents the anchor site for the HUD Choice Neighborhood Plan making it eligible for Tax Credit preference.

RISK PROFILE

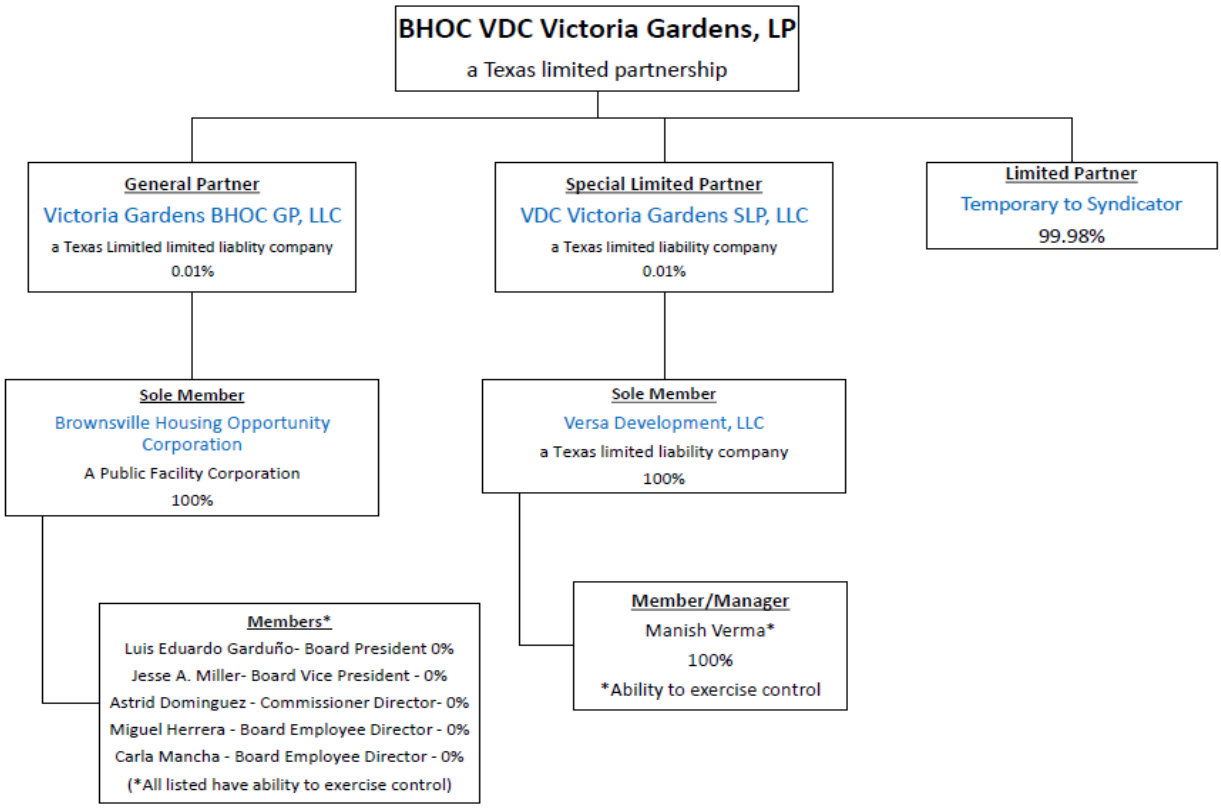
STRENGTHS/MITIGATING FACTORS	
▫	Low Gross Capture Rate of 1.7%
▫	Full Property Tax Exemption
▫	New reconstructed development and attractive design should enhance leasing

WEAKNESSES/RISKS	
▫	Construction Cost Risk
▫	Feasibility dependent upon property tax exemption
▫	

DEVELOPMENT TEAM

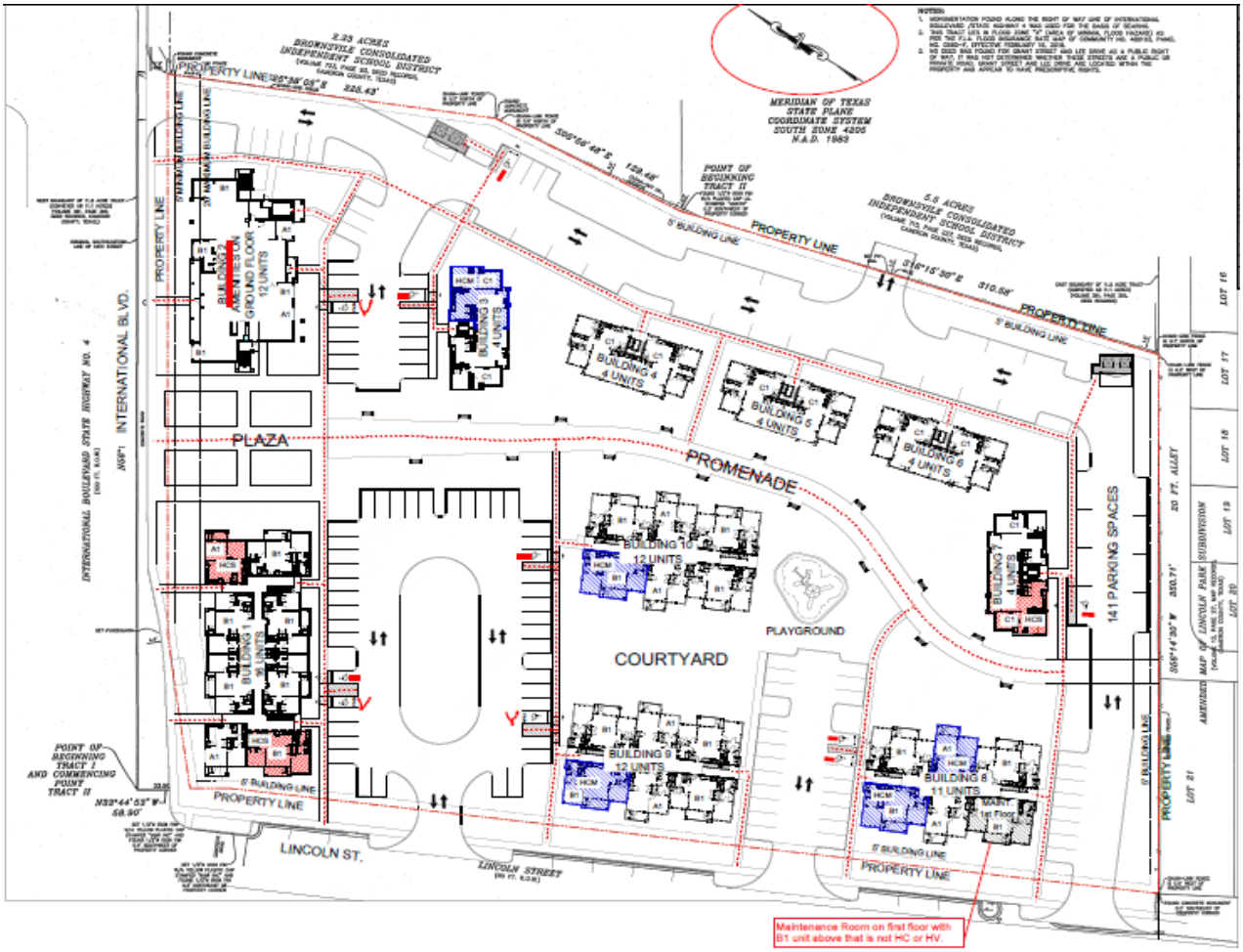
OWNERSHIP STRUCTURE

Victoria Gardens – Owner Organizational Chart



DEVELOPMENT SUMMARY

SITE PLAN

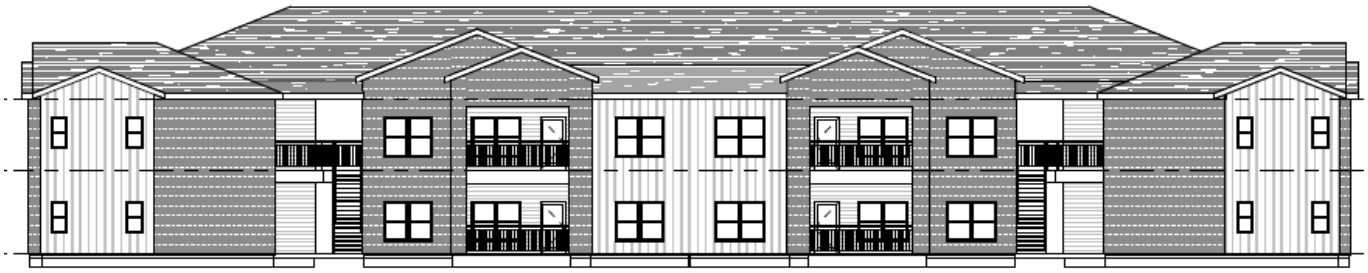


AERIAL

Comments:

The project will have 141 open surface parking spaces (1.7/unit) which is in compliance with the local code requirement of 95 parking spaces. All parking will be provided at no charge to the residents.

BUILDING ELEVATION



1 TYPE I - FRONT ELEVATION - PRES
1/16" = 1'-0"

BUILDING CONFIGURATION

Building Type	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE IV/								**Total Buildings**
Floors/Stories	2	3	2	2	2								
Number of Bldgs	1	1	5	2	1								**10**
Units per Bldg	16	12	4	12	11								
Total Units	16	12	20	24	11								**83**

Avg. Unit Size (SF) **975 sf**	**Total NRA (SF)** **80,946**	**Common Area (SF)*** **5,972**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 5.84 acres Density: 14.2 units/acre

Site Control: 6.07 **Site Plan:** 5.84 **Appraisal:** 5.84 **ESA:** 5.84

Feasibility Report Survey: 5.84 **Feasibility Report Engineer's Plan:** 5.84 **Existing LURA:** N/A

Control Type: Contract for Ground Lease and Bill of Sale

Development Site: 5.84 acres Cost: $910,000 $10,964 per unit

Seller: Housing Authority of the City of Brownsville

Buyer: BHOC VDC Victoria gardens, L. P.

Related-Party Seller/Identity of Interest: Yes

Comments:

The ground lease lists 6.07 acres, including an apparent Right-of-Way (ROW) encroachment along International Blvd. The ROW area is expected to be deeded to the City of Brownsville prior to construction start as part of the permitting and entitlement process. No buildings will be constructed in the ROW easement, hence the net of 5.84 acres in all relevant reports.

The acquisition is an identity of interest transaction and an appraisal was provided to support the acquisition price and acquisition eligible basis. Brownsville Housing Opportunity Corporation (non-profit affiliate of the Housing Authority of the City of Brownsville) is the sole member of the GP. The Housing Authority of the City of Brownsville will retain ownership of the land and lease it to the Partnership under a 75-year ground lease, thereby facilitating an ad valorem tax exemption for the development.

The project is owned by the Housing Authority of the City of Brownsville and was used exclusively as public housing. HUD previously approved the disposition of the project from public housing.

APPRAISED VALUE

Appraiser: Araiza Appraisal & Consulting Date: 1/30/2025

Land as Vacant: 5.84 acres $910,000 Per Unit: $10,964

Comments:

The appraisal conclusion is based on an "As Is, As If Vacant" Market Value.

SITE INFORMATION

Flood Zone:	X	Scattered Site?	No
Zoning:	Trad NBHD Corridor TN-C	Within 100-yr floodplain?	No
Re-Zoning Required?	No	Utilities at Site?	Yes
Year Constructed:	N/A	Title Issues?	No

Current Uses of Subject Site:

According to historical resources, the Victoria Gardens Housing Development has occupied the property since 1944. Prior to 1944, the property was undeveloped.

TENANT RELOCATION PLAN

This Relocation and Transition Plan sets forth the policies and procedures to be utilized by the Housing Authority of the City of Brownsville (HACB) and the Project Owner for relocation of residents as of result of the Buena Vida Choice Neighborhoods Implementation planning effort and the Rental Assistance Demonstrations Program (RAD). HACB and the City of Brownsville (COB) have partnered to lead efforts to transfer assistance from the Victoria Gardens public housing development to El Jardin Apartments. Both developments are located in Brownsville, Texas. The Victoria Gardens development built in 1949 has 44 units and features one-story duplex apartments. HACB will transfer the project-based assistance to El Jardin Apartments, an eight-story building that is in the final stage of renovation. Victoria Gardens Families received a Resident Information Notice (RIN) and a General Information Notice (GIN) on January 22, 2021 to advise the residents about the HACB's plans to convert the public housing assistance to the Rental Assistance Demonstration (RAD) program.

Since the HACB is undergoing a transfer of assistance to El Jardin, the families will be required to move to El Jardin permanently. A Relocation Specialist has been designated to meet with each family to assist with their relocation needs. Families will be offered new units based on their original move-in date. Residents who have chosen not to move into El Jardin have already begun to relocate to other HACB properties. The families that continued to reside at Victoria Gardens past Dec. 1,2024, signed an Interim Tenancy Addendum to Tenant Lease. The applicant prepared memo dated 5/21/25 indicates that there are 21 families waiting to relocate to either El Jardin (18 families estimated) or another location of their choice. The families moving to El Jardin will be permanently relocated to El Jardin after July 31st, 2025. All families will be eligible for Uniform Relocation Act (URA) assistance in moving to the new site. All of the new units at El Jardin Apartments have been determined to be comparable replacement units for purposes of calculating replacement housing payments. Families will be eligible for: 1)Counseling in preparation for the relocation, 2)Relocation assistance and payments 3) and Reimbursement for reasonable out of pocket expenses, including moving expenses. All moving expenses will be paid for by the HACB and the family may receive a $100 moving expense and dislocation allowance.

Since this is a one time transfer, no storage will be provided by the HACB except as otherwise provided in the Relocation Plan. The new property at El Jardin Apartments also has a small storage closet in each unit.

The HACB has budgeted the total relocation expenses in the amount of $160,351 and the actual moving costs in the amount of $142,931. These costs are not allocated to the Victoria Gardens project. These costs were previously captured and covered by a previous project, El Jardin, a 2021 9% LIHTC award. The cost are associated with the move of the residents out of Victoria Gardens to The El Jardin project.

Since Victoria Gardens was the anchor for the International/Southmost Choice Neighborhood Plan, the families have the first choice to return to Victoria Gardens once it has been rebuilt. The tenant relocation does not address moving from El Jardin to Victoria Gardens, but per the applicant, this point was communicated to the families at the meetings held with them during the planning of the International/Southmost Transformation Plan.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Ambiotec Environmental Consultants, Inc. Date: 2/24/2025

Recognized Environmental Conditions (RECs) and Other Concerns:

- No recognized environmental conditions (RECs) were identified at the subject property.
- Lead Based Paint was found in exterior paint samples collected from brick door-top trims, and concrete fascias and soffits; however, the paint was intact and in good condition, and no O&M was recommended. Worker protection and monitoring may be required during planned demolition activities that would disturb LBP.

MARKET ANALYSIS

Provider: Gibson Consulting, LLC Date: 3/27/2025

Primary Market Area (PMA): 29.5 sq. miles 3 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
21228	El Jardin	Yes	New Const	General	N/A	44
23015	Avanti Legacy del Sol	Yes	New Const	Elderly	N/A	84
23019	Avanti Legacy Lyon	Yes	New Const	Elderly	N/A	84
23035	Alton Gloor Lofts	Yes	New Const	General	76	78

Other Affordable Developments in PMA since 2020

21048	Price Lofts	New Const	General	N/A	88
22412	Rockwell Manor	rehab	General	N/A	126

Stabilized Affordable Developments in PMA		
	Total Units	2,396
	Total Developments	19
	Average Occupancy	95.9%

Comments:

The surveyed complexes consisting of 3,285 units had occupancy of 96.4%. Of this total, reported LIHTC units surveyed totaled 2,396 units and had occupancy of 95.9%. An onsite survey indicates 98 vacancies in the tax credit units. The market is considered to be tight, meaning that newly constructed units are expected to be occupied quickly. (p.35)

Overall market vacancy rate for competitive housing in the market area is 2.2%. The reported occupancy rate for the LIHTC complexes is 95.9%. The LIHTC complexes are Class B to D and the market rate units are Class A with some Class B. The occupancy rate is consistent with no discernible difference due to class for the market rate units. The LIHTC units also have similar occupancy with no difference in the complexes surveyed due to class. (p.49)

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	34,071			
Potential Demand from the Primary Market Area	7,778			
10% External Demand	778			
Potential Demand from Other Sources	0			
GROSS DEMAND	8,556			
Subject Affordable Units	70			
Unstabilized Competitive Units	76			
RELEVANT SUPPLY	146			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**1.7%**			

Population:	**General**	**Market Area:**	**Urban**	**Maximum Gross Capture Rate:**	**10%**

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	2,417	242	7	8	0.6%					
50% AMGI	10,000	1000	14	16	0.3%					
60% AMGI	4,361	436	49	52	2.1%					

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE

	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	644	64	2	2	0.6%					
1 BR/50%	266	27	4	4	2.7%					
1 BR/60%	1,161	116	11	12	1.8%					
2 BR/30%	948	95	3	4	0.7%					
2 BR/50%	392	39	7	8	3.5%					
2 BR/60%	1,710	171	26	30	3.0%					
3 BR/30%	602	60	2	2	0.6%					
3 BR/50%	249	25	3	4	2.6%					
3 BR/60%	1,086	109	12	12	2.0%					

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$417,453	Avg. Rent:	$853	Expense Ratio:	47.8%
Debt Service:	$354,492	B/E Rent:	$785	Controllable Expenses:	$2,868
Net Cash Flow:	$62,960	UW Occupancy:	92.5%	Property Taxes/Unit:	$0
Aggregate DCR:	1.18	B/E Occupancy:	85.2%	Program Rent Year:	2024

The number of unrestricted units just exceeds 15% of the mix, so concluded Market Analyst rents could have been budgeted. However, Applicant chose to budget those units closer to gross 60% program rents. If the higher Market Analyst rents were used, the DCR would only increase to 1.25, still within feasibility threshold. In any event, the analysis is based on Applicant's more conservative assumptions.

Underwriter utilized the Database average for G&A expenses and local comps for Payroll, Utility and WST expenses. Applicant's expenses were used in the analysis since there is only a 3.7 % variance with Underwriter's expense assumptions.

Site control is in the form of a ground lease with a term of 75 years on property owned by the Housing Authority of the City of Brownsville. This will allow the development to qualify for an ad valorem tax exemption.

As underwritten, residual 15-year cash flow is $628K after deferred developer fee is paid off in year 10.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$155,822/ac	$10,964/unit	**$910,000**	Contractor Fee	**$1,956,661**
Off-site + Site Work		$33,328/unit	**$2,766,206**	Soft Cost + Financing	**$2,621,069**
Building Cost	$142.22/sf	$138,703/unit	**$11,512,332**	Developer Fee	**$2,906,204**
Contingency	5.00%	$8,602/unit	**$713,926**	Reserves	**$338,100**

Total Development Cost	$285,837/unit	**$23,724,498**	**Rehabilitation Cost**	**N/A**

Qualified for 30% Basis Boost?	Non-Qualified Elderly not in QCT covered by Revitalization Plan [9% only]

Building Cost:

Underwriter estimated building cost using Marshall and Swift's "Good Quality" Base Cost. This resulted in an estimate of $139K/unit ($142/sf) as compared to Applicant's budget of $141K/unit ($144/sf). The difference only equates to a 1.5% variance so Applicant's budgeted costs are used in the underwriting analysis.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$23,724,498	**$21,112,148**	**$2,083,122**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Legacy Bank and Trust	Conventional Loan	$7,950,000	8.00%	34%
Housing Authority COB	Seller Take-Back Loan	$910,000	0.50%	4%
HACB/BHFC - HUD CFP Funds	HUD CFP Funds	$888,799	2.00%	4%
Hudson Housing Capital	FHTC	$11,618,600	$0.83	49%
VDC Victoria Gardens Development, LLC	Deferred Developer Fee	$2,356,099	0.00%	10%
City of Brownsville	Reduced Building Permit Fee	$1,000	0.00%	0%
		$23,724,498	**Total Sources**	

PERMANENT SOURCES

	PROPOSED				UNDERWRITTEN				
Debt Source	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**LTC**
Legacy Bank and Trust	$4,500,000	7.25%	35	15.0	$4,500,000	7.25%	35	15.0	19%
Housing Authority COB	$910,000	0.50%	0	40.0	$910,000	0.50%	0	40.0	4%
HACB/BHFC - HUD CFP Funds	$888,799	2.00%	0	30.0	$888,799	2.00%	0	30.0	4%
City of Brownsville	$1,000	0.00%	0	0.0	$1,000	0.00%	0	0.0	0%
Total	**$6,299,799**				**$6,299,799**				

	PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees	**Amount**	**Rate**	**% Def**	**Amount**	**Rate**	**% TC**	**% Def**
Hudson Housing Capital	$16,598,000	$0.83		$16,598,000	$0.83	70%	
VDC Victoria Gardens Development, LLC	$826,699		28%	$826,699		3%	28%
Total	**$17,424,699**			**$17,424,699**			
				$23,724,498	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.871	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.799	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	$23,724,498
Permanent Sources (debt + non-HTC equity)	$6,299,799
Gap in Permanent Financing	$17,424,699

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	$17,287,826	$2,083,122
Needed to Balance Sources & Uses	$17,424,699	$2,099,614
Requested by Applicant	$16,598,000	$2,000,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	**$16,598,000**	**$2,000,000**

Deferred Developer Fee	**$826,699**	**(28% deferred)**
Repayable in	**10 years**	

Recommendation:

Underwriter recommends Applicant's request of $2,000,000 in annual 9% Housing Tax Credits.

Underwriter: *Georgia Simmons*

Manager of Real Estate Analysis: *Gregg Kazak*

Director of Real Estate Analysis: *Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Victoria Gardens, Brownsville, 9% HTC #25196

LOCATION DATA	
CITY:	Brownsville
COUNTY:	Cameron
Area Median Income	$0
PROGRAM REGION:	11
PROGRAM RENT YEAR:	2024

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	20	24.1%	0	0	0	0
2	43	51.8%	0	0	0	0
3	20	24.1%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	83	100.0%	-	-	-	-

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	84.33%
APP % Acquisition	9.00%
APP % Construction	9.00%
Average Unit Size	975 sf

55% Average Income		20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	Income									
	# Units	-	7	-	14	49	-	-	13	83
	% Total	0.0%	8.4%	0.0%	16.9%	59.0%	0.0%	0.0%	15.7%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$421	2	1	1	735	$421	$78	$343	$0	$0.47	$343	**$686**	**$686**	$343	$0.47	$0	$1,100	$1.50	$1,100
TC 50%	$703	4	1	1	735	$703	$78	$625	$0	$0.85	$625	**$2,500**	**$2,500**	$625	$0.85	$0	$1,100	$1.50	$1,100
TC 60%	$843	11	1	1	735	$843	$78	$765	$0	$1.04	$765	**$8,415**	**$8,415**	$765	$1.04	$0	$1,100	$1.50	$1,100
MR		3	1	1	735	$0	$78		NA	$1.17	$860	**$2,580**	**$2,580**	$860	$1.17	NA	$860	$1.17	$1,100
TC 30%	$506	3	2	2	982	$506	$103	$403	$0	$0.41	$403	**$1,209**	**$1,209**	$403	$0.41	$0	$1,350	$1.37	$1,350
TC 50%	$843	7	2	2	982	$843	$103	$740	$0	$0.75	$740	**$5,180**	**$5,180**	$740	$0.75	$0	$1,350	$1.37	$1,350
TC 60%	$1,012	26	2	2	982	$1,012	$103	$909	$0	$0.93	$909	**$23,634**	**$23,634**	$909	$0.93	$0	$1,350	$1.37	$1,350
MR		7	2	2	982	$0	$103		NA	$1.04	$1,020	**$7,140**	**$7,140**	$1,020	$1.04	NA	$1,020	$1.04	$1,350
TC 30%	$585	2	3	2	1,201	$585	$127	$458	$0	$0.38	$458	**$916**	**$916**	$458	$0.38	$0	$1,450	$1.21	$1,450
TC 50%	$975	3	3	2	1,201	$975	$127	$848	$0	$0.71	$848	**$2,544**	**$2,544**	$848	$0.71	$0	$1,450	$1.21	$1,450
TC 60%	$1,170	12	3	2	1,201	$1,170	$127	$1,043	$0	$0.87	$1,043	**$12,516**	**$12,516**	$1,043	$0.87	$0	$1,450	$1.21	$1,450
MR		3	3	2	1,201	$0	$127		NA	$0.97	$1,170	**$3,510**	**$3,510**	$1,170	$0.97	NA	$1,170	$0.97	$1,450
TOTALS/AVERAGES:		**83**			**80,946**				**$0**	**$0.88**	**$853**	$70,830	$70,830	**$853**	**$0.88**	**$0**	**$1,267**	**$1.30**	**$1,314**
ANNUAL POTENTIAL GROSS RENT:												**$849,960**	**$849,960**						

*MFDL units float among Unit Types

STABILIZED PRO FORMA

Victoria Gardens, Brownsville, 9% HTC #25196

	STABILIZED FIRST YEAR PRO FORMA													
	COMPARABLES			APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT					$0.88	$853	$849,960	$849,960	$853	$0.88		0.0%	$0
late fees, phone, cable laundry						$15.00	$14,940						
Total Secondary Income						$15.00		$14,940	$15.00			0.0%	$0
POTENTIAL GROSS INCOME							$864,900	$864,900				0.0%	$0
Vacancy & Collection Loss						7.5% PGI	(64,868)	(64,868)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							$800,033	$800,033				0.0%	$0

General & Administrative	$35,928	$433/Unit	$46,572	$561	3.65%	$0.36	$352	$29,220	$35,928	$433	$0.44	4.49%	-18.7%	(6,708)
Management	$34,963	4.0% EGI	$30,760	$371	5.00%	$0.49	$482	$40,002	$40,002	$482	$0.49	5.00%	0.0%	0
Payroll & Payroll Tax	$110,086	$1,326/Unit	$110,176	$1,327	12.70%	$1.25	$1,224	$101,571	$110,176	$1,327	$1.36	13.77%	-7.8%	(8,605)
Repairs & Maintenance	$53,682	$647/Unit	$39,466	$475	6.02%	$0.60	$580	$48,179	$53,950	$650	$0.67	6.74%	-10.7%	(5,771)
Electric/Gas	$18,781	$226/Unit	$11,616	$140	1.90%	$0.19	$183	$15,228	$11,616	$140	$0.14	1.45%	31.1%	3,612
Water, Sewer, & Trash	$58,119	$700/Unit	$40,963	$494	5.49%	$0.54	$529	$43,884	$40,963	$494	$0.51	5.12%	7.1%	2,921
Property Insurance	$72,909	$0.90 /sf	$122,907	$1,481	10.12%	$1.00	$975	$80,946	$80,946	$975	$1.00	10.12%	0.0%	-
Property Tax (@ 0%) 2.276383	$60,951	$734/Unit	$29,044	$350	0.00%	$0.00	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
Reserve for Replacements					2.59%	$0.26	$250	$20,750	$20,750	$250	$0.26	2.59%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.35%	$0.03	$34	$2,800	$2,800	$34	$0.03	0.35%	0.0%	-
TOTAL EXPENSES					**47.82%**	**$4.73**	**$4,609**	**$382,580**	**$397,131**	**$4,785**	**$4.91**	**49.64%**	**-3.7%**	**$ (14,551)**
NET OPERATING INCOME ("NOI")					**52.18%**	**$5.16**	**$5,030**	**$417,453**	**$402,902**	**$4,854**	**$4.98**	**50.36%**	**3.6%**	**$ 14,551**

CONTROLLABLE EXPENSES	$2,868/Unit		$3,044/Unit	

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Victoria Gardens, Brownsville, 9% HTC #25196

DEBT / GRANT SOURCES

DEBT (Must Pay)	Fee	APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE: Cumulative DCR UW	Cumulative DCR App	Pmt	Rate	Amort	Term	Principal	AS UNDERWRITTEN DEBT/GRANT STRUCTURE: Principal	Term	Amort	Rate	Pmt	Cumulative DCR	Cumulative LTC
Legacy Bank and Trust		1.14	1.18	354,493	7.25%	35	15	$4,500,000	$4,500,000	15	35	7.25%	$354,492	1.18	19.0%
CASH FLOW DEBT / GRANTS															
Housing Authority COB		1.14	1.18		0.50%	0	40	$910,000	$910,000	40	0	0.50%		1.18	3.8%
HACB/BHFC - HUD CFP Funds		1.14	1.18		2.00%	0	30	$888,799	$888,799	30	0	2.00%		1.18	3.7%
City of Brownsville		1.14	1.18		0.00%	0	0	$1,000	$1,000	0	0	0.00%		1.18	0.0%
				$354,493	**TOTAL DEBT / GRANT SOURCES**			**$6,299,799**	**$6,299,799**	**TOTAL DEBT SERVICE**			**$354,492**	**1.18**	26.6%

NET CASH FLOW	$48,409	$62,960	APPLICANT	NET OPERATING INCOME	$417,453	$62,960	NET CASH FLOW

EQUITY SOURCES

EQUITY / DEFERRED FEES	APPLICANT'S PROPOSED EQUITY STRUCTURE: DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	AS UNDERWRITTEN EQUITY STRUCTURE: Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
Hudson Housing Capital	LIHTC Equity	70.0%	$2,000,000	$0.83	$16,598,000	$16,598,000	$0.8299	$2,000,000	70.0%	$24,096	Applicant Request
VDC Victoria Gardens Development, LLC	Deferred Developer Fees	3.5%	(28% Deferred)		$826,699	$826,699	(28% Deferred)		3.5%	**Total Developer Fee:**	**$2,906,204**
Additional (Excess) Funds Req'd		0.0%				$0			0.0%		
TOTAL EQUITY SOURCES		73.4%			$17,424,699	$17,424,699			73.4%		

TOTAL CAPITALIZATION	**$23,724,498**	**$23,724,498**	**15-Yr Cash Flow after Deferred Fee:**	**$627,862**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS: Eligible Basis Acquisition	Eligible Basis New Const. Rehab	Total Costs		TDHCA COST / BASIS ITEMS: Total Costs			Eligible Basis New Const. Rehab	Eligible Basis Acquisition	COST VARIANCE %	COST VARIANCE $
Land Acquisition			$10,964 / Unit	$910,000	$910,000	$10,964 / Unit				0.0%	$0
Building Acquisition	$0		$ / Unit	$0	$0	$ / Unit			$0	0.0%	$0
Off-Sites		$0	$1,536 / Unit	$127,505	$127,505	$1,536 / Unit		$0		0.0%	$0
Site Work		$1,513,652	$28,945 / Unit	$2,402,451	$2,402,451	$28,945 / Unit		$1,513,652		0.0%	$0
Site Amenities		$236,250	$2,846 / Unit	$236,250	$236,250	$2,846 / Unit		$236,250		0.0%	$0
Building Cost		$11,512,332	$142.22 /sf	$138,703/Unit	$11,512,332	$11,687,257	$140,810/Unit	$144.38 /sf	$11,512,332	-1.5%	($174,925)
Contingency		$713,926	5.38%	5.00%	$713,926	$713,926	4.94%	5.38%	$713,926	0.0%	$0
Contractor Fees		$1,956,661	14.00%	13.05%	$1,956,661	$1,956,661	12.90%	14.00%	$1,956,661	0.0%	$0
Soft Costs	$0	$1,401,952	$16,891 / Unit		$1,401,952	$1,401,952	$16,891 / Unit		$1,401,952	$0	0.0%	$0
Financing	$0	$1,023,617	$14,688 / Unit		$1,219,117	$1,219,117	$14,688 / Unit		$1,023,617	$0	0.0%	$0
Developer Fee	$0	$2,753,758	15.00%	15.00%	$2,906,204	$2,906,204	14.87%	15.00%	$2,753,758	$0	0.0%	$0
Reserves			6 Months		$338,100	$338,100	5 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$21,112,148**	$285,837 / Unit		**$23,724,498**	**$23,899,423**	$287,945 / Unit		**$21,112,148**	**$0**	**-0.7%**	**($174,925)**
Acquisition Cost	$0				$0						
Contingency		$0			$0						
Contractor's Fee		$0			$0						
Financing Cost		$0									
Developer Fee	$0	$0			$0						
Reserves					$0						

ADJUSTED BASIS / COST	**$0**	**$21,112,148**	$285,837/unit	**$23,724,498**	**$23,899,423**	$287,945/unit	**$21,112,148**	**$0**	**-0.7%**	**($174,925)**
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):				**$23,724,498**						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Victoria Gardens, Brownsville, 9% HTC #25196

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$21,112,148	$0	$21,112,148
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$21,112,148	$0	$21,112,148
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$27,445,792	$0	$27,445,792
Applicable Fraction	84.33%	84.33%	84%	84%
TOTAL QUALIFIED BASIS	$0	$23,145,796	$0	$23,145,796
Applicable Percentage	9.00%	9.00%	9.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$2,083,122	$0	$2,083,122
CREDITS ON QUALIFIED BASIS	$2,083,122		$2,083,122	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8299	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$2,083,122	$17,287,826	----	----	----
Needed to Fill Gap	$2,099,614	$17,424,699	----	----	----
Applicant Request	$2,000,000	$16,598,000	**$2,000,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Fourplex		80,946 SF	$125.54	10,162,094
Adjustments				
Exterior Wall Finish	2.30%		2.89	$234,229
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.29%		4.13	334,142
Roof Adjustment(s)			0.37	30,000
Subfloor			(1.12)	(90,334)
Floor Cover			3.75	303,548
Breezeways	$52.39	2,220	1.44	116,306
Balconies	$52.58	6,750	4.38	354,915
Plumbing Fixtures	$1,460	272	4.91	397,120
Rough-ins	$715	166	1.47	118,690
Built-In Appliances	$2,200	83	2.26	182,600
Exterior Stairs	$4,250	12	0.63	51,000
Heating/Cooling			4.11	332,688
Storage Space	$52.39	0	0.00	0
Carports	$21.40	0	0.00	0
Garages	$41.00	0	0.00	0
Common/Support Area	$125.77	5,461	8.49	686,830
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	$4.60	88,627	5.04	407,684
SUBTOTAL			**168.28**	**13,621,512**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**168.28**	**$13,621,512**
Plans, specs, survey, bldg permits	3.10%		(5.22)	($422,267)
Contractor's OH & Profit	11.10%		(18.68)	(1,511,988)
NET BUILDING COSTS		$140,810/unit	$144.38/sf	$11,687,257

Long-Term Pro Forma

Victoria Gardens, Brownsville, 9% HTC #25196

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$800,033	$816,033	$832,354	$849,001	$865,981	$956,113	$1,055,626	$1,165,496	$1,286,802	$1,420,733	$1,568,605
TOTAL EXPENSES	3.00%	$382,580	$393,657	$405,059	$416,795	$428,874	$494,793	$570,962	$658,988	$760,731	$878,345	$1,014,322
NET OPERATING INCOME ("NOI")		**$417,453**	**$422,376**	**$427,295**	**$432,206**	**$437,107**	**$461,320**	**$484,664**	**$506,508**	**$526,071**	**$542,389**	**$554,283**
EXPENSE/INCOME RATIO		47.8%	48.2%	48.7%	49.1%	49.5%	51.8%	54.1%	56.5%	59.1%	61.8%	64.7%
MUST -PAY DEBT SERVICE												
Legacy Bank and Trust		$354,492	$354,492	$354,492	$354,492	$354,492	$354,492	$354,492	$354,492	$354,492	$354,492	$354,492
TOTAL DEBT SERVICE		$354,492	$354,492	$354,492	$354,492	$354,492	$354,492	$354,492	$354,492	$354,492	$354,492	$354,492
DEBT COVERAGE RATIO		1.18	1.19	1.21	1.22	1.23	1.30	1.37	1.43	1.48	1.53	1.56
ANNUAL CASH FLOW		**$62,960**	**$67,883**	**$72,802**	**$77,714**	**$82,615**	**$106,828**	**$130,172**	**$152,016**	**$171,579**	**$187,896**	**$199,791**
Deferred Developer Fee Balance		$763,739	$695,855	$623,053	$545,339	$462,724	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$23,227	$627,862	$1,344,998	$2,164,856	$3,073,218	$4,050,419

Real Estate Analysis Division
October 14, 2025

Addendum to Underwriting Report

TDHCA Application #: **25201** Program(s): **9% HTC**

Pine Creek Apartments

Address/Location: Hwy 71 & Lovers Lane (108 Lovers Lane)

City: Bastrop County: Bastrop Zip: 78602

	APPLICATION HISTORY
Report Date	**PURPOSE**
10/14/25	**9% HTC Amendment State Credit Award Amendment**
07/14/25	Original Underwriting Report

ALLOCATION

	Previous Allocation				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm. Lien**	**Const. Term**	**Const. Lien**
State Housing Tax Credits	$0				**$200,000**						
FHTC (9% Credit)	$1,125,000				**$1,125,000**						

CONDITIONS STATUS

1 Receipt and acceptance by Commitment:

- Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that parking and drive areas will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance for the buildings as long as they remain in the floodplain.

Status: Condition satisfied.

2 Receipt and acceptance by Cost Certification:

a: Architect certification that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

b: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

c: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

d: For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering the buildings and coverage will remain in force as long as they remain in the floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

CURRENT SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	15
50% of AMI	50% of AMI	12
60% of AMI	60% of AMI	25

PREVIOUS SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	5
50% of AMI	50% of AMI	12
60% of AMI	60% of AMI	35

ANALYSIS

25201 Pine Creek received a $1,125,000 LIHTC award from TDHCA in July 2025.
The applicant is replacing the 45L Energy credits with 2025 State Housing Tax Credits.

The amendment includes the following:
•Increasing the TC 30% 1-BR units from 4 to 10
•Decreasing the TC 60% 1-BR units from 24 to 18
•Increasing the TC 30% 2-BR units from 0 to 4
•Decreasing the TC 60% 2-BR units from 11 to 7

Operating Pro Forma
Underwriter is utilizing 2025 rents.

The TC60% 941sf two-bedroom unit program rent exceeds market rent amounts indicated by the market analyst by $36 creating a delta to max of $36.

The TC60% 963sf two-bedroom unit program rent exceeds market rent amounts indicated by the market analyst by $3 creating a delta to max of $3.

Effective Gross Income decreased by $40,526.
Total expenses decreased by $1,423.
Net Operating Income decreased by $39,103.
DCR increased from 1.15 to 1.23

Development Cost

Financing costs increased by $107,025.

Building costs did not change from previous underwriting.

Total Development Cost increased by $230k.

Eligible contingency is overstated by $17,216.

Eligible contractor's fee is overstated by $36,842.

Eligible developer fee is overstated by $5,119.

Sources of Funds

Mason Joseph HUD 221(d)(4) construction to perm loan decreased from $4,350,000 to $3,700,000 and the interest rate decreased from 6% to 5.75%. The interest rate does not include the 0.25% MIP fee.

Applicant combined the interest rate and mortgage insurance premium to calculate their debt service payment. Per QAP rule 11.302(d)(4)(A), Private Mortgage Insurance premiums and similar fees are not included in the interest rate but calculated on outstanding principal balance and added to the total debt service payment.

As a result, the Underwriter's calculated annual debt service payment of $245,852 is $1,557 higher than the applicant's payment. The deal is still feasible with the difference in the debt service payment.

The deferred developer fee decreased by $103,760 and pays off in year 7.

Applicant removed the Merchants 45L Energy Annual Credits of $215,800 from equity and replaced with State Housing Tax Credits.

The equity investment letter for the State Tax Credits from Merchants Capital indicates a total capital contribution of $1,199,880 with annual tax credits of $200,000. The investor will purchase 99.99% of the forecasted tax credits at a rate of $0.6 per allocated tax credit dollar credit.

There was no change to the LIHTC Equity contribution .

Recommendation:

Underwriter recommends an annual Federal Tax Credit allocation of $1,125,000 as previously awarded.

Underwriter also recommends $200,000 in annual State Housing Tax Credits as requested by the applicant.

Underwriter:	*Travis Mason*
Manager of Real Estate Analysis:	*Robert Castillo*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Pine Creek Apartments, Bastrop, 9% HTC #25201

LOCATION DATA	
CITY:	Bastrop
COUNTY:	Bastrop
Area Median Income	$133,800
PROGRAM REGION:	7
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION

# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	36	69.2%	0	0	0	0
2	16	30.8%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	**52**	**100.0%**	**-**	**-**	**-**	**-**

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	781 sf

49%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	15	-	12	25	-	-	-	**52**
	% Total	0.0%	28.8%	0.0%	23.1%	48.1%	0.0%	0.0%	0.0%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$753	4	1	1	656	$753	$58	$695	$0	$1.06	$695	**$2,780**	**$2,780**	$695	$1.06	$0	$1,498	$2.28	$1,498
TC 50%	$1,255	5	1	1	656	$1,255	$58	$1,197	$0	$1.82	$1,197	**$5,985**	**$5,985**	$1,197	$1.82	$0	$1,498	$2.28	$1,498
TC 60%	$1,506	9	1	1	656	$1,506	$58	$1,448	$0	$2.21	$1,448	**$13,032**	**$13,032**	$1,448	$2.21	$0	$1,498	$2.28	$1,498
TC 30%	$753	2	1	1	769	$753	$58	$695	$0	$0.90	$695	**$1,390**	**$1,390**	$695	$0.90	$0	$1,668	$2.17	$1,668
TC 50%	$1,255	1	1	1	769	$1,255	$58	$1,197	$0	$1.56	$1,197	**$1,197**	**$1,197**	$1,197	$1.56	$0	$1,668	$2.17	$1,668
TC 60%	$1,506	3	1	1	769	$1,506	$58	$1,448	$0	$1.88	$1,448	**$4,344**	**$4,344**	$1,448	$1.88	$0	$1,668	$2.17	$1,668
TC 30%	$753	2	1	1	724	$753	$58	$695	$0	$0.96	$695	**$1,390**	**$1,390**	$695	$0.96	$0	$1,600	$2.21	$1,600
TC 50%	$1,255	1	1	1	724	$1,255	$58	$1,197	$0	$1.65	$1,197	**$1,197**	**$1,197**	$1,197	$1.65	$0	$1,600	$2.21	$1,600
TC 60%	$1,506	3	1	1	724	$1,506	$58	$1,448	$0	$2.00	$1,448	**$4,344**	**$4,344**	$1,448	$2.00	$0	$1,600	$2.21	$1,600
TC 30%	$753	2	1	1	708	$753	$58	$695	$0	$0.98	$695	**$1,390**	**$1,390**	$695	$0.98	$0	$1,576	$2.23	$1,576
TC 50%	$1,255	1	1	1	708	$1,255	$58	$1,197	$0	$1.69	$1,197	**$1,197**	**$1,197**	$1,197	$1.69	$0	$1,576	$2.23	$1,576
TC 60%	$1,506	3	1	1	708	$1,506	$58	$1,448	$0	$2.05	$1,448	**$4,344**	**$4,344**	$1,448	$2.05	$0	$1,576	$2.23	$1,576
TC 30%	$903	1	2	1	941	$903	$75	$828	$0	$0.88	$828	**$828**	**$828**	$828	$0.88	$0	$1,696	$1.80	$1,696
TC 50%	$1,506	1	2	1	941	$1,506	$75	$1,431	$0	$1.52	$1,431	**$1,431**	**$1,431**	$1,431	$1.52	$0	$1,696	$1.80	$1,696
TC 60%	$1,807	2	2	1	941	$1,807	$75	$1,732	$0	$1.84	$1,732	**$3,464**	**$3,392**	$1,696	$1.80	($36)	$1,696	$1.80	$1,696
TC 30%	$903	3	2	1	963	$903	$75	$828	$0	$0.86	$828	**$2,484**	**$2,484**	$828	$0.86	$0	$1,729	$1.80	$1,729
TC 50%	$1,506	2	2	1	963	$1,506	$75	$1,431	$0	$1.49	$1,431	**$2,862**	**$2,862**	$1,431	$1.49	$0	$1,729	$1.80	$1,729
TC 60%	$1,807	1	2	1	963	$1,807	$75	$1,732	$0	$1.80	$1,732	**$1,732**	**$1,729**	$1,729	$1.80	($3)	$1,729	$1.80	$1,729
TC 30%	$903	1	2	1	1,006	$903	$75	$828	$0	$0.82	$828	**$828**	**$828**	$828	$0.82	$0	$1,798	$1.79	$1,798
TC 50%	$1,506	1	2	1	1,006	$1,506	$75	$1,431	$0	$1.42	$1,431	**$1,431**	**$1,431**	$1,431	$1.42	$0	$1,798	$1.79	$1,798
TC 60%	$1,807	4	2	1	1,006	$1,807	$75	$1,732	$0	$1.72	$1,732	**$6,928**	**$6,928**	$1,732	$1.72	$0	$1,798	$1.79	$1,798
TOTALS/AVERAGES:		**52**			**40,592**				**$0**	**$1.59**	**$1,242**	**$64,578**	**$64,503**	**$1,240**	**$1.59**	**($1)**	**$1,615**	**$2.07**	**$1,615**

ANNUAL POTENTIAL GROSS RENT:	$774,936	$774,036	

STABILIZED PRO FORMA

Pine Creek Apartments, Bastrop, 9% HTC #25201

	STABILIZED FIRST YEAR PRO FORMA																	
	COMPARABLES				APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database		Bastrop, Lee. Guadalupe Counties		% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.59	$1,242	$774,936	**$818,748**	**$818,748**	$774,036	$1,240	$1.59		0.1%	$900
Application fees							$15.00	$9,360	9,360							
Total Secondary Income							$15.00			9,360	$9,360	$15.00			0.0%	$0
POTENTIAL GROSS INCOME								$784,296	$828,108	$828,108	$783,396				0.1%	$900
Vacancy & Collection Loss							7.5% PGI	(58,822)	(62,108)	(62,108)	(58,755)	7.5% PGI			0.1%	(68)
EFFECTIVE GROSS INCOME								$725,474	$766,000	$766,000	$724,641				0.1%	$833
General & Administrative	$31,529	$606/Unit	$29,882	$575	3.65%	$0.65	$510	$26,500	$26,500	$29,882	$29,882	$575	$0.74	4.12%	-11.3%	(3,382)
Management	$36,181	5.5% EGI	$44,711	$860	3.55%	$0.63	$495	$25,754	$27,177	$27,177	$25,724	$495	$0.63	3.55%	0.1%	30
Payroll & Payroll Tax	$68,582	$1,319/Unit	$104,919	$2,018	19.13%	$3.42	$2,668	$138,750	$138,750	$138,750	$138,750	$2,668	$3.42	19.15%	0.0%	-
Repairs & Maintenance	$51,427	$989/Unit	$75,602	$1,454	6.43%	$1.15	$897	$46,660	$46,660	$33,800	$36,400	$700	$0.90	5.02%	28.2%	10,260
Electric/Gas	$13,610	$262/Unit	$7,569	$146	1.52%	$0.27	$212	$11,000	$11,000	$7,569	$7,569	$146	$0.19	1.04%	45.3%	3,431
Water, Sewer, & Trash	$42,754	$822/Unit	$42,245	$812	5.38%	$0.96	$750	$39,000	$39,000	$42,245	$42,245	$812	$1.04	5.83%	-7.7%	(3,245)
Property Insurance	$34,386	$0.85 /sf	$39,012	$750	5.60%	$1.00	$781	$40,592	$40,592	$40,592	$40,592	$781	$1.00	5.60%	0.0%	-
Property Tax (@ 100%) 1.97005	$43,027	$827/Unit	$45,913	$883	10.87%	$1.94	$1,517	$78,885	$78,885	$81,079	$73,081	$1,405	$1.80	10.09%	7.9%	5,804
Reserve for Replacements					1.79%	$0.32	$250	$13,000	$13,000	$13,000	$13,000	$250	$0.32	1.79%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.29%	$0.05	$40	$2,080	$2,080	$2,080	$2,080	$40	$0.05	0.29%	0.0%	-
TOTAL EXPENSES					**58.20%**	**$10.40**	**$8,120**	**$422,221**	**$423,644**	**$416,175**	**$409,324**	**$7,872**	**$10.08**	**56.49%**	**3.2%**	**$ 12,897**
NET OPERATING INCOME ("NOI")					**41.80%**	**$7.47**	**$5,832**	**$303,253**	**$342,356**	**$349,825**	**$315,317**	**$6,064**	**$7.77**	**43.51%**	**-3.8%**	**$ (12,064)**

CONTROLLABLE EXPENSES	$5,037/Unit		$4,901/Unit		

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Pine Creek Apartments, Bastrop, 9% HTC #25201

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR							Prior Underwriting							Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Applicant**	**TDHCA**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
Mason Joseph - HUD 221(d)(4) - Const. to Perm.	0.25%	1.29	1.24	244,295	5.75%	40	40.0	$3,700,000	$4,350,000	$4,350,000	$3,700,000	40.0	40.0	5.75%	$245,852	1.23	25.3%
Adjustment to Debt Per §11.302(c)(2)	0.25%											40.0	40.0	5.75%		1.23	0.0%
CASH FLOW DEBT / GRANTS																	
City of Bastrop		1.29	1.24		0.00%	0	0.0	$250	$250	$250	$250	0.0	0.0	0.00%		1.23	0.0%
				$244,295	**TOTAL DEBT / GRANT SOURCES**			**$3,700,250**	**$4,350,250**	**$4,350,250**	**$3,700,250**	**TOTAL DEBT SERVICE**			**$245,852**	**1.23**	25.3%
NET CASH FLOW		$71,022	$58,958								**APPLICANT**	**NET OPERATING INCOME**		**$303,253**	**$57,401**	**NET CASH FLOW**	

EQUITY SOURCES

		APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
						Prior Underwriting							
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Applicant**	**TDHCA**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
Merchants	LIHTC Equity	63.8%	$1,125,000	$0.83	$9,337,500	$9,337,500	$9,337,500	$9,337,500	$0.83	$1,125,000	63.8%	$21,635	Previous Allocation
Merchants	SHTC Equity	8.2%	$200,000	$0.60	$1,199,880	$0	$0	$1,199,880	$0.60	$200,000	8.2%		
Merchants - 45L Energy Credit	45L Energy Credits	0.0%		$0.00	$0	$215,800	$215,800	$0			0.0%		
Elizabeth Property Group (EPG)	Deferred Developer Fees	2.7%	(24% Deferred)		$394,214	$497,974	$498,974	$394,614	(24% Deferred)		2.7%	**Total Developer Fee:**	**$1,631,107**
Additional (Excess) Funds Req'd		0.0%					$0	$0			0.0%		
TOTAL EQUITY SOURCES		74.7%			$10,931,594	$10,051,274	$10,052,274	$10,931,994			74.7%		
TOTAL CAPITALIZATION					**$14,631,844**	**$14,401,524**	**$14,402,524**	**$14,632,244**				**15-Yr Cash Flow after Deferred Fee:**	**$652,702**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS							TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis					Prior Underwriting			Eligible Basis					
	Acquisition	**New Const. Rehab**	**Total Costs**			**Applicant**	**TDHCA**	**Total Costs**	**New Const. Rehab**	**Acquisition**			**%**	**$**
Land Acquisition			$19,231 / Unit		$1,000,000	$1,000,000	$1,000,000	$1,000,000	$19,231 / Unit				0.0%	$0
Building Acquisition	$0		$ / Unit		$0	$0	$0	$0	$ / Unit			$0	0.0%	$0
Closing costs & acq. legal fees					$30,000	$30,000	$30,000	$30,000					0.0%	$0
Off-Sites		$0	$1,532 / Unit		$79,650	$79,650	$79,650	$79,650	$1,532 / Unit		$0		0.0%	$0
Site Work		$522,616	$14,780 / Unit		$768,550	$768,550	$768,550	$768,550	$14,780 / Unit		$522,616		0.0%	$0
Site Amenities		$163,316	$3,141 / Unit		$163,316	$163,316	$163,316	$163,316	$3,141 / Unit		$163,316		0.0%	$0
Building Cost		$5,966,928	$151.83 /sf	$118,519/Unit	$6,162,982	$6,162,982	$5,833,719	$5,833,719	$112,187/Unit	$143.72 /sf	$5,833,719		5.6%	$329,263
Contingency		$482,916	7.26%	6.92%	$496,639	$496,639	$479,166	$479,166	7.00%	7.00%	$456,376		3.6%	$17,473
Contractor Fees		$1,033,440	14.48%	14.00%	$1,073,959	$1,073,959	$1,025,416	$1,025,416	14.00%	14.00%	$976,644		4.7%	$48,543
Soft Costs	$0	$899,209		$18,735 / Unit	$974,209	$974,209	$974,209	$974,209	$18,735 / Unit		$899,209	$0	0.0%	$0
Financing	$0	$1,351,506		$30,487 / Unit	$1,585,316	$1,478,291	$1,478,291	$1,585,316	$30,487 / Unit		$1,351,506	$0	0.0%	$0
Developer Fee	$0	$1,560,000	14.97%	14.89%	$1,631,107	$1,631,107	$1,576,104	$1,582,764	15.00%	15.00%	$1,530,508	$0	3.1%	$48,343
Reserves				12 Months	$666,516	$543,821	$543,821	$666,516	12 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$11,979,931**		$281,389 / Unit	**$14,632,244**	**$14,402,524**	**$13,952,242**	**$14,188,622**	$272,858 / Unit		**$11,733,893**	**$0**	**3.1%**	**$443,622**
Acquisition Cost	$0				$0	$0								
Contingency		($17,216)			$0	$0								
Contractor's Fee		($36,842)			$0	$0								
Financing Cost		$0												
Developer Fee	$0	($5,119)	15.00%		$0	$0								
Reserves					$0	$0								
ADJUSTED BASIS / COST	**$0**	**$11,920,755**		$281,389/unit	**$14,632,244**	**$14,402,524**		**$14,188,622**	$272,858/unit		**$11,733,893**	**$0**	**3.1%**	**$443,622**
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					**$14,632,244**									

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Pine Creek Apartments, Bastrop, 9% HTC #25201

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$11,920,755	$0	$11,733,893
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$11,920,755	$0	$11,733,893
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$15,496,981	$0	$15,254,061
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$15,496,981	$0	$15,254,061
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,394,728	$0	$1,372,865
CREDITS ON QUALIFIED BASIS	$1,394,728		$1,372,865	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8300	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,394,728	$11,576,245	----	----	----
Needed to Fill Gap	$1,172,544	$9,732,114	----	----	----
Previous Allocation	$1,125,000	$9,337,500	**$1,125,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Elevator Served		40,592 SF	$96.94	3,934,969
Adjustments				
Exterior Wall Finish	2.32%		2.25	$91,291
Elderly	9.00%		8.72	354,147
9-Ft. Ceilings	3.29%		3.19	129,460
Roof Adjustment(s)			1.28	52,000
Subfloor			(0.23)	(9,336)
Floor Cover			3.75	152,220
Enclosed Corridors	$85.59	6,760	14.25	578,585
Balconies	$50.84	7,286	9.12	370,388
Plumbing Fixtures	$1,460	52	1.87	75,920
Rough-ins	$715	104	1.83	74,360
Built-In Appliances	$2,200	52	2.82	114,400
Exterior Stairs	$4,250	4	0.42	17,000
Heating/Cooling			4.11	166,833
Storage Space	$85.59	393	0.83	33,637
Carports	$21.40	0	0.00	0
Garages	$41.00	0	0.00	0
Common/Support Area	$140.15	2,162	7.46	303,015
Elevators	$112,000	1	2.76	112,000
Other: Riser, Mechanical	$85.59	219	0.46	18,744
Fire Sprinklers	$4.60	49,907	5.66	229,572
SUBTOTAL			**167.50**	**6,799,206**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**167.50**	**$6,799,206**
Plans, specs, survey, bldg permits	3.10%		(5.19)	($210,775)
Contractor's OH & Profit	11.10%		(18.59)	(754,712)
NET BUILDING COSTS		$112,187/unit	$143.72/sf	$5,833,719

Long-Term Pro Forma

Pine Creek Apartments, Bastrop, 9% HTC #25201

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	$725,474	$739,983	$754,783	$769,879	$785,276	$867,008	$957,247	$1,056,878	$1,166,879	$1,288,329	$1,422,419	$1,570,466
TOTAL EXPENSES	3.00%	$422,221	$434,630	$447,406	$460,561	$474,104	$548,078	$633,674	$732,726	$847,359	$980,036	$1,133,606	$1,311,373
NET OPERATING INCOME ("NOI")		**$303,253**	**$305,353**	**$307,377**	**$309,318**	**$311,172**	**$318,930**	**$323,574**	**$324,152**	**$319,520**	**$308,293**	**$288,814**	**$259,093**
EXPENSE/INCOME RATIO		58.2%	58.7%	59.3%	59.8%	60.4%	63.2%	66.2%	69.3%	72.6%	76.1%	79.7%	83.5%
MUST -PAY DEBT SERVICE													
Mason Joseph - HUD 221(d)(4) - Const. to Perm.		$245,852	$245,791	$245,726	$245,657	$245,585	$245,151	$244,574	$243,805	$242,781	$241,416	$239,598	$237,176
Adjustment to Debt Per §11.302(c)(2)													
TOTAL DEBT SERVICE		$245,852	$245,791	$245,726	$245,657	$245,585	$245,151	$244,574	$243,805	$242,781	$241,416	$239,598	$237,176
DEBT COVERAGE RATIO		1.23	1.24	1.25	1.26	1.27	1.30	1.32	1.33	1.32	1.28	1.21	1.09
ANNUAL CASH FLOW		**$57,401**	**$59,562**	**$61,651**	**$63,661**	**$65,587**	**$73,779**	**$78,999**	**$80,347**	**$76,739**	**$66,877**	**$49,216**	**$21,917**
Deferred Developer Fee Balance		$337,213	$277,651	$216,000	$152,340	$86,752	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$266,789	$652,702	$1,053,494	$1,446,630	$1,803,532	$2,088,399	$2,256,846

25201 Pine Creek Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 14, 2025

PROPERTY IDENTIFICATION	
Application #	25201
Development	Pine Creek Apartments
City / County	Bastrop / Bastrop
Region/Area	7 / Rural
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION

TDHCA Program	Request	Recommended		
FHTC (9% Credit)	$1,125,000	$1,125,000	$21,635/Unit	$0.83

KEY PRINCIPALS / SPONSOR

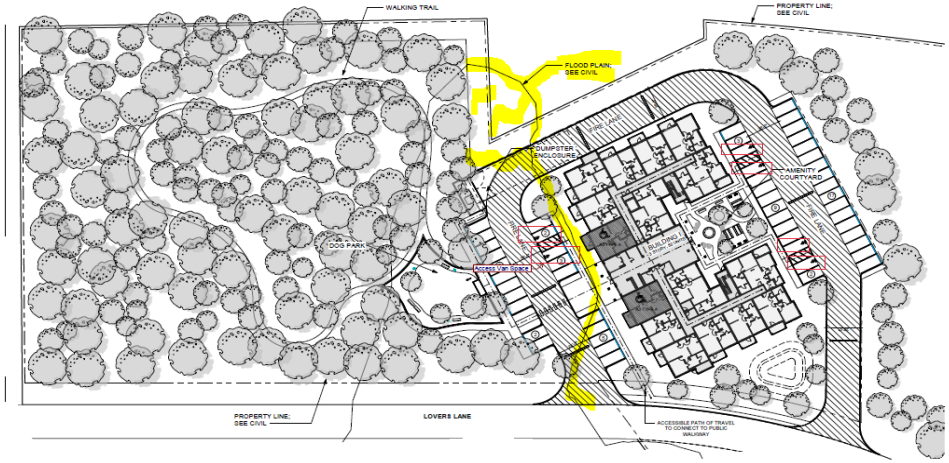
Tisha Vaidya - Elizabeth Property Group
Moira Concannon - Elizabeth Property Group

Lora Myrick / Consultant

Related Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

SITE PLAN



UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	-	0%
1	36	69%
2	16	31%
3	-	0%
4	-	0%
TOTAL	52	100%

INCOME DISTRIBUTION

Income	# Units	% Total
20%	-	0%
30%	5	10%
40%	-	0%
50%	12	23%
60%	35	67%
70%	-	0%
80%	-	0%
MR	-	0%
TOTAL	52	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	55.3%
Breakeven Occ.	87.2%	Breakeven Rent	$1,235
Average Rent	$1,312	B/E Rent Margin	$77
Property Taxes	$1,517/unit	Exemption/PILOT	0%
Total Expense	$8,147/unit	Controllable	$5,037/unit

MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			0.6%
Highest Unit Capture Rate	2%	1 BR/60%	24
Dominant Unit Cap. Rate	2%	1 BR/60%	24
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	781 SF	Density	9.1/acre
Acquisition		$20K/unit	$1,030K
Building Cost	$151.83/SF	$119K/unit	$6,163K
Hard Cost		$148K/unit	$7,671K
Total Cost		$277K/unit	$14,403K
Developer Fee	$1,631K	(31% Deferred)	Paid Year: 9
Contractor Fee	$1,074K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Mason Joseph - HUD 221(d)(4) - Const. to Perm.	40/40	6.00%	$4,350,000	1.15	City of Bastrop	0/0	0.00%	$250	1.15	Merchants	$9,337,500
										Merchants - 45L Energy Credit	$215,800
										Elizabeth Property Group (EPG)	$498,974
										TOTAL EQUITY SOURCES	**$10,052,274**
										TOTAL DEBT SOURCES	**$4,350,250**
TOTAL DEBT (Must Pay)			**$4,350,000**		**CASH FLOW DEBT / GRANTS**			**$250**		**TOTAL CAPITALIZATION**	**$14,402,524**

CONDITIONS

1 Receipt and acceptance by Commitment:

- Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that parking and drive areas will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance for the buildings as long as they remain in the floodplain.

2 Receipt and acceptance by Cost Certification:

a: Architect certification that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

b: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

c: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

d: For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering the buildings and coverage will remain in force as long as they remain in the floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

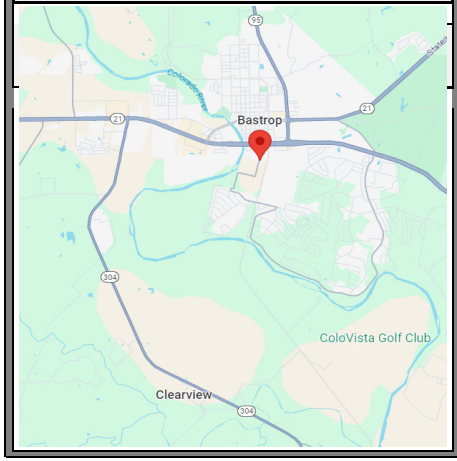
STRENGTHS/MITIGATING FACTORS

- Low Gross Capture Rate.

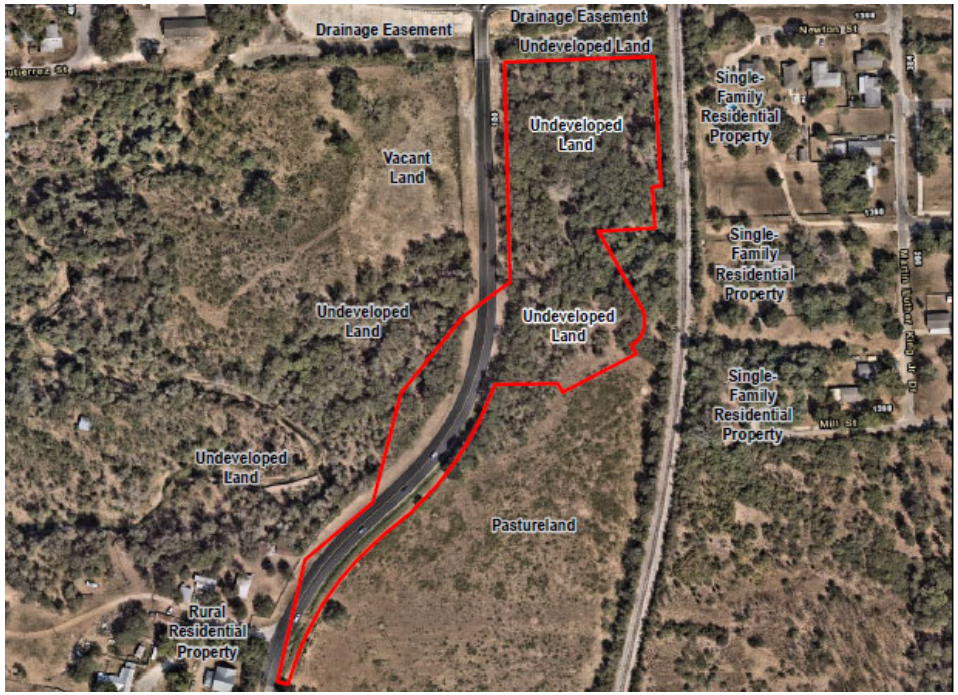
WEAKNESSES/RISKS

- Low total number of units at 52.
- North and northwest portions of the subject property which are in Zone AE (100-year floodplain).
- DCR at 1.15.

AREA MAP



AERIAL PHOTOGRAPH(s)



Real Estate Analysis Division
Underwriting Report
July 14, 2025

DEVELOPMENT IDENTIFICATION

TDHCA Application #: **25201** Program(s): **9% HTC**

Pine Creek Apartments

Address/Location: Hwy 71 & Lovers Lane (108 Lovers Lane)

City: Bastrop County: Bastrop Zip: 78602

Population: Elderly Limitation Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Elevator Served Region: 7

Low-Income: 40% at 60%

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION						
TDHCA Program	Amount	Int. Rate	Amort	Term	Amount	Int. Rate	Amort	Perm. Term	Perm Lien	Const. Term	Const Lien
FHTC (9% Credit)	$1,125,000				**$1,125,000**						

CONDITIONS

1 Receipt and acceptance by Commitment:

- Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that parking and drive areas will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance for the buildings as long as they remain in the floodplain.

2 Receipt and acceptance by Cost Certification:

a: Architect certification that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

b: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

c: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

d: For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering the buildings and coverage will remain in force as long as they remain in the floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	5
50% of AMI	50% of AMI	12
60% of AMI	60% of AMI	35

DEVELOPMENT SUMMARY

The Development will serve elderly population 55+ and will be comprised of 52 units - 36 one-bedroom units and 16 two-bedroom units serving income levels of 30%, 50%, and 60% AMFI. The property will have energy star stainless steel appliance packages in stainless steel and luxury vinyl flooring along with amenities such as a dog park, picnic area with BBQs, business center, and resident coffee bar.

The last development that received an allocation of Housing Tax Credits that served the elderly population was in 2019 for a 36-unit re-syndication from a 2012 initial allocation.

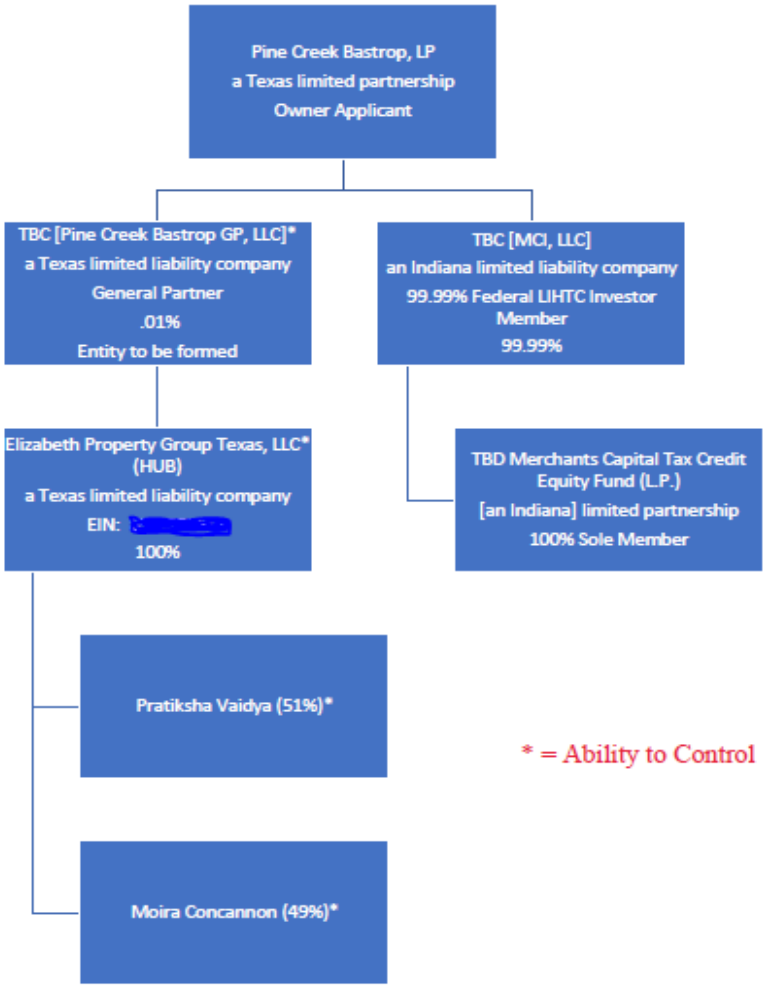
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Low Gross Capture Rate.
▫	
▫	

WEAKNESSES/RISKS	
▫	Low total number of units at 52.
▫	North and northwest portions of the subject property which are in Zone AE (100-year floodplain).
▫	DCR at 1.15.

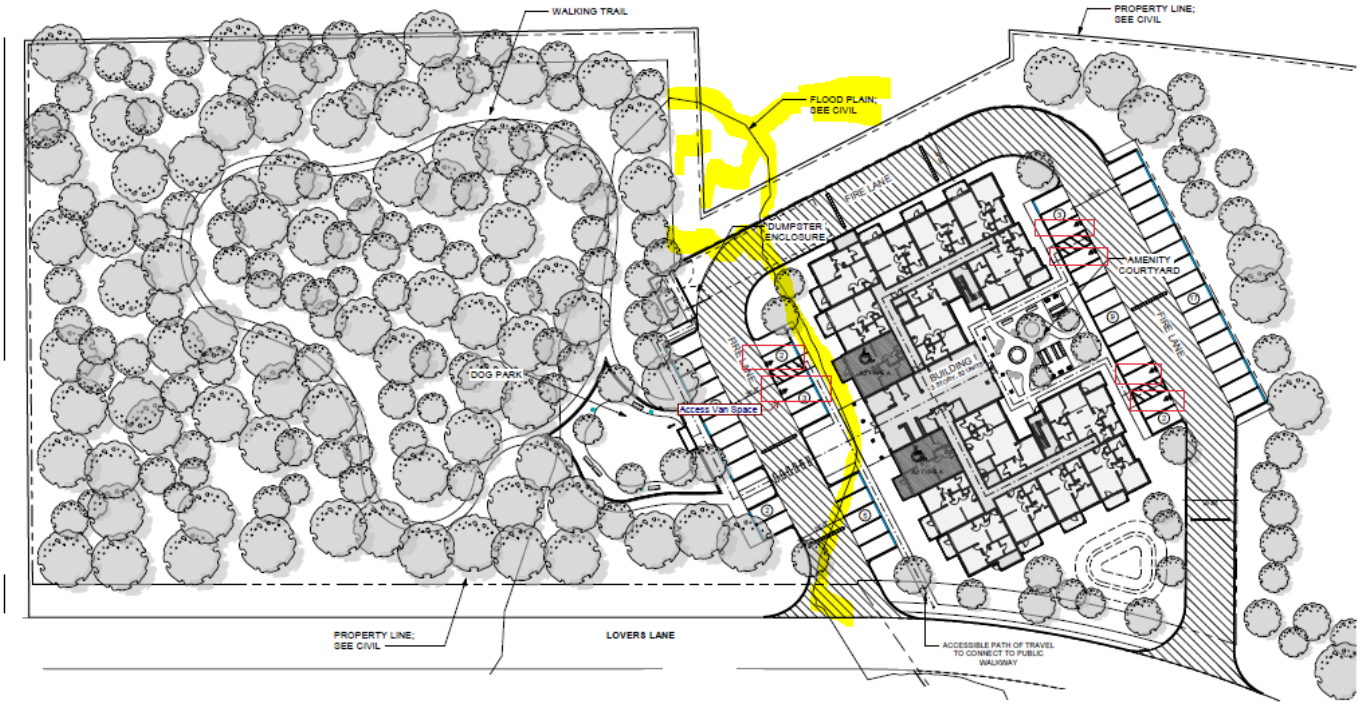
DEVELOPMENT TEAM

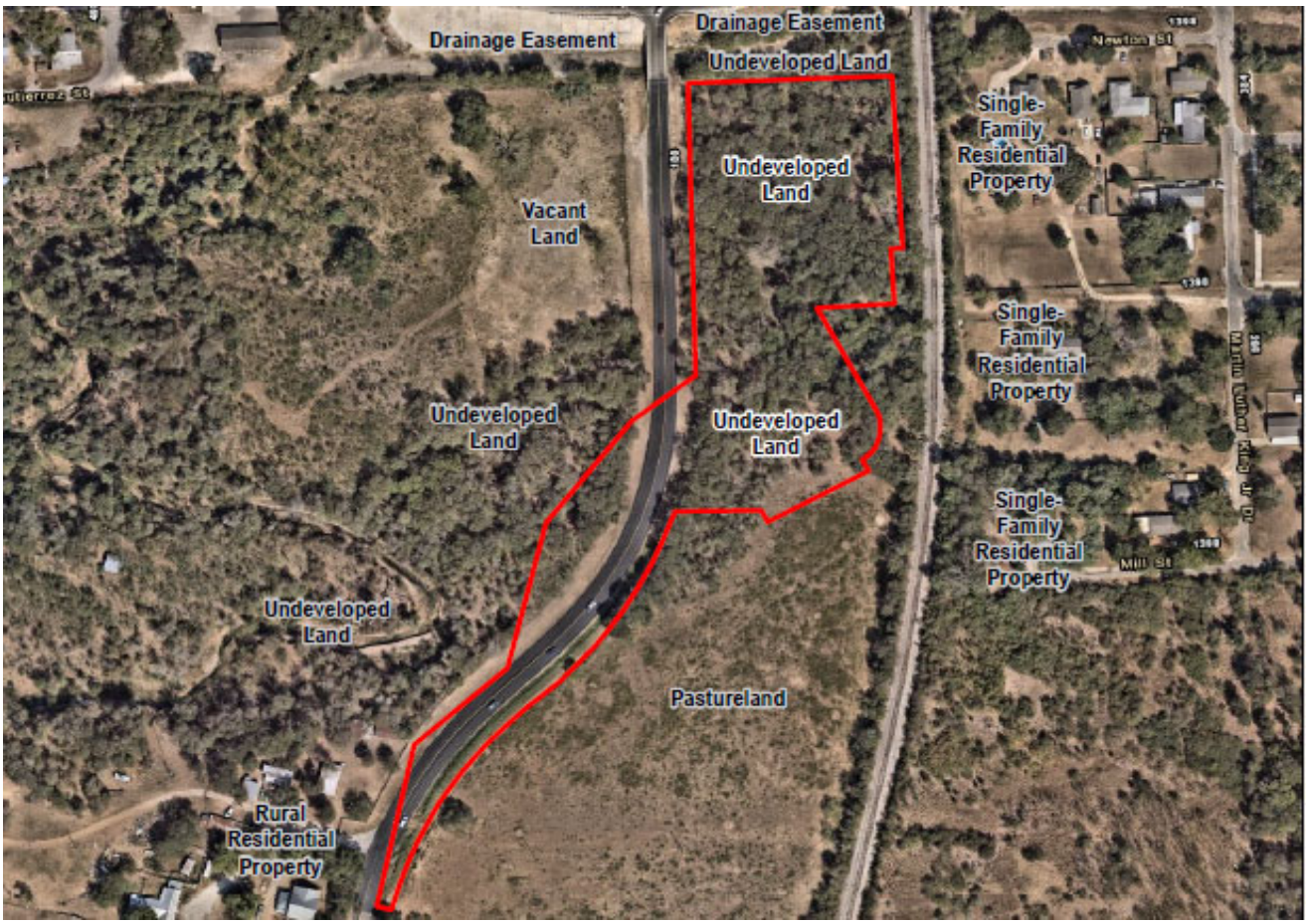
OWNERSHIP STRUCTURE



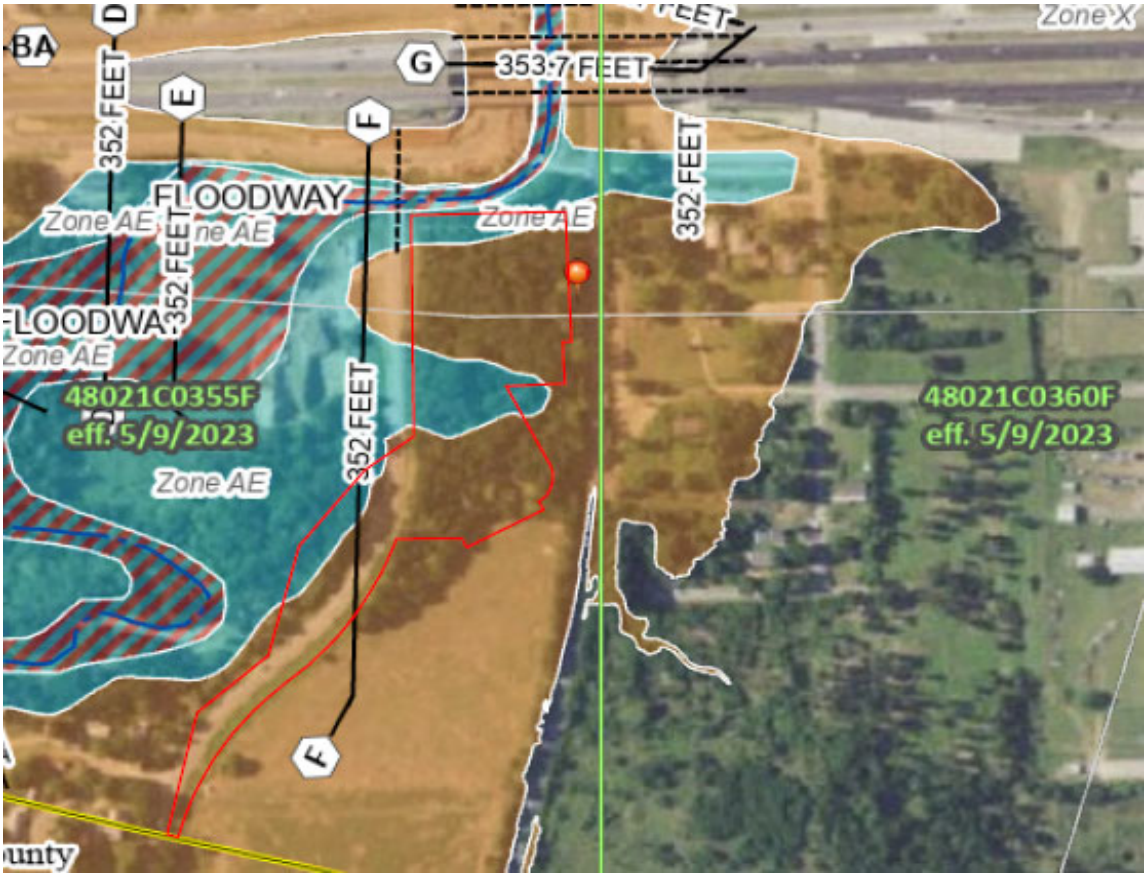
DEVELOPMENT SUMMARY

SITE PLAN





Floodplain:



Floodplain comment:

The subject property is predominately in Shaded Zone X (outside of the 100-year floodplain) with the exception of north and northwest portions of the subject property which are in Zone AE (100-year floodplain) as shown on the FEMA FIRM Map Number 48021C0355F, with an effective date of May 9, 2023. The subject property is located in a FEMA-designated Special Flood Hazard Area and flood insurance or mitigation for flood impacts may be required.

Parking Comments:

Elderly Development: According to the Site Plan, the City of Bastrop does not have parking requirements. Parking required per TDHCA (1 parking spot per unit). The Development is providing 52 open surface parking at no fee.

BUILDING ELEVATION

BUILDING CONFIGURATION

Building Type	A												**Total Buildings**
Floors/Stories	3												
Number of Bldgs	1												**1**
Units per Bldg	52												
Total Units	52												**52**

Avg. Unit Size (SF) **781 sf**	**Total NRA (SF)** **40,592**	**Common Area (SF)*** **9,621**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 5.737 acres Density: 9.1 units/acre

Site Control: 5.84 **Site Plan:** 5.74 **Appraisal:** N/A **ESA:** 5.737

Feasibility Report Survey: 5.737 **Feasibility Report Engineer's Plan:** 5.74 **Existing LURA:** N/A

Control Type: Commercial Contract Special Provisions Addendum

Development Site: 5.737 acres Cost: $1,000,000 $19,231 per unit

Seller: CDSC Equity LLC

Buyer: Elizabeth Property Group Texas, LLC

Related-Party Seller/Identity of Interest: No

Date of Most Recent Arms Length Settlement Statement: N/A

Sales Price in Most Recent Arms Length Settlement Statement: N/A

Comments:

The amended PSA shows acreage of 5.84. When the amendment to the purchase agreement was made, the survey was not completed and the owner estimated the acreage. The survey has been completed and does list the site at 5.737 acres.

The LURA will encumber ~5.737 acres. The Applicant does not expect there to be any land dedication.

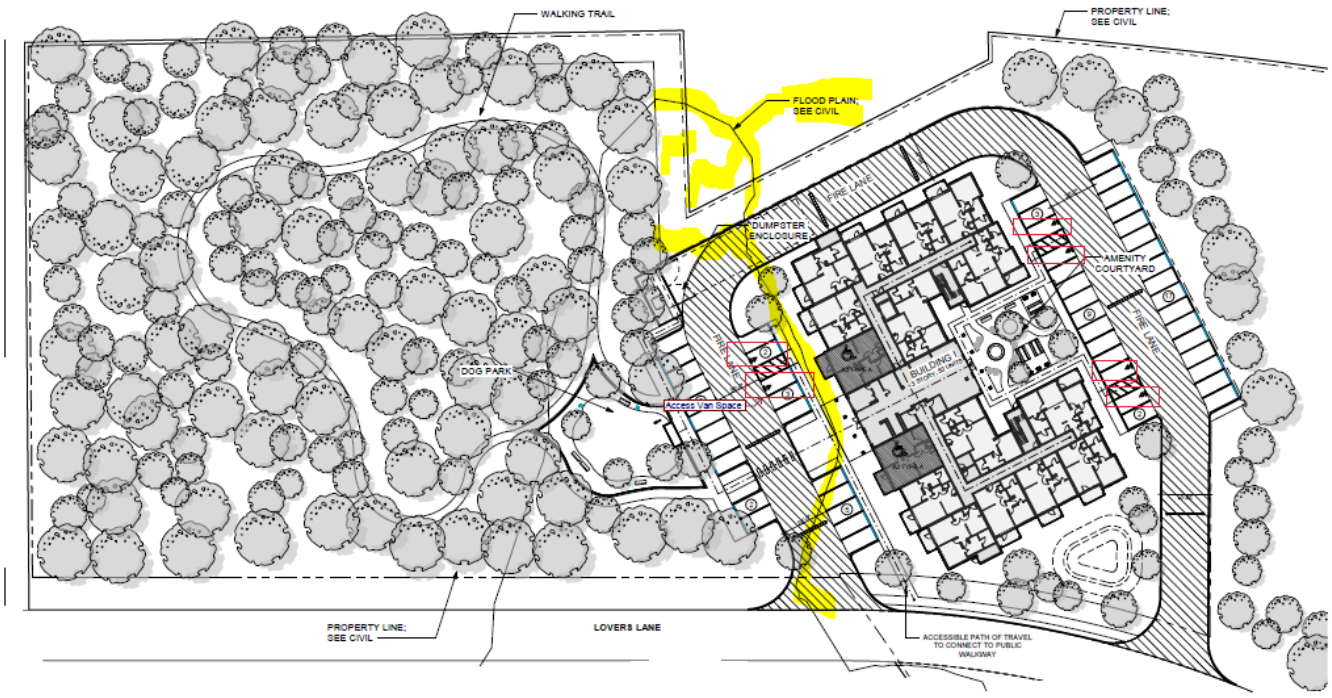
SITE INFORMATION

Flood Zone:	Zone - X & AE	Scattered Site?	No
Zoning:	EC - Employment Center	Within 100-yr floodplain?	Yes
Re-Zoning Required?	Yes	Utilities at Site?	Yes
Year Constructed:	N/A	Title Issues?	No

Current Uses of Subject Site:

Undeveloped land and portion of Lovers Lane.

Floodplain:



Other Observations:

- The subject property is predominately in Shaded Zone X (outside of the 100-year floodplain) with the exception of north and northwest portions of the subject property which are in Zone AE (100-year floodplain) as shown on the FEMA FIRM Map Number 48021C0355F, with an effective date of May 9, 2023. The subject property is located in a FEMA-designated Special Flood Hazard Area and flood insurance or mitigation for flood impacts may be required.

- The applicant stated that the re-zoning is not necessary as apartments are a permitted use of the land. The city staff with the authority to confirm this has provided a letter and we have talked to them again to confirm and this use is permissible and no re-zone is needed.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, LLC Date: 2/28/2025

Recognized Environmental Conditions (RECs) and Other Concerns:

- A review of the National Wetlands Inventory (NWI) map indicates a mapped wetland at the subject property. This area is depicted as PFO1A (Palustrine – Forested – Broad-Leaved Deciduous – Temporarily Flooded). Palustrine forested wetlands (PFO1A) are mapped along a creek traversing the north portion of the subject property. Review of historical aerial photographs and topographic maps indicate forested areas and a creek at this portion of the subject property draining from a river to the west of the subject property. Indication of a creek was observed at the subject property during the site visit. According to the FEMA flood map, the entirety of the subject property is within the 100 and 500-year floodplains.

  An onsite wetlands determination assessment is recommended to determine if all characteristics for a wetland are present at the subject property. The final determination of whether an area is a wetland and whether the activity requires a permit must be made by the appropriate Corps District Office.

- One of the calculated noise values falls within the range of 65-75 dB and is considered "Normally Unacceptable" based on the HUD guidelines and one of the calculated noise values exceeds 75 dB and is considered "Unacceptable" based on the HUD guidelines. The results of the assessment found the greatest contributor of noise to the subject property is Union Pacific Railroad, located just to the east. Noise mitigation will be required to establish a noise environment below 65 dB in proposed noise sensitive locations of the new development.

  Various types of noise mitigation can be utilized in order to decrease the noise environment, especially in the more noise sensitive locations such as interior spaces and outdoor recreational areas. Most notable examples include when practicable, modifying the building configuration, moving the buildings farther away from the noise source, and incorporating noise attenuation in the building materials.

Description of Noise Assessment Location (NAL)	Projected DNL (dB)
NAL #1 - Northeast Corner	77
NAL #2 - Northwest Corner	74

Comments:

Railroad tracks were observed along the east boundary of the subject property during the site reconnaissance. No evidence of a hazardous substance or petroleum product release was observed.

MARKET ANALYSIS

Provider: Apartment MarketData, LLC Date: 3/10/2025

Primary Market Area (PMA): 808.82 sq. miles 16 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
N/A	None	N/A	N/A	N/A	N/A	N/A

Stabilized Affordable Developments in PMA	Total Units	394
	Total Developments	7
	Average Occupancy	94.8%

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Senior Households in the Primary Market Area	17,054			
Potential Demand from the Primary Market Area	7,638			
10% External Demand	764			
Potential Demand from Other Sources	0			
GROSS DEMAND	8,402			
Subject Affordable Units	52			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	52			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**0.6%**			

Population:	**Elderly Limitation**	**Market Area:**	**Rural**	**Maximum Gross Capture Rate:**	**10%**

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	2,516	252	5	0	0.2%					
50% AMGI	1,570	157	12	0	0.7%					
60% AMGI	3,553	355	35	0	0.9%					

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE

	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	1,061	106	4	0	0.3%					
1 BR/50%	755	76	8	0	1.0%					
1 BR/60%	1,016	102	24	0	2.1%					
2 BR/30%	652	65	1	0	0.1%					
2 BR/50%	690	69	4	0	0.5%					
2 BR/60%	940	94	11	0	1.1%					

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$342,356	Avg. Rent:	$1,312	Expense Ratio:	55.3%
Debt Service:	$298,087	B/E Rent:	$1,235	Controllable Expenses:	$5,037
Net Cash Flow:	$44,269	UW Occupancy:	92.5%	Property Taxes/Unit:	$1,517
Aggregate DCR:	1.15	B/E Occupancy:	87.2%	Program Rent Year:	2024

Applicant provided the following to support expenses:
- Management fee letter showing 3.55 % EGI.
- Staffing plan breakdown for $138,750 for payroll expense.
- Insurance quote from Rhodes Risk Advisors for $40,592 to support $791/per unit.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$174,307/ac	$19,808/unit	**$1,030,000**	Contractor Fee	**$1,073,959**
Off-site + Site Work		$19,452/unit	**$1,011,516**	Soft Cost + Financing	**$2,452,500**
Building Cost	$151.83/sf	$118,519/unit	**$6,162,982**	Developer Fee	**$1,631,107**
Contingency	6.92%	$9,551/unit	**$496,639**	Reserves	**$543,821**
Total Development Cost	$276,972/unit	**$14,402,524**		**Rehabilitation Cost**	**N/A**

Qualified for 30% Basis Boost?	Rural [9% only]

Off-site:

Applicant stated that the $79,650 is for off-site utilities and is for storm drains and devices. The $79,650 is not included in eligible basis.

Building Cost:

The applicant limited Voluntary Eligible Building Costs (After 11.9(e)(2)) by $196,054 to achieve desired score.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$14,402,524	**$12,172,313**	**$1,424,161**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	**Description**	**Amount**	**Rate**	**LTC**
Mason Joseph - HUD 221(d)(4) - Const. to Perm.	HUD 221(d)(4) - Const. to Perm.	$4,350,000	6.00%	30%
Merchants - Bridge Loan	Merchants - Bridge Loan	$7,800,000	8.00%	54%
Merchants	FHTC	$1,867,500	$0.83	13%
City of Bastrop	§11.9(d)(2)LPS Contribution	$250	Fee Waiver	
Elizabeth Property Group (EPG)	Fee	$384,774	0.00%	3%
		$14,402,524	**Total Sources**	

PERMANENT SOURCES

Debt Source	PROPOSED Amount	PROPOSED Interest Rate	PROPOSED Amort	PROPOSED Term	UNDERWRITTEN Amount	UNDERWRITTEN Interest Rate	UNDERWRITTEN Amort	UNDERWRITTEN Term	UNDERWRITTEN LTC
Mason Joseph - HUD 221(d)(4) - Const. to Perm.	$4,350,000	6.00%	40	40.0	$4,350,000	6.00%	40	40.0	30%
City of Bastrop	$250	Fee Waiver			$250	0.00%	Fee Waiver		
Total	**$4,350,250**				**$4,350,250**				

Comments:

Perm Loan FHA 221(d)4 through Mason Joseph, LLC has a Mortgage Insurance Premium (MIP) of 25 bps calculated separately from the rate.

Applicant combined the interest rate and mortgage insurance premium to calculate their debt service payment. Per QAP rule 11.302(d)(4)(A), Private Mortgage Insurance premiums and similar fees are not included in the interest rate but calculated on outstanding principal balance and added to the total debt service payment.

AS a result, the Underwriter's calculated a debt service payment of $298,087 is $1,726 higher than the applicant's payment. The deal is still at a 1.15 DCR.

Equity & Deferred Fees	PROPOSED Amount	PROPOSED Rate	PROPOSED % Def	UNDERWRITTEN Amount	UNDERWRITTEN Rate	UNDERWRITTEN % TC	UNDERWRITTEN % Def
Merchants	$9,337,500	$0.83		$9,337,500	$0.83	65%	
Merchants - 45L Energy Credit	$215,800			$215,800		1%	
Elizabeth Property Group (EPG)	$497,974		31%	$498,974		3%	31%
Total	**$10,051,274**			**$10,052,274**			
				$14,402,524	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.874	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.791	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

TDHCA's side shows an increase of $1K to deferred developer fee because an error in the application.

CONCLUSIONS

Gap Analysis:	
Total Development Cost	$14,402,524
Permanent Sources (debt + non-HTC equity)	$4,566,050
Gap in Permanent Financing	$9,836,474

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	$11,820,533	$1,424,161
Needed to Balance Sources & Uses	$9,836,474	$1,185,117
Requested by Applicant	$9,337,500	$1,125,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	**$9,337,500**	**$1,125,000**

Deferred Developer Fee	**$498,974**	**(31% deferred)**
Repayable in	**9 years**	

Recommendation:

The underwriter recommends $1,125,000 in annual tax credits as requested by the applicant.

Underwriter: *Mario Castellanos*

Manager of Real Estate Analysis: *Robert Castillo*

Director of Real Estate Analysis: *Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Pine Creek Apartments, Bastrop, 9% HTC #25201

LOCATION DATA	
CITY:	Bastrop
COUNTY:	Bastrop
Area Median Income	$126,000
PROGRAM REGION:	7
PROGRAM RENT YEAR:	2024

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	36	69.2%	0	0	0	0
2	16	30.8%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	52	100.0%	-	-	-	-

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	781 sf

55% Average Income		20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	# Units	-	5	-	12	35	-	-	-	52
	% Total	0.0%	9.6%	0.0%	23.1%	67.3%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$708	1	1	1	656	$708	$58	$650	$0	$0.99	$650	**$650**	**$650**	$650	$0.99	$0	$1,498	$2.28	$1,498
TC 50%	$1,181	5	1	1	656	$1,181	$58	$1,123	$0	$1.71	$1,123	**$5,615**	**$5,615**	$1,123	$1.71	$0	$1,498	$2.28	$1,498
TC 60%	$1,417	12	1	1	656	$1,417	$58	$1,359	$0	$2.07	$1,359	**$16,308**	**$16,308**	$1,359	$2.07	$0	$1,498	$2.28	$1,498
TC 30%	$708	1	1	1	769	$708	$58	$650	$0	$0.85	$650	**$650**	**$650**	$650	$0.85	$0	$1,668	$2.17	$1,668
TC 50%	$1,181	1	1	1	769	$1,181	$58	$1,123	$0	$1.46	$1,123	**$1,123**	**$1,123**	$1,123	$1.46	$0	$1,668	$2.17	$1,668
TC 60%	$1,417	4	1	1	769	$1,417	$58	$1,359	$0	$1.77	$1,359	**$5,436**	**$5,436**	$1,359	$1.77	$0	$1,668	$2.17	$1,668
TC 30%	$708	1	1	1	724	$708	$58	$650	$0	$0.90	$650	**$650**	**$650**	$650	$0.90	$0	$1,600	$2.21	$1,600
TC 50%	$1,181	1	1	1	724	$1,181	$58	$1,123	$0	$1.55	$1,123	**$1,123**	**$1,123**	$1,123	$1.55	$0	$1,600	$2.21	$1,600
TC 60%	$1,417	4	1	1	724	$1,417	$58	$1,359	$0	$1.88	$1,359	**$5,436**	**$5,436**	$1,359	$1.88	$0	$1,600	$2.21	$1,600
TC 30%	$708	1	1	1	708	$708	$58	$650	$0	$0.92	$650	**$650**	**$650**	$650	$0.92	$0	$1,576	$2.23	$1,576
TC 50%	$1,181	1	1	1	708	$1,181	$58	$1,123	$0	$1.59	$1,123	**$1,123**	**$1,123**	$1,123	$1.59	$0	$1,576	$2.23	$1,576
TC 60%	$1,417	4	1	1	708	$1,417	$58	$1,359	$0	$1.92	$1,359	**$5,436**	**$5,436**	$1,359	$1.92	$0	$1,576	$2.23	$1,576
TC 30%	$850	1	2	1	941	$850	$75	$775	$0	$0.82	$775	**$775**	**$775**	$775	$0.82	$0	$1,696	$1.80	$1,696
TC 50%	$1,417	1	2	1	941	$1,417	$75	$1,342	$0	$1.43	$1,342	**$1,342**	**$1,342**	$1,342	$1.43	$0	$1,696	$1.80	$1,696
TC 60%	$1,701	2	2	1	941	$1,701	$75	$1,626	$0	$1.73	$1,626	**$3,252**	**$3,252**	$1,626	$1.73	$0	$1,696	$1.80	$1,696
TC 50%	$1,417	2	2	1	963	$1,417	$75	$1,342	$0	$1.39	$1,342	**$2,684**	**$2,684**	$1,342	$1.39	$0	$1,729	$1.80	$1,729
TC 60%	$1,701	4	2	1	963	$1,701	$75	$1,626	$0	$1.69	$1,626	**$6,504**	**$6,504**	$1,626	$1.69	$0	$1,729	$1.80	$1,729
TC 50%	$1,417	1	2	1	1,006	$1,417	$75	$1,342	$0	$1.33	$1,342	**$1,342**	**$1,342**	$1,342	$1.33	$0	$1,798	$1.79	$1,798
TC 60%	$1,701	5	2	1	1,006	$1,701	$75	$1,626	$0	$1.62	$1,626	**$8,130**	**$8,130**	$1,626	$1.62	$0	$1,798	$1.79	$1,798
TOTALS/AVERAGES:		**52**			**40,592**				**$0**	**$1.68**	**$1,312**	**$68,229**	**$68,229**	**$1,312**	**$1.68**	**$0**	**$1,615**	**$2.07**	**$1,615**

ANNUAL POTENTIAL GROSS RENT:	$818,748	$818,748	

STABILIZED PRO FORMA

Pine Creek Apartments, Bastrop, 9% HTC #25201

	STABILIZED FIRST YEAR PRO FORMA													
	COMPARABLES				APPLICANT				TDHCA				VARIANCE	
	Database		Bastrop, Lee. Guadalupe Counties		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.68	$1,312	$818,748	$818,748	$1,312	$1.68		0.0%	$0
Application fees							$15.00	$9,360						
Total Secondary Income							$15.00		$9,360	$15.00			0.0%	$0
POTENTIAL GROSS INCOME								$828,108	$828,108				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(62,108)	(62,108)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME								$766,000	$766,000				0.0%	$0
General & Administrative	$31,529	$606/Unit	$29,882	$575	3.46%	$0.65	$510	$26,500	$29,882	$575	$0.74	3.90%	-11.3%	(3,382)
Management	$36,181	5.5% EGI	$44,711	$860	3.55%	$0.67	$523	$27,177	$27,177	$523	$0.67	3.55%	0.0%	-
Payroll & Payroll Tax	$68,582	$1,319/Unit	$104,919	$2,018	18.11%	$3.42	$2,668	$138,750	$138,750	$2,668	$3.42	18.11%	0.0%	-
Repairs & Maintenance	$51,427	$989/Unit	$75,602	$1,454	6.09%	$1.15	$897	$46,660	$33,800	$650	$0.83	4.41%	38.0%	12,860
Electric/Gas	$13,610	$262/Unit	$7,569	$146	1.44%	$0.27	$212	$11,000	$7,569	$146	$0.19	0.99%	45.3%	3,431
Water, Sewer, & Trash	$42,754	$822/Unit	$42,245	$812	5.09%	$0.96	$750	$39,000	$42,245	$812	$1.04	5.52%	-7.7%	(3,245)
Property Insurance	$34,386	$0.85 /sf	$39,012	$750	5.30%	$1.00	$781	$40,592	$40,592	$781	$1.00	5.30%	0.0%	-
Property Tax (@ 100%) 1.97005	$43,027	$827/Unit	$45,913	$883	10.30%	$1.94	$1,517	$78,885	$81,079	$1,559	$2.00	10.58%	-2.7%	(2,194)
Reserve for Replacements					1.70%	$0.32	$250	$13,000	$13,000	$250	$0.32	1.70%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.27%	$0.05	$40	$2,080	$2,080	$40	$0.05	0.27%	0.0%	-
TOTAL EXPENSES					**55.31%**	**$10.44**	**$8,147**	**$423,644**	**$416,175**	**$8,003**	**$10.25**	**54.33%**	**1.8%**	**$ 7,469**
NET OPERATING INCOME ("NOI")					**44.69%**	**$8.43**	**$6,584**	**$342,356**	**$349,825**	**$6,727**	**$8.62**	**45.67%**	**-2.1%**	**$ (7,469)**
CONTROLLABLE EXPENSES							$5,037/Unit			$4,851/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Pine Creek Apartments, Bastrop, 9% HTC #25201

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR												Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
Mason Joseph - HUD 221(d)(4) - Const. to Perm.	0.25%	1.18	1.16	296,360	6.00%	40	40.0	$4,350,000	$4,350,000	40.0	40.0	6.00%	$298,087	1.15	30.2%
CASH FLOW DEBT / GRANTS															
City of Bastrop		1.18	1.16		0.00%	0	0.0	$250	$250	0.0	0.0	0.00%		1.15	0.0%
				$296,360	**TOTAL DEBT / GRANT SOURCES**			**$4,350,250**	**$4,350,250**	**TOTAL DEBT SERVICE**			**$298,087**	**1.15**	30.2%
NET CASH FLOW		$53,465	$45,996						**APPLICANT**	**NET OPERATING INCOME**		**$342,356**	**$44,269**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
Merchants	LIHTC Equity	64.8%	$1,125,000	$0.83	$9,337,500	$9,337,500	$0.8300	$1,125,000	64.8%	$21,635	Applicant Request
Merchants - 45L Energy Credit	45L Energy Credits	1.5%		$0.83	$215,800	$215,800	0.83		1.5%		
Elizabeth Property Group (EPG)	Deferred Developer Fees	3.5%	(31% Deferred)		$497,974	$498,974	(31% Deferred)		3.5%	**Total Developer Fee:**	**$1,631,107**
Additional (Excess) Funds Req'd		0.0%				$0			0.0%		
TOTAL EQUITY SOURCES		69.8%			$10,051,274	$10,052,274			69.8%		
TOTAL CAPITALIZATION					**$14,401,524**	**$14,402,524**				**15-Yr Cash Flow after Deferred Fee:**	**$442,011**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis								Eligible Basis			
	Acquisition	**New Const. Rehab**	**Total Costs**			**Total Costs**			**New Const. Rehab**	**Acquisition**	%	$
Land Acquisition			$19,231 / Unit		$1,000,000	$1,000,000	$19,231 / Unit				0.0%	$0
Building Acquisition	$0		$ / Unit		$0	$0	$ / Unit			$0	0.0%	$0
Closing costs & acq. legal fees					$30,000	$30,000					0.0%	$0
Off-Sites		$0	$1,532 / Unit		$79,650	$79,650	$1,532 / Unit		$0		0.0%	$0
Site Work		$768,550	$14,780 / Unit		$768,550	$768,550	$14,780 / Unit		$768,550		0.0%	$0
Site Amenities		$163,316	$3,141 / Unit		$163,316	$163,316	$3,141 / Unit		$163,316		0.0%	$0
Building Cost		$5,966,928	$151.83 /sf	$118,519/Unit	$6,162,982	$5,833,719	$112,187/Unit	$143.72 /sf	$5,833,719		5.6%	$329,263
Contingency		$482,916	7.00%	6.92%	$496,639	$479,166	7.00%	7.00%	$473,591		3.6%	$17,473
Contractor Fees		$1,033,440	14.00%	14.00%	$1,073,959	$1,025,416	14.00%	14.00%	$1,013,485		4.7%	$48,543
Soft Costs	$0	$899,209		$18,735 / Unit	$974,209	$974,209	$18,735 / Unit		$899,209	$0	0.0%	$0
Financing	$0	$1,270,262		$28,429 / Unit	$1,478,291	$1,478,291	$28,429 / Unit		$1,270,262	$0	0.0%	$0
Developer Fee	$0	$1,587,693	15.00%	15.00%	$1,631,107	$1,576,104	15.00%	15.00%	$1,563,320	$0	3.5%	$55,003
Reserves				9 Months	$543,821	$543,821	9 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$12,172,314**		$276,972 / Unit	**$14,402,524**	**$13,952,242**	$268,312 / Unit		**$11,985,451**	**$0**	**3.2%**	**$450,282**
Acquisition Cost	$0				$0							
Contingency		($0)			$0							
Contractor's Fee		($1)			$0							
Financing Cost		$0										
Developer Fee	$0	($0)	15.00%		$0							
Reserves					$0							
ADJUSTED BASIS / COST	**$0**	**$12,172,313**		$276,972/unit	**$14,402,524**	**$13,952,242**	$268,312/unit		**$11,985,451**	**$0**	**3.2%**	**$450,282**
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					**$14,402,524**							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Pine Creek Apartments, Bastrop, 9% HTC #25201

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$12,172,313	$0	$11,985,451
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$12,172,313	$0	$11,985,451
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$15,824,007	$0	$15,581,086
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$15,824,007	$0	$15,581,086
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,424,161	$0	$1,402,298
CREDITS ON QUALIFIED BASIS	$1,424,161		$1,402,298	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8300	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,424,161	$11,820,533	----	----	----
Needed to Fill Gap	$1,185,117	$9,836,474	----	----	----
Applicant Request	$1,125,000	$9,337,500	**$1,125,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY		FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served		40,592 SF	$96.94	3,934,969
Adjustments					
Exterior Wall Finish		2.32%		2.25	$91,291
Elderly		9.00%		8.72	354,147
9-Ft. Ceilings		3.29%		3.19	129,460
Roof Adjustment(s)				1.28	52,000
Subfloor				(0.23)	(9,336)
Floor Cover				3.75	152,220
Enclosed Corridors		$85.59	6,760	14.25	578,585
Balconies		$50.84	7,286	9.12	370,388
Plumbing Fixtures		$1,460	52	1.87	75,920
Rough-ins		$715	104	1.83	74,360
Built-In Appliances		$2,200	52	2.82	114,400
Exterior Stairs		$4,250	4	0.42	17,000
Heating/Cooling				4.11	166,833
Storage Space		$85.59	393	0.83	33,637
Carports		$21.40	0	0.00	0
Garages		$41.00	0	0.00	0
Common/Support Area		$140.15	2,162	7.46	303,015
Elevators		$112,000	1	2.76	112,000
Other:	Riser, Mechanical	$85.59	219	0.46	18,744
Fire Sprinklers		$4.60	49,907	5.66	229,572
SUBTOTAL				**167.50**	**6,799,206**
Current Cost Multiplier		1.00		0.00	0
Local Multiplier		1.00		0.00	0
Reserved					0
TOTAL BUILDING COSTS				**167.50**	**$6,799,206**
Plans, specs, survey, bldg permits		3.10%		(5.19)	($210,775)
Contractor's OH & Profit		11.10%		(18.59)	(754,712)
NET BUILDING COSTS			$112,187/unit	$143.72/sf	$5,833,719

Long-Term Pro Forma

Pine Creek Apartments, Bastrop, 9% HTC #25201

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	$766,000	$781,320	$796,946	$812,885	$829,143	$915,441	$1,010,721	$1,115,917	$1,232,063	$1,360,297	$1,501,878	$1,658,194
TOTAL EXPENSES	3.00%	$423,644	$436,082	$448,887	$462,071	$475,644	$549,779	$635,551	$734,799	$849,648	$982,563	$1,136,396	$1,314,453
NET OPERATING INCOME ("NOI")		**$342,356**	**$345,238**	**$348,060**	**$350,815**	**$353,499**	**$365,662**	**$375,169**	**$381,118**	**$382,414**	**$377,734**	**$365,482**	**$343,741**
EXPENSE/INCOME RATIO		55.3%	55.8%	56.3%	56.8%	57.4%	60.1%	62.9%	65.8%	69.0%	72.2%	75.7%	79.3%
MUST -PAY DEBT SERVICE													
Mason Joseph - HUD 221(d)(4) - Const. to Perm.		$298,087	$298,019	$297,948	$297,872	$297,791	$297,307	$296,654	$295,773	$294,586	$292,983	$290,822	$287,907
TOTAL DEBT SERVICE		$298,087	$298,019	$297,948	$297,872	$297,791	$297,307	$296,654	$295,773	$294,586	$292,983	$290,822	$287,907
DEBT COVERAGE RATIO		1.15	1.16	1.17	1.18	1.19	1.23	1.26	1.29	1.30	1.29	1.26	1.19
ANNUAL CASH FLOW		**$44,269**	**$47,219**	**$50,112**	**$52,943**	**$55,707**	**$68,355**	**$78,515**	**$85,345**	**$87,829**	**$84,751**	**$74,660**	**$55,835**
Deferred Developer Fee Balance		$454,705	$407,485	$357,374	$304,431	$248,723	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$68,603	$442,011	$856,597	$1,292,738	$1,725,146	$2,121,756	$2,442,456

Real Estate Analysis Division
October 28, 2025

Addendum to Underwriting Report

TDHCA Application #: **25271** Program(s): **9% HTC**

Lofts at Birdwell

Address/Location: ~130 ft. N. of NWC of Sunset Ave. & Birdwell Ln.

City: Big Spring County: Howard Zip: 79720

	APPLICATION HISTORY
Report Date	**PURPOSE**
10/28/25	**State Credit Award Update and Material Amendment Request**
07/22/25	Original LIHTC Award

ALLOCATION

	Previous Allocation				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm. Lien**	**Const. Term**	**Const. Lien**
State Housing Tax Credits	$0				**$80,000**						
FHTC (9% Credit)	$1,125,000				**$1,125,000**						

CONDITIONS STATUS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	4
60% of AMI	60% of AMI	35

ANALYSIS

In July 2025, the Development was awarded $1,125,000 in annual 9% Housing Tax Credits. Now Applicant has applied for an additional $80,000 in annual State Housing Tax Credits.

In conjunction with their application for State Housing Tax Credits, they are also requesting a Material Amendment to address the following:

- Updates to the site plan which combined two (2) residential buildings (from the original 3 building design down to 2) and a 2 space reduction to the total open surface parking (from 91 to 89).
- A reduction in the total NRA from 31,190 SF to 31,167 SF (a decrease of less than 1%).
- An increase in total common area from 6,043 SF to 6,643 SF (an increase of 9.93%).
- An Amendment to the land acquisition contract to reduce the tract being sold from approximately 4.758 acres to the 3.429 acre portion of the original tract that was always to be used for this development. The original application contemplated the purchase of 4.758 acres for $625K, with 3.429 acres being used for this development and the remaining 1.329 acres being used for a Phase Two. The stated price for the 3.429 acre tract is now $500K.
- Updates to the financial exhibits (Tabs 24 – 31, and 35) to account for the application of State Housing Tax Credits ("SHTC") and changes in costs, interest rates, program rent limits, and equity pricing.

The reason for the Material Amendment is the result of value engineering to offset rising material costs and to address topographic concerns by having 1 building instead of 2 on the west side of the site.

Site Plan

The site plan was updated to reflect the new building configuration. New Architectural Drawings were also provided to document the proposed changes.

Original Site Plan

New Site Plan

Operating Pro Forma

Applicant reassigned four (4) 60% AMI units to 30% AMI in order to get priority consideration for an SHTC award.

The Rent Schedule was updated with current 2025 Program Rents.

As underwritten, the long-term Pro Forma exhibits a 15-year residual cash flow of $365K after repayment of deferred developer fee in year 5.

Development Cost

Originally, a pro-rata allocation of $460,945 (out of the $600K Purchase Price) was reflected as the acquisition cost of the 3.429 acres being used for this development. However, the amended contract now reflects a Purchase Price of $500,000 for the 3.429 acres (a $39K increase).

The cost of off-site and site work remained unchanged, while site amenities increased by $37K (36.74%).

Building cost increased by $205K (5.55%).

Pursuant to the QAP, Underwriter moved Soft Cost Contingency of $264K to total Contingency. Total Eligible Contingency is now overstated by $2.6K.

Contractor Fees are overstated by $18K.

Developer Fee is slightly overstated by $525.

Total Development Cost increased by $810K (7.26%).

Sources of Funds

Proposed capitalization has increased by $810K (7.62%) to cover additional development costs.

The permanent lender was changed from Key Bank to PNC. Permanent debt was increased by $285K, but the interest rate decreased from 7.00% to 6.75%. The 15 year term and 35 year amortization remained unchanged.

Applicant also changed equity providers from Key Bank to PNC. The primary HTC equity contribution increased by $562K (from $8.8M to $9.3M), while the equity price increased from $0.78 to $0.83.

Applicant added State Housing Credit equity of $480K for an annual State Housing Tax Credit request of $80k at a credit price of $0.60.

Deferred Developer Fee was reduced by $517K (from $680,756 to $163,799).

Recommendation

Underwriter recommends an annual allocation of $80,000 in State Housing Tax Credits as requested by Applicant. Furthermore, the original annual allocation of $1,125,000 in annual 9% Housing Tax Credits is still being recommended.

Underwriter:	*Deborah Willson*
Manager of Real Estate Analysis:	*Gregg Kazak*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Lofts at Birdwell, Big Spring, 9% HTC #25271

LOCATION DATA	
CITY:	Big Spring
COUNTY:	Howard
Area Median Income	$93,100
PROGRAM REGION:	12
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	12	30.8%	0	0	0	0
2	27	69.2%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	39	100.0%	-	-	-	-

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	9.00%
APP % Construction	9.00%
Average Unit Size	799 sf

57% Average Income		20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	Income									
	# Units	-	4	-	-	35	-	-	-	39
	% Total	0.0%	10.3%	0.0%	0.0%	89.7%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$506	2	1	1	660	$506	$80	$426	$0	$0.65	$426	**$852**	**$852**	$426	$0.65	$0	$1,350	$2.05	$1,350
TC 60%	$1,012	10	1	1	660	$1,012	$80	$932	$0	$1.41	$932	**$9,320**	**$9,320**	$932	$1.41	$0	$1,350	$2.05	$1,350
TC 30%	$607	2	2	2	861	$607	$105	$502	$0	$0.58	$502	**$1,004**	**$1,004**	$502	$0.58	$0	$1,650	$1.92	$1,650
TC 60%	$1,215	25	2	2	861	$1,215	$105	$1,110	$0	$1.29	$1,110	**$27,750**	**$27,750**	$1,110	$1.29	$0	$1,650	$1.92	$1,650
TOTALS/AVERAGES:		**39**			**31,167**				**$0**	**$1.25**	**$998**	**$38,926**	**$38,926**	**$998**	**$1.25**	**$0**	**$1,558**	**$1.95**	**$1,558**
ANNUAL POTENTIAL GROSS RENT:												**$467,112**	**$467,112**						

*MFDL units float among Unit Types

STABILIZED PRO FORMA

Lofts at Birdwell, Big Spring, 9% HTC #25271

	STABILIZED FIRST YEAR PRO FORMA																	
	COMPARABLES				APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database		Local Comps		% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.25	$998	$467,112	**$448,560**	**$448,560**	$467,112	$998	$1.25		0.0%	$0
App Fees, NSF, Vending							$15.00	$7,020	7,020							
Total Secondary Income							$15.00			7,020	$7,020	$15.00			0.0%	$0
POTENTIAL GROSS INCOME								$474,132	$455,580	$455,580	$474,132				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(35,560)	(34,169)	(34,169)	(35,560)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME								$438,572	$421,412	$421,412	$438,572				0.0%	$0
General & Administrative	$21,026	$539/Unit	$20,185	$518	5.47%	$0.77	$615	$24,000	$25,500	$21,033	$21,026	$539	$0.67	4.79%	14.1%	2,974
Management	$21,031	5.9% EGI	$22,419	$575	4.00%	$0.56	$450	$17,543	$16,856	$16,856	$17,543	$450	$0.56	4.00%	0.0%	0
Payroll & Payroll Tax	$50,040	$1,283/Unit	$68,974	$1,769	15.96%	$2.25	$1,795	$70,000	$65,000	$65,000	$70,000	$1,795	$2.25	15.96%	0.0%	-
Repairs & Maintenance	$31,182	$800/Unit	$23,663	$607	5.93%	$0.83	$667	$26,000	$28,000	$25,350	$25,350	$650	$0.81	5.78%	2.6%	650
Electric/Gas	$6,966	$179/Unit	$9,961	$255	1.60%	$0.22	$179	$7,000	$7,000	$6,968	$6,966	$179	$0.22	1.59%	0.5%	34
Water, Sewer, & Trash	$27,768	$712/Unit	$38,494	$987	6.33%	$0.89	$712	$27,768	$25,000	$27,768	$27,768	$712	$0.89	6.33%	0.0%	(0)
Property Insurance	$27,300	$0.88 /sf	$23,854	$612	7.30%	$1.03	$821	$32,000	$32,000	$32,000	$32,000	$821	$1.03	7.30%	0.0%	-
Property Tax (@ 100%) 2.694440	$21,556	$553/Unit	$14,321	$367	10.41%	$1.47	$1,171	$45,661	$34,000	$45,661	$48,099	$1,233	$1.54	10.97%	-5.1%	(2,438)
Reserve for Replacements					2.22%	$0.31	$250	$9,750	$9,750	$9,750	$9,750	$250	$0.31	2.22%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.36%	$0.05	$40	$1,560	$1,560	$1,560	$1,560	$40	$0.05	0.36%	0.0%	-
TOTAL EXPENSES					**59.58%**	**$8.38**	**$6,700**	**$261,282**	**$244,666**	**$251,948**	**$260,061**	**$6,668**	**$8.34**	**59.30%**	**0.5%**	**$ 1,221**
NET OPERATING INCOME ("NOI")					**40.42%**	**$5.69**	**$4,546**	**$177,290**	**$176,745**	**$169,464**	**$178,511**	**$4,577**	**$5.73**	**40.70%**	**-0.7%**	**$ (1,221)**
CONTROLLABLE EXPENSES							$3,968/Unit					$3,875/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Lofts at Birdwell, Big Spring, 9% HTC #25271

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR							Prior Underwriting							Cumulative	
DEBT (Must Pay)	Fee	UW	App	Pmt	Rate	Amort	Term	Principal	Applicant	TDHCA	Principal	Term	Amort	Rate	Pmt	DCR	LTC
PNC		1.20	1.19	149,140	6.75%	35	15	$2,000,000	$1,715,000	$1,715,000	$2,000,000	15	35	6.75%	$149,140	1.19	16.7%
CASH FLOW DEBT / GRANTS																	
				$149,140	TOTAL DEBT / GRANT SOURCES			$2,000,000	$1,715,000	$1,715,000	$2,000,000	TOTAL DEBT SERVICE			$149,140	1.19	16.7%

NET CASH FLOW	$29,371	$28,150	APPLICANT	NET OPERATING INCOME	$177,290	$28,150	NET CASH FLOW

EQUITY SOURCES

		APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
						Prior Underwriting						Annual	
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Applicant	TDHCA	Amount	Credit Price	Annual Credit	% Cost	Credits per Unit	Allocation Method
PNC	LIHTC Equity	78.1%	$1,125,000	$0.83	$9,336,566	$8,774,123	$8,774,123	$9,336,566	$0.83	$1,125,000	78.1%	$28,846	Applicant Request
PNC	SHTC Equity	4.0%	$80,000	$0.60	$479,952	$0	$0	$479,952	$0.60	$80,000	4.0%		
Lofts at Birdwell Development, LLC	Deferred Developer Fees	1.4%	(9% Deferred)		$163,799	$680,756	$680,756	$145,617	(8% Deferred)		1.2%	Total Developer Fee:	$1,761,256
Additional (Excess) Funds Req'd		0.0%					$0	$0			0.0%		
TOTAL EQUITY SOURCES		83.4%			$9,980,317	$9,454,879	$9,454,879	$9,962,135			83.3%		

TOTAL CAPITALIZATION	$11,980,317	$11,169,879	$11,169,879	$11,962,135	15-Yr Cash Flow after Deferred Fee:	$365,035

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS							TDHCA COST / BASIS ITEMS						COST VARIANCE	
	Eligible Basis					Prior Underwriting					Eligible Basis				
	Acquisition	New Const. Rehab	Total Costs			Applicant	TDHCA	Total Costs			New Const. Rehab	Acquisition		%	$
Land Acquisition			$12,821 / Unit	$500,000		$460,945	$460,945	$500,000	$12,821 / Unit					0.0%	$0
Building Acquisition	$0		$ / Unit	$0		$0	$0	$0	$ / Unit			$0		0.0%	$0
Off-Sites		$0	$6,410 / Unit	$250,000		$250,000	$250,000	$250,000	$6,410 / Unit		$0			0.0%	$0
Site Work		$1,447,500	$38,077 / Unit	$1,485,000		$1,485,000	$1,485,000	$1,485,000	$38,077 / Unit		$1,447,500			0.0%	$0
Site Amenities		$136,738	$3,506 / Unit	$136,738		$100,000	$100,000	$136,738	$3,506 / Unit		$136,738			0.0%	$0
Building Cost		$3,895,029	$124.97 /sf	$99,873/Unit	$3,895,029	$3,690,211	$3,744,733	$3,822,482	$98,012/Unit	$122.65 /sf	$3,822,482			1.9%	$72,547
Contingency		$386,174	7.05%	6.70%	$386,174	$366,640	$366,640	$386,174	6.78%	7.00%	$378,470			0.0%	$0
Contractor Fees		$784,194	13.37%	14.30%	$879,594	$824,859	$824,859	$851,255	14.00%	13.56%	$784,194			3.3%	$28,339
Soft Costs	$0	$1,108,434		$28,639 / Unit	$1,116,934	$924,500	$924,500	$1,116,934	$28,639 / Unit		$1,108,434	$0		0.0%	$0
Financing	$0	$1,048,211		$34,984 / Unit	$1,364,381	$1,157,770	$1,157,770	$1,364,381	$34,984 / Unit		$1,048,211	$0		0.0%	$0
Developer Fee	$0	$1,761,256	20.00%	19.37%	$1,761,256	$1,721,882	$1,721,882	$1,761,256	19.52%	20.00%	$1,745,206	$0		0.0%	$0
Reserves				6 Months	$205,211	$188,072	$188,072	$205,211	6 Months					0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	$0	$10,567,536		$307,188 / Unit	$11,980,317	$11,169,879	$11,224,401	$11,879,431	$304,601 / Unit		$10,471,235	$0		0.8%	$100,886
Acquisition Cost	$0				$0	$0									
Contingency		($2,625)			$0	$0									
Contractor's Fee		$0			($18,182)	$0									
Financing Cost		$0													
Developer Fee	$0	($525)	20.00%		$0	$0									
Reserves					$0	$0									
ADJUSTED BASIS / COST	$0	$10,564,386		$306,721/unit	$11,962,135	$11,169,879	$11,224,401	$11,879,431	$304,601/unit		$10,471,235	$0		0.7%	$82,704

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):	$11,962,135	

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Lofts at Birdwell, Big Spring, 9% HTC #25271

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$10,564,386	$0	$10,471,235
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$10,564,386	$0	$10,471,235
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$13,733,701	$0	$13,612,606
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$13,733,701	$0	$13,612,606
Applicable Percentage	9.00%	9.00%	9.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,236,033	$0	$1,225,135
CREDITS ON QUALIFIED BASIS	$1,236,033		$1,225,135	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8299	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,236,033	$10,258,049	----	----	----
Needed to Fill Gap	$1,142,546	$9,482,183	----	----	----
Applicant Reques	$1,125,000	$9,336,566	**$1,125,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY		FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)		31,167 SF	$98.15	3,059,155
Adjustments					
Exterior Wall Finish		2.95%		2.90	$90,321
Elderly		0.00%		0.00	0
9-Ft. Ceilings		3.37%		3.31	103,065
Roof Adjustment(s)				0.00	0
Subfloor				(0.68)	(21,241)
Floor Cover				3.75	116,876
Breezeways		$53.65	4,228	7.28	226,825
Balconies		$47.40	568	0.86	26,923
Plumbing Fixtures		$1,460	81	3.79	118,260
Rough-ins		$715	78	1.79	55,770
Built-In Appliances		$2,200	39	2.75	85,800
Exterior Stairs		$4,250	4	0.55	17,000
Heating/Cooling				4.11	128,096
Storage Space		$53.65	224	0.39	12,017
Carports		$21.40	0	0.00	0
Garages		$41.00	0	0.00	0
Common/Support Area		$142.88	1,847	8.47	263,895
Elevators			0	0.00	0
Other:				0.00	0
Fire Sprinklers		$4.60	37,466	5.53	172,344
SUBTOTAL				**142.94**	**4,455,107**
Current Cost Multiplier		1.00		0.00	0
Local Multiplier		1.00		0.00	0
Reserved					0
TOTAL BUILDING COSTS				**142.94**	**$4,455,107**
Plans, specs, survey, bldg permits		3.10%		(4.43)	($138,108)
Contractor's OH & Profit		11.10%		(15.87)	(494,517)
NET BUILDING COSTS			$98,012/unit	$122.65/sf	$3,822,482

Long-Term Pro Forma

Lofts at Birdwell, Big Spring, 9% HTC #25271

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$438,572	$447,344	$456,290	$465,416	$474,725	$524,134	$578,687	$638,917	$705,416	$778,836	$859,898
TOTAL EXPENSES	3.00%	$261,282	$268,945	$276,834	$284,957	$293,319	$338,990	$391,825	$452,955	$523,688	$605,541	$700,268
NET OPERATING INCOME ("NOI")		**$177,290**	**$178,399**	**$179,456**	**$180,459**	**$181,405**	**$185,145**	**$186,862**	**$185,962**	**$181,728**	**$173,295**	**$159,630**
EXPENSE/INCOME RATIO		59.6%	60.1%	60.7%	61.2%	61.8%	64.7%	67.7%	70.9%	74.2%	77.7%	81.4%
MUST -PAY DEBT SERVICE												
PNC		$149,140	$149,140	$149,140	$149,140	$149,140	$149,140	$149,140	$149,140	$149,140	$149,140	$149,140
TOTAL DEBT SERVICE		$149,140	$149,140	$149,140	$149,140	$149,140	$149,140	$149,140	$149,140	$149,140	$149,140	$149,140
DEBT COVERAGE RATIO		1.19	1.20	1.20	1.21	1.22	1.24	1.25	1.25	1.22	1.16	1.07
ANNUAL CASH FLOW		**$28,150**	**$29,259**	**$30,316**	**$31,319**	**$32,265**	**$36,005**	**$37,722**	**$36,822**	**$32,588**	**$24,155**	**$10,490**
Deferred Developer Fee Balance		$117,467	$88,208	$57,892	$26,573	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$5,692	$178,940	$365,035	$552,126	$725,028	$864,542	$946,647

25271 Lofts at Birdwell - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 22, 2025

PROPERTY IDENTIFICATION	
Application #	**25271**
Development	**Lofts at Birdwell**
City / County	**Big Spring / Howard**
Region/Area	**12 / Rural**
Population	**General**
Set-Aside	**General**
Activity	**New Construction**

RECOMMENDATION

TDHCA Program	Request	Recommended		
FHTC (9% Credit)	$1,125,000	**$1,125,000**	**$28,846/Unit**	**$0.78**

KEY PRINCIPALS / SPONSOR

• **G2 Equity Inc. (90%)**
Kanwarjit Ronnie Gyani

• **BETCO Consulting, LLC (10%)**
Lora Myrick, Bruce J. Spitzengel

Related Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	-	0%
1	12	31%
2	27	69%
3	-	0%
4	-	0%
TOTAL	39	100%

INCOME DISTRIBUTION

Income	# Units	% Total
20%	-	0%
30%	-	0%
40%	-	0%
50%	-	0%
60%	39	100%
70%	-	0%
80%	-	0%
MR	-	0%
TOTAL	39	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.34	**Expense Ratio**	✓ 58.1%
Breakeven Occ.	✓ 82.6%	**Breakeven Rent**	$854
Average Rent	$958	**B/E Rent Margin**	✓ $105
Property Taxes	$872/unit	**Exemption/PILOT**	0%
Total Expense	$6,273/unit	**Controllable**	$3,859/unit

SITE PLAN

MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)			✓ 7.0%
Highest Unit Capture Rate	✓ 19%	2 BR/60%	27
Dominant Unit Cap. Rate	✓ 19%	2 BR/60%	27
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	800 SF	**Density**	11.4/acre
Acquisition		$12K/unit	$461K
Building Cost	$118.31/SF	$95K/unit	$3,690K
Hard Cost		$151K/unit	$5,892K
Total Cost		$286K/unit	$11,170K
Developer Fee	$1,722K	(40% Deferred)	Paid Year: 14
Contractor Fee	$825K	**30% Boost**	Yes

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
KeyBank	15/35	7.00%	$1,715,000	1.34
TOTAL DEBT (Must Pay)			$1,715,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
CASH FLOW DEBT / GRANTS			$0	

EQUITY / DEFERRED FEES	
Source	Amount
Raymond James	$8,774,123
Lofts at Birdwell Development, LLC	$680,756
TOTAL EQUITY SOURCES	$9,454,879
TOTAL DEBT SOURCES	$1,715,000
TOTAL CAPITALIZATION	$11,169,879

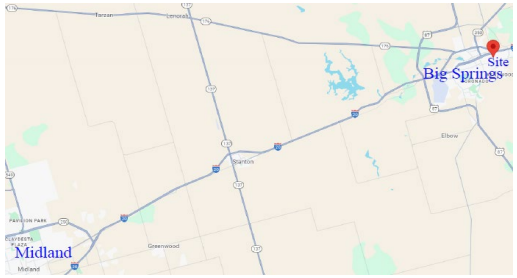
CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

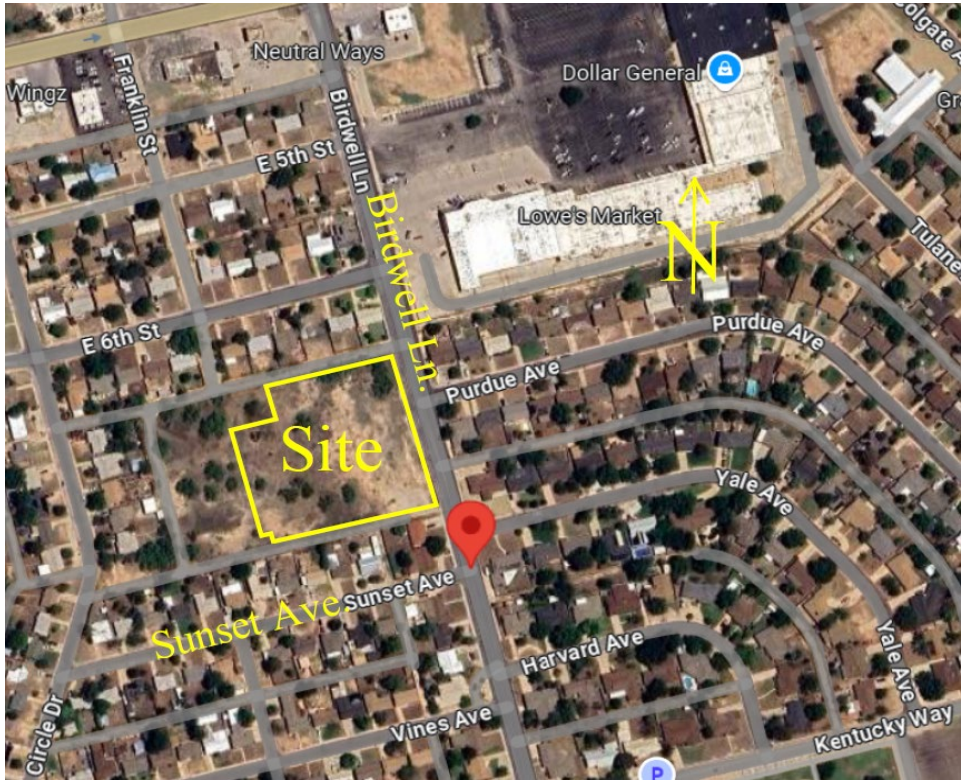
RISK PROFILE

STRENGTHS/MITIGATING FACTORS
▫ 1.34 DCR
▫ 7% Gross Capture Rate
▫ Developer Experience
WEAKNESSES/RISKS
▫ Low Projected 15-yr cash flow
▫ Construction Cost Risk

AREA MAP



AERIAL PHOTOGRAPH(s)



Real Estate Analysis Division
Underwriting Report
July 22, 2025

DEVELOPMENT IDENTIFICATION

TDHCA Application #: **25271** Program(s): **9% HTC**

Lofts at Birdwell

Address/Location: ~130 ft. N. of NWC of Sunset Ave. & Birdwell Ln.

City: Big Spring County: Howard Zip: 79720

Population: General Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 12

Low-Income: Average Income

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm Lien**	**Const. Term**	**Const Lien**
FHTC (9% Credit)	$1,125,000				**$1,125,000**						

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
60% of AMI	60% of AMI	39

DEVELOPMENT SUMMARY

Development will be a garden style family community comprised of 12 one-bedroom units and 27 two bedroom units, targeting residents at 60% AMI. The complex will have 2 one-story buildings and 1 one-story building along with a stand-alone clubhouse situated on 3.429 acres of land located along Birdwell Lane in Big Spring, Texas. This is Phase One with Phase Two being 25194 Big Spring Lofts, a 39 unit elderly limitation development located adjacent to the west of this development.

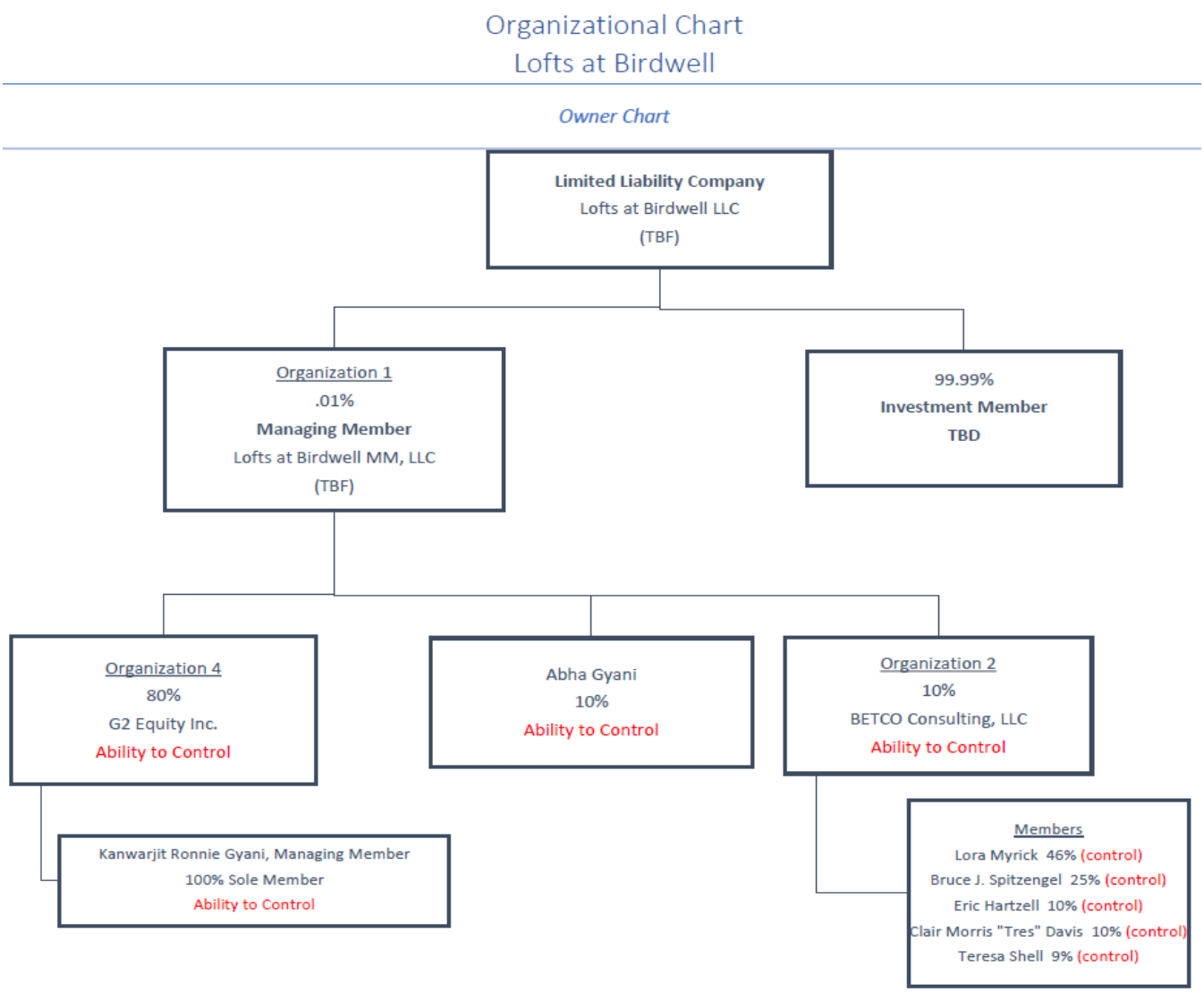
RISK PROFILE

STRENGTHS/MITIGATING FACTORS
▫ 1.34 DCR
▫ 7% Gross Capture Rate
▫ Developer Experience

WEAKNESSES/RISKS
▫ Low Projected 15-yr cash flow
▫ Construction Cost Risk
▫

DEVELOPMENT TEAM

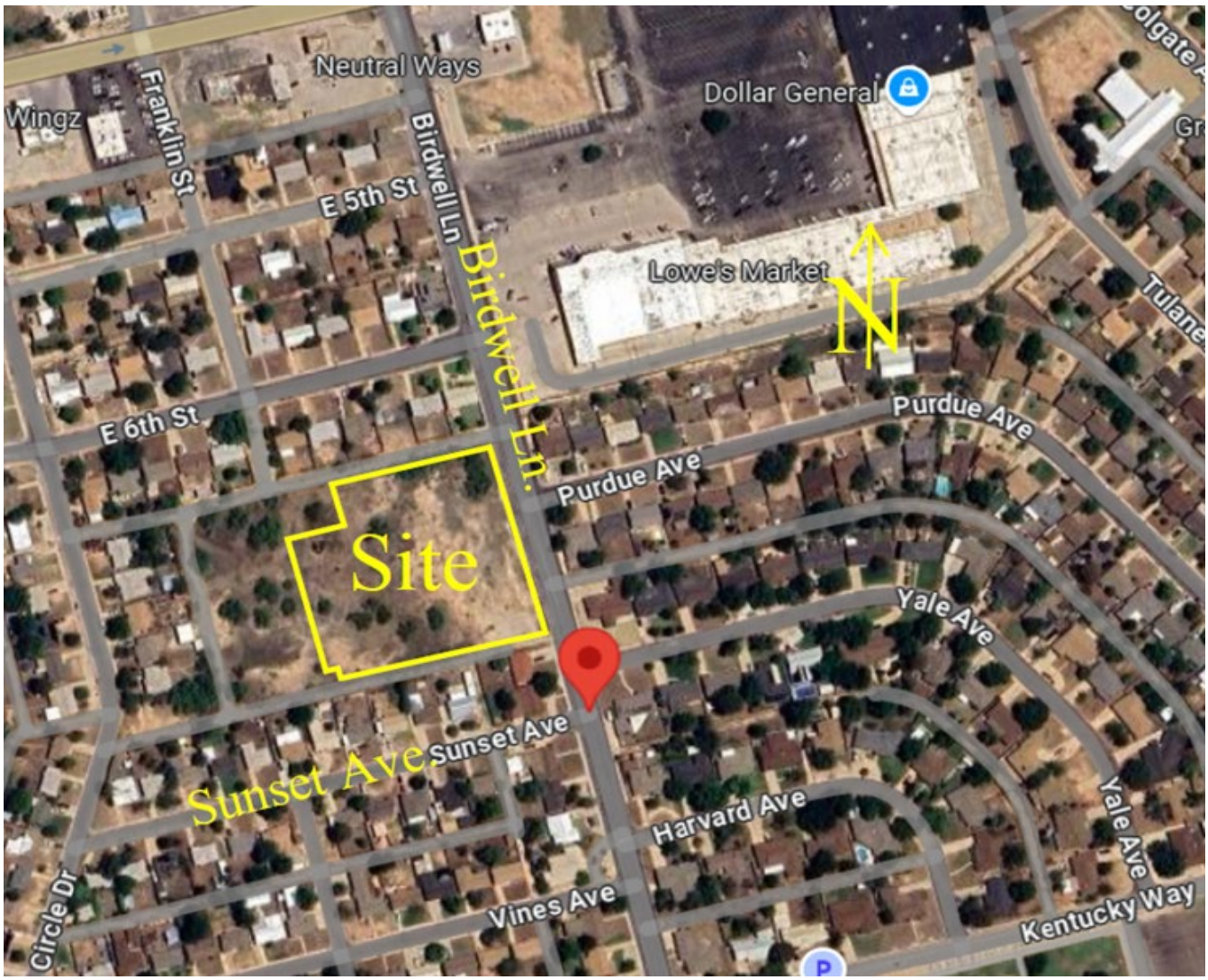
OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN

AERIAL



Comments:

The project will have a total of 91 open surface spaces, which meets zoning requirements. All parking will be provided at no charge to the residents.

BUILDING ELEVATION

BUILDING CONFIGURATION

Building Type	A	B	C										**Total Buildings**
Floors/Stories	2	2	1										
Number of Bldgs	1	1	1										**3**
Units per Bldg	16	16	7										
Total Units	16	16	7										**39**

Avg. Unit Size (SF)	**800 sf**	**Total NRA (SF)**	**31,190**	**Common Area (SF)***	**6,043**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 3.429 acres Density: 11.4 units/acre

Site Control: ~4.758 acres **Site Plan:** ~3.42 acres **Appraisal:** n/a **ESA:** 4.758 acres

Feasibility Report Survey: 3.429 acres **Feasibility Report Engineer's Plan:** 3.429 **Existing LURA:** n/a

Control Type: Commercial Contract - Unimproved Property

Tract 1: 4.761 acres Cost: $625,000 Seller: Big Spring Multi Family #1, LP

Total Acquisition: 4.761 acres Cost: $625,000

Development Site: 3.429 acres Cost: $460,945 $11,819 per unit

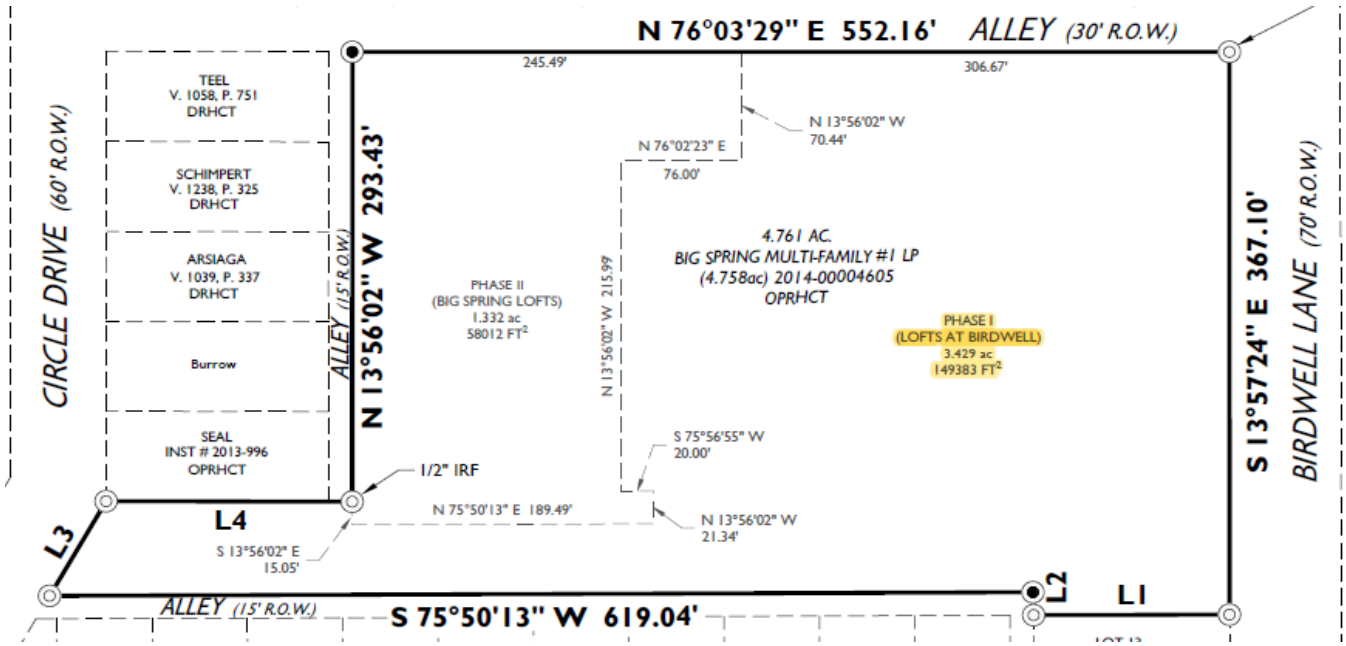
Seller: Big Spring Multi Family #1, LP

Buyer: G2 Equity, Inc, or Assigns

Related-Party Seller/Identity of Interest: No

Comments:

The $625K cost is for the full 4.761 acres being purchased under one contract that is to be used for 2 contiguous development sites. The 3.429 acre portion is for this development site, which is Phase One. The cost has been pro-rated. Phase Two is covered under Application 25194 Big Springs Lofts.



SITE INFORMATION

Flood Zone:	Zone X	Scattered Site?	No
Zoning:	MF - Multifamily Dwelling Dist.	Within 100-yr floodplain?	No
Re-Zoning Required?	No	Utilities at Site?	Yes
Year Constructed:	n/a	Title Issues?	Yes

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Aspen Environmental Date: 2/9/2025

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

An underground natural gas supply line was noted in the alleyway on the south side of the property.

MARKET ANALYSIS

Provider: Novogradac Date: 2/17/2025

Primary Market Area (PMA): 905 sq. miles 17 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
23171	The Trails at Big Spring	Yes	New	General	18	48

Stabilized Affordable Developments in PMA		
	Total Units	577
	Total Developments	6
	Average Occupancy	95.9%

Comments:

Market analyst stated that they were unaware of any proposed or unstabilized competitive units that were located in close proximity to the Subject's PMA that share eligible demand or have overlapping census tracts. As such, the market study has not included any competitive units located outside the PMA in the relevant supply.

OVERALL DEMAND ANALYSIS

	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	11,361			
Potential Demand from the Primary Market Area	737			
10% External Demand	74			
Potential Demand from Other Sources	0			
GROSS DEMAND	811			
Subject Affordable Units	39			
Unstabilized Competitive Units	18			
RELEVANT SUPPLY	57			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**7.0%**			

Population:	General	Market Area:	Rural	Maximum Gross Capture Rate:	30%

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
60% AMGI	737	74	39	18	7%					

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/60%	171	17	12	1	6.9%					
2 BR/60%	209	21	27	17	19.1%					

Market Analyst Comments:

The comparable properties reported vacancy rates ranging from 1.5 to 7.7 percent, with an overall weighted average of 4.6 percent. The average vacancy rate reported by the affordable comparables was 2.7 percent, well below the 5.7 percent weighted average reported by the market rate properties.

All of the market rate properties reported vacancy rates of 7.7 percent or less. Big Spring Ranch has been excluded from total vacancy calculations due the property combining two existing adjacent affordable developments (Knollwood Heights and The Heights Apartments) under new ownership as one affordable development (Big Spring Ranch); as such, vacant units are being held vacant to undergo renovations.

Based on the performance of the comparables, we expect the Subject will operate with a vacancy rate of approximately five percent over a typical investment period. (p.93/143)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$176,745	Avg. Rent:	$958	Expense Ratio:	58.1%
Debt Service:	$131,477	B/E Rent:	$854	Controllable Expenses:	$3,859
Net Cash Flow:	$45,268	UW Occupancy:	92.5%	Property Taxes/Unit:	$872
Aggregate DCR:	1.34	B/E Occupancy:	82.6%	Program Rent Year:	2024

Underwriter primarily relied on the TDHCA Database to project expenses. Total expenses vary less than 3% from Applicant's budget. Furthermore, Underwriter's estimated NOI varies less than 5% from Applicant's budget. Therefore, Applicant's expenses and NOI are used in the analysis.

Applicant provided a staffing plan to support the payroll expense of $65K.

Applicant provided an insurance quote to support the property insurance expense of $32K ($821/unit).

Residual 15-year cash flow is $106K after deferred developer fee is paid off in Year 14.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$134,426/ac	$11,819/unit	**$460,945**	Contractor Fee	**$824,859**
Off-site + Site Work		$47,051/unit	**$1,835,000**	Soft Cost + Financing	**$2,082,270**
Building Cost	$118.31/sf	$94,621/unit	**$3,690,211**	Developer Fee	**$1,721,882**
Contingency	6.64%	$9,401/unit	**$366,640**	Reserves	**$188,072**
Total Development Cost	$286,407/unit	**$11,169,879**		**Rehabilitation Cost**	**N/A**

Qualified for 30% Basis Boost?	Rural [9% only]

Building Cost:

Underwriter estimated building cost using Marshall and Swift's "Average Quality" Base Cost. This resulted in an estimate of $96K/unit ($120/sf) as compared to Applicant's budget of $94K/unit ($118/sf). The difference only equates to a 1.5% variance.

The respective estimates of Total Housing Development Cost only vary by less than 1%, so Applicant's budgeted costs are used in the analysis.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$11,169,879	**$9,989,292**	**$1,168,747**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
KeyBank	Construction / Perm Loan	$8,400,000	8.00%	75%
Raymond James	FHTC	$1,754,825	$0.78	16%
Lofts at Birdwell Development, LLC	DDF	$1,015,054	0.00%	9%
		$11,169,879	**Total Sources**	

PERMANENT SOURCES

	PROPOSED				UNDERWRITTEN				
Debt Source	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**LTC**
KeyBank	$1,715,000	7.00%	35	15.0	$1,715,000	7.00%	35	15.0	15%
Total	**$1,715,000**				**$1,715,000**				

	PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees	**Amount**	**Rate**	**% Def**	**Amount**	**Rate**	**% TC**	**% Def**
Raymond James	$8,774,123	$0.78		$8,774,123	$0.78	79%	
Lofts at Birdwell Development, LLC	$680,756		40%	$680,756		6%	40%
Total	**$9,454,879**			**$9,454,879**			
				$11,169,879	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.840	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.770	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	$11,169,879
Permanent Sources (debt + non-HTC equity)	$1,715,000
Gap in Permanent Financing	$9,454,879

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	$9,115,317	$1,168,747
Needed to Balance Sources & Uses	$9,454,879	$1,212,285
Requested by Applicant	$8,774,123	$1,125,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	**$8,774,123**	**$1,125,000**

Deferred Developer Fee	**$680,756**	**(40% deferred)**
Repayable in	**14 years**	

Recommendation:

Underwriter recommends $1,125,000 in annual 9% Housing Tax Credits as requested by the Applicant.

Underwriter: *Deborah Willson*

Manager of Real Estate Analysis: *Gregg Kazak*

Director of Real Estate Analysis: *Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Lofts at Birdwell, Big Spring, 9% HTC #25271

LOCATION DATA	
CITY:	Big Spring
COUNTY:	Howard
Area Median Income	$85,100
PROGRAM REGION:	12
PROGRAM RENT YEAR:	2024

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	12	30.8%	0	0	0	0
2	27	69.2%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	**39**	**100.0%**	**-**	**-**	**-**	**-**

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	9.00%
APP % Construction	9.00%
Average Unit Size	800 sf

60% Average Income		20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	Income									
	# Units	-	-	-	-	39	-	-	-	**39**
	% Total	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 60%	$927	12	1	1	660	$927	$80	$847	$0	$1.28	$847	**$10,164**	**$10,164**	$847	$1.28	$0	$1,350	$2.05	$1,350
TC 60%	$1,113	26	2	2	861	$1,113	$105	$1,008	$0	$1.17	$1,008	**$26,208**	**$26,208**	$1,008	$1.17	$0	$1,650	$1.92	$1,650
TC 60%	$1,113	1	2	2	884	$1,113	$105	$1,008	$0	$1.14	$1,008	**$1,008**	**$1,008**	$1,008	$1.14	$0	$1,660	$1.88	$1,660
TOTALS/AVERAGES:		**39**			**31,190**				**$0**	**$1.20**	**$958**	**$37,380**	**$37,380**	**$958**	**$1.20**	**$0**	**$1,558**	**$1.95**	**$1,558**

ANNUAL POTENTIAL GROSS RENT:	**$448,560**	**$448,560**	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

Lofts at Birdwell, Big Spring, 9% HTC #25271

	STABILIZED FIRST YEAR PRO FORMA													
	COMPARABLES				APPLICANT				TDHCA				VARIANCE	
	Database		Local Comps		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.20	$958	$448,560	$448,560	$958	$1.20		0.0%	$0
App Fees, NSF, vending							$15.00	$7,020						
Total Secondary Income							$15.00		$7,020	$15.00			0.0%	$0
POTENTIAL GROSS INCOME								$455,580	$455,580				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(34,169)	(34,169)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME								$421,412	$421,412				0.0%	$0
General & Administrative	$21,033	$539/Unit	$20,185	$518	6.05%	$0.82	$654	$25,500	$21,033	$539	$0.67	4.99%	21.2%	4,467
Management	$21,039	5.9% EGI	$22,419	$575	4.00%	$0.54	$432	$16,856	$16,856	$432	$0.54	4.00%	0.0%	-
Payroll & Payroll Tax	$50,040	$1,283/Unit	$68,974	$1,769	15.42%	$2.08	$1,667	$65,000	$65,000	$1,667	$2.08	15.42%	0.0%	-
Repairs & Maintenance	$31,182	$800/Unit	$23,663	$607	6.64%	$0.90	$718	$28,000	$25,350	$650	$0.81	6.02%	10.5%	2,650
Electric/Gas	$6,968	$179/Unit	$9,961	$255	1.66%	$0.22	$179	$7,000	$6,968	$179	$0.22	1.65%	0.5%	32
Water, Sewer, & Trash	$27,768	$712/Unit	$38,494	$987	5.93%	$0.80	$641	$25,000	$27,768	$712	$0.89	6.59%	-10.0%	(2,768)
Property Insurance	$27,300	$0.88 /sf	$23,854	$612	7.59%	$1.03	$821	$32,000	$32,000	$821	$1.03	7.59%	0.0%	-
Property Tax (@ 100%) 2.694440	$21,564	$553/Unit	$14,321	$367	8.07%	$1.09	$872	$34,000	$45,661	$1,171	$1.46	10.84%	-25.5%	(11,661)
Reserve for Replacements					2.31%	$0.31	$250	$9,750	$9,750	$250	$0.31	2.31%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.37%	$0.05	$40	$1,560	$1,560	$40	$0.05	0.37%	0.0%	-
TOTAL EXPENSES					**58.06%**	**$7.84**	**$6,273**	**$244,666**	**$251,948**	**$6,460**	**$8.08**	**59.79%**	**-2.9%**	**$ (7,281)**
NET OPERATING INCOME ("NOI")					**41.94%**	**$5.67**	**$4,532**	**$176,745**	**$169,464**	**$4,345**	**$5.43**	**40.21%**	**4.3%**	**$ 7,281**
CONTROLLABLE EXPENSES							$3,859/Unit			$3,747/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Lofts at Birdwell, Big Spring, 9% HTC #25271

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR												Cumulative	
DEBT (Must Pay)	Fee	UW	App	Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	DCR	LTC
KeyBank		1.29	1.34	131,477	7.00%	35	15	$1,715,000	$1,715,000	15	35	7.00%	$131,477	1.34	15.4%
				$131,477		**TOTAL DEBT / GRANT SOURCES**		**$1,715,000**	**$1,715,000**		**TOTAL DEBT SERVICE**		**$131,477**	**1.34**	15.4%
NET CASH FLOW		$37,987	$45,268						**APPLICANT**	**NET OPERATING INCOME**		**$176,745**	**$45,268**	**NET CASH FLOW**	

EQUITY SOURCES

		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
Raymond James	LIHTC Equity	78.6%	$1,125,000	$0.78	$8,774,123	$8,774,123	$0.78	$1,125,000	78.6%	$28,846	Applicant Request	
Lofts at Birdwell Development, LLC	Deferred Developer Fees	6.1%	(40% Deferred)		$680,756	$680,756	(40% Deferred)		6.1%	**Total Developer Fee:**		**$1,721,882**
Additional (Excess) Funds Req'd		0.0%				$0			0.0%			
TOTAL EQUITY SOURCES		84.6%			$9,454,879	$9,454,879			84.6%			
TOTAL CAPITALIZATION					**$11,169,879**	**$11,169,879**				**15-Yr Cash Flow after Deferred Fee:**		**$106,215**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis								Eligible Basis			
	Acquisition	New Const. Rehab	Total Costs			Total Costs			New Const. Rehab	Acquisition	%	$
Land Acquisition			$11,819 / Unit		$460,945	$460,945	$11,819 / Unit				0.0%	$0
Building Acquisition	$0		$ / Unit		$0	$0	$ / Unit			$0	0.0%	$0
Off-Sites		$0	$6,410 / Unit		$250,000	$250,000	$6,410 / Unit		$0		0.0%	$0
Site Work		$1,447,500	$38,077 / Unit		$1,485,000	$1,485,000	$38,077 / Unit		$1,447,500		0.0%	$0
Site Amenities		$100,000	$2,564 / Unit		$100,000	$100,000	$2,564 / Unit		$100,000		0.0%	$0
Building Cost		$3,690,211	$118.31 /sf	$94,621/Unit	$3,690,211	$3,744,733	$96,019/Unit	$120.06 /sf	$3,690,211		-1.5%	($54,522)
Contingency		$366,640	7.00%	6.64%	$366,640	$366,640	6.57%	7.00%	$366,640		0.0%	$0
Contractor Fees		$784,609	14.00%	14.00%	$824,859	$824,859	13.87%	14.00%	$784,609		0.0%	$0
Soft Costs	$0	$916,000		$23,705 / Unit	$924,500	$924,500	$23,705 / Unit		$916,000	$0	0.0%	$0
Financing	$0	$1,019,450		$29,686 / Unit	$1,157,770	$1,157,770	$29,686 / Unit		$1,019,450	$0	0.0%	$0
Developer Fee	$0	$1,664,882	20.00%	19.99%	$1,721,882	$1,721,882	19.87%	20.00%	$1,664,882	$0	0.0%	$0
Reserves				6 Months	$188,072	$188,072	6 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$9,989,292**		$286,407 / Unit	**$11,169,879**	**$11,224,401**	$287,805 / Unit		**$9,989,292**	**$0**	**-0.5%**	**($54,522)**
Acquisition Cost	$0				$0							
Contingency		$0			$0							
Contractor's Fee		$0			$0							
Financing Cost		$0										
Developer Fee	$0	$0			$0							
Reserves					$0							
ADJUSTED BASIS / COST	**$0**	**$9,989,292**		$286,407/unit	**$11,169,879**	**$11,224,401**	$287,805/unit		**$9,989,292**	**$0**	**-0.5%**	**($54,522)**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate): **$11,169,879**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Lofts at Birdwell, Big Spring, 9% HTC #25271

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$9,989,292	$0	$9,989,292
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$9,989,292	$0	$9,989,292
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$12,986,079	$0	$12,986,079
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$12,986,079	$0	$12,986,079
Applicable Percentage	9.00%	9.00%	9.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,168,747	$0	$1,168,747
CREDITS ON QUALIFIED BASIS	$1,168,747		$1,168,747	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.7799	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,168,747	$9,115,317	----	----	----
Needed to Fill Gap	$1,212,285	$9,454,879	----	----	----
Applicant Request	$1,125,000	$8,774,123	**$1,125,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY		FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)		31,190 SF	$98.59	3,074,931
Adjustments					
Exterior Wall Finish		2.64%		2.60	$81,178
Elderly		0.00%		0.00	0
9-Ft. Ceilings		3.33%		3.28	102,395
Roof Adjustment(s)				0.91	28,328
Subfloor				(1.77)	(55,104)
Floor Cover				3.75	116,963
Breezeways		$51.85	4,041	6.72	209,519
Balconies		$47.40	634	0.96	30,052
Plumbing Fixtures		$1,460	81	3.79	118,260
Rough-ins		$715	78	1.79	55,770
Built-In Appliances		$2,200	39	2.75	85,800
Exterior Stairs		$4,250	4	0.55	17,000
Heating/Cooling				4.11	128,191
Storage Space		$51.85	0	0.00	0
Carports		$21.40	0	0.00	0
Garages		$41.00	0	0.00	0
Common/Support Area		$148.28	1,368	6.50	202,853
Elevators			0	0.00	0
Other:				0.00	0
Fire Sprinklers		$4.60	36,599	5.40	168,355
SUBTOTAL				**139.93**	**4,364,491**
Current Cost Multiplier		1.00		0.00	0
Local Multiplier		1.00		0.00	0
Reserved					0
TOTAL BUILDING COSTS				**139.93**	**$4,364,491**
Plans, specs, survey, bldg permits		3.10%		(4.34)	($135,299)
Contractor's OH & Profit		11.10%		(15.53)	(484,458)
NET BUILDING COSTS			$96,019/unit	$120.06/sf	$3,744,733

Long-Term Pro Forma

Lofts at Birdwell, Big Spring, 9% HTC #25271

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$421,412	$429,840	$438,437	$447,205	$456,149	$503,626	$556,044	$613,917	$677,814	$748,361	$826,251
TOTAL EXPENSES	3.00%	$244,666	$251,838	$259,221	$266,822	$274,648	$317,385	$366,825	$424,023	$490,203	$566,784	$655,405
NET OPERATING INCOME ("NOI")		**$176,745**	**$178,002**	**$179,215**	**$180,383**	**$181,501**	**$186,240**	**$189,219**	**$189,894**	**$187,611**	**$181,578**	**$170,846**
EXPENSE/INCOME RATIO		58.1%	58.6%	59.1%	59.7%	60.2%	63.0%	66.0%	69.1%	72.3%	75.7%	79.3%
MUST -PAY DEBT SERVICE												
KeyBank		$131,477	$131,477	$131,477	$131,477	$131,477	$131,477	$131,477	$131,477	$131,477	$131,477	$131,477
TOTAL DEBT SERVICE		$131,477	$131,477	$131,477	$131,477	$131,477	$131,477	$131,477	$131,477	$131,477	$131,477	$131,477
DEBT COVERAGE RATIO		1.34	1.35	1.36	1.37	1.38	1.42	1.44	1.44	1.43	1.38	1.30
ANNUAL CASH FLOW		**$45,268**	**$46,525**	**$47,739**	**$48,906**	**$50,025**	**$54,764**	**$57,742**	**$58,417**	**$56,134**	**$50,101**	**$39,369**
Deferred Developer Fee Balance		$635,487	$588,962	$541,223	$492,317	$442,292	$177,344	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$0	$106,215	$397,995	$684,563	$948,811	$1,169,213

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1263 **Agenda Date:** 12/11/2025 **Agenda #: 24.**

Presentation, discussion, and possible action regarding the approval for publication in the Texas Register of the 2026-2 Multifamily Direct Loan Notice of Funding Availability

PULLED FROM THE AGENDA

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1251 **Agenda Date:** 12/11/2025 **Agenda #:** 25.

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and Land Use Restriction Agreement for Roseland Townhomes (HTC #99111) and Roseland Estates (HTC #02006)

RECOMMENDED ACTION

WHEREAS, Roseland Townhomes originally received a 9% Housing Tax Credit (HTC) award in 1999 for the construction of 152 multifamily units, of which 114 are designated as low-income units, in Dallas, Dallas County, and Roseland Estates (collectively, the Developments), which is adjacent to Roseland Townhomes, originally received a 9% HTC award in 2002 for the construction of 138 multifamily units, of which 104 are designated as low-income units, in Dallas;

WHEREAS, the Land Use Restriction Agreement (LURA) for Roseland Townhomes runs through December 31, 2040, and the LURA for Roseland Estates runs through December 31, 2042;

WHEREAS, the Dallas Housing Authority (DHA), now known as DHA Housing Solutions of North Texas (Development Owner or Owner), is proposing to redevelop the Developments as a single development named "Roseland Homes" and requests to temporarily suspend the enforcement of the existing LURAs for vacant units, which will permit DHA and its developer affiliate, North Texas Housing Partners (Developer), to redevelop the Developments by relocating existing tenants to vacant units within the Developments, and in return, DHA and the Developer agree to an extended affordability period over the 40-year periods currently required by the existing LURAs to compensate for the redevelopment period;

WHEREAS, the redevelopment of the Developments is anticipated to include the demolition of three buildings with 14 units total, and all remaining formerly market rate units will be redeveloped as low-income units; and

WHEREAS, the requested changes require Board approval under 10 TAC §10.405(a)(4)(A), (B), (E), (F), and the Development Owner has complied with the procedural amendment requirements in 10 TAC §10.405 to place this request before the Board, including holding a public hearing;

NOW, therefore, it is hereby

RESOLVED, that the amendment request to temporarily suspend the enforcement of the LURA for the vacant units for a period of up to five years, demolish 14 units, and extend the term of the LURAs for the development period after redevelopment is completed is approved as

presented to this meeting, and the Executive Director and his designees are hereby, authorized, empowered, and directed to take all necessary action to effectuate the foregoing.

BACKGROUND

Roseland Townhomes originally received a 9% Housing Tax Credit award in 1999 for the construction of 152 multifamily units, of which 114 are designated as low-income units, in Dallas, Dallas County. Roseland Estates, which is adjacent to Roseland Townhomes, received a 9% HTC awards in 2002 for the construction of 138 multifamily units, of which 104 are designated as low-income units, in Dallas, Dallas County. The Land Use Restriction Agreement (LURA) for Roseland Townhomes runs through December 31, 2040, and the LURA for Roseland Estates runs through December 31, 2042.

In letters as of September 12, 2025, and November 7, 2025, Tamea A. Dula, as representative for the Development Owner, requested approval for an amendment that will result in the demolition of 14 units, changes to the unit mix, and a partial suspension and subsequent extension of the terms of the LURAs for the Developments. DHA and its affiliate, North Texas Housing Partners, anticipate redeveloping the Developments as a single development tentatively named “Roseland Homes”. Roseland Homes will incorporate an existing community gym constructed in 2004 and not previously part of the HTC Developments. Redevelopment of the Developments will be done through anticipated 4% HTC and tax-exempt bond financing as well as HUD’s Rental Assistance Demonstration (RAD) Program.

The Owner indicated that the Developments have substantial deferred maintenance due to dwindling operational and capital funding, and furthermore, there are severe foundational issues caused by expansive clay. Occupancy has decreased due to these problems, among other concerns, and the Developments need a major remodeling in order to make them viable again.

The Development Owner requests approval to partially suspend enforcement of the HTC units that must be maintained pursuant to the LURAs. Such a suspension of the LURAs will permit DHA and the Developer to redevelop the Developments using a relocation plan that relocates existing tenants to vacant units within the Developments, to conduct the extensive renovations without having to move residents off site. In exchange for the requested suspension until construction completion, DHA and the Developer would agree to include an extended compliance over the 40-year periods currently required by the existing LURAs. The Owner indicated that they stopped entering into new leases in August 2025, but lease renewals are still occurring.

The redevelopment is anticipated to include the demolition of 14 units in three buildings, and a new community building will be added. All remaining formerly market rate units will be redeveloped as low-income units. The three buildings to be demolished contain four two-bedroom units and six three-bedroom units from Roseland Townhomes, and four two-bedroom units from Roseland Estates, resulting in an overall unit mix of 15 one-bedroom units, 103 two-bedroom units, 132 three-bedroom units, 23 four-bedroom units, and three five-bedroom units

for the Developments combined. The renovated combined development is anticipated to have 197 units at 50% of Area Median Income (AMI) and 79 units at 60% of AMI instead of the 173 units at 50% AMI and 45 units at 60% AMI currently required by the existing LURAs. The rent rolls as of November 4, 2025, indicate that there are 10 low-income tenants currently at Rosedale Estates and 47 low-income tenants currently at Roseland Townhomes. There are also nine occupied market rate units at Roseland Estates and 12 occupied market rate units at Roseland Townhomes.

The Development Owner held a public hearing regarding this proposed amendment request as required under 10 TAC §10.405(b)(3). The public hearing was held on November 3, 2025. The Owner reported that 30 residents were in attendance. The minutes for the public hearing indicate that several questions were asked regarding the proposed plan, and the residents expressed concern about relocation during construction. No negative public comment was reported regarding the proposed amendment.

Staff recommends approval to suspend monitoring of the vacant units and supportive service requirements under the existing LURAs for five years to allow for the redevelopment. Additionally, staff will require the Owner to submit by January 6, 2026, a list of all LIHTC households, per income level and bedroom size residing at the Development on August 1, 2025, and Owner will be required to attempt to contact these households using at least two Department approved methods at least 90 days but no more than six months before units will be available for lease to offer these households a right of return. Additionally, staff recommends extending the term of the original LURAs and requiring the amendments to be recorded by January 30, 2026 (which may be extended by the Executive Director for good cause) for five years, and a 65 month extension of the Compliance Period for Roseland Townhomes and a 89 month extension of the Compliance Period for Roseland Estates, to compensate for the redevelopment period. The Department will also amend the total number of Units described in each LURA and amend the Appendix As to reflect the removal of the demolished buildings. The redevelopment period will begin as of August 1, 2025, which is the month in which new leases were not accepted, and will end once the rehabilitation has been completed as evidenced by certificates of occupancy or certificate(s) of substantial completion for all buildings in the Developments, and obtaining and correcting any deficiencies from an NSPIRE inspection from the Department. If the redevelopment period is requested to be longer than five years from August 1, 2025, the Development Owner will be required to sign an additional LURA amendment to further extend the applicable provisions. This action is not approving any other amendments to the existing LURAs.

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TAMEA A. DULA
OF COUNSEL

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(713) 653-7322
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(713) 890-3918

November 7, 2025

By Email to Rosalio.Banuelos@tdhca.texas.gov
Rosalio Banuelos, Director of Multifamily Asset Management
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: HTC #99111 – Roseland Townhomes, Dallas, Dallas County, Texas;
HTC #02006 – Roseland Estates, Dallas, Dallas County, Texas;
Amended Request for Material LURA Amendments.

Dear Rosalio:

This letter was requested by you to supplement my letter of September 12, 2025 initiating contact with the TDHCA concerning the redevelopment of Roseland Townhomes and Roseland Estates. As you are aware, our client, the Dallas Housing Authority, now known as DHA Housing Solutions of North Texas ("DHA"), developed the referenced multifamily apartment complexes in 1999 for Roseland Townhomes (152 total units, 114 LIHTC units, General population - "Townhomes") and in 2002 for Roseland Estates (138 total units, 103 LIHTC units, General population - "Estates," and collectively with Townhomes, the "Properties"). DHA now wishes to redevelop the Properties as a single development, tentatively named "Roseland Homes." Roseland Homes will additionally incorporate an existing community gym constructed in 2004 and not previously included within the Housing Tax Credit Program. Redevelopment of the Properties will be pursuant to an anticipated 4% Tax Credit and Tax-Exempt Bond financing, as well as HUD's Rental Assistance Demonstration (RAD) Program.

On behalf of DHA, we ask that the following Material Amendments to the LURAs currently regulating the Properties be granted, based upon an anticipated LURA for the redeveloped single Property ("Roseland Homes") under the terms indicated:

1. **Temporary Suspension of Enforcement.** We request that the TDHCA temporarily suspend enforcement of the minimum number of LIHTC units that must be maintained pursuant to the Land Use Restriction Agreements, as currently amended (collectively, the "LURAs") for each of Townhomes and Estates until construction completion. Such a suspension of the LURAs will permit DHA and the Developer to redevelop using a Relocation Plan that relocates existing tenants to vacant units within the Properties, in order to conduct the extensive renovations without having to move residents off site. In exchange for the requested suspension until construction completion, DHA and the Developer would agree to include an additional agreed period of extended compliance over the 40-year periods currently required by the Properties' existing LURAs.

2. **Revisions to Bedroom Mix**. The redevelopment of the two Properties is anticipated to include the demolition of 14 units. All remaining formerly Market Rate units will be redeveloped as Tax Credit Units (w/o public housing subsidy).

Roseland Townhomes (North Side)

Current	***Proposed Changes***
152 Total Units	142 Total Units
114 Public Housing/LIHTC:	114 Public Housing/LIHTC:
8 – 1 Bedroom	8 – 1 Bedroom
58 – 2 Bedroom	54 – 2 Bedroom
48 – 3 Bedroom	52 – 3 Bedroom
38 Market Rate Units:	28 LIHTC:
23 – 3 Bedroom	13 – 3 Bedroom
12 – 4 Bedroom	12 – 4 Bedroom
3 – 5 Bedroom	3 – 5 Bedroom

Roseland Estates (South Side)

Current	***Proposed Changes***
138 Total Units	134 Total Units
103 Public Housing/LIHTC:	103 Public Housing/LIHTC:
7 – 1 Bedroom	7 – 1 Bedroom
53 – 2 Bedroom	49 – 2 Bedroom
43 – 3 Bedroom	47 – 3 Bedroom
35 Market Rate Units:	31 LIHTC:
24 – 3 Bedroom	20 – 3 Bedroom
11 – 4 Bedroom	11 – 4 Bedroom

3. **Unit Mix in Redeveloped Property (Roseland Homes).** The two original sites will be redeveloped with placement of buildings not necessarily in the identical locations previously shown. As a whole, the redeveloped Roseland Homes will have the following Bedroom Mix (taken from the "Proposed Changes" shown above):

Roseland Homes – 276 Total Units

217 Public Housing/LIHTC:	59 LIHTC:
15 – 1 Bedroom	33 – 3 Bedroom
103 – 2 Bedroom	23 – 4 Bedroom
99 – 3 Bedroom	3 – 5 Bedroom

4. **Current Design of Unit Mix**. The current design of the redeveloped site uses the following income and rent limitations:

Roseland Homes – 276 Total Units

Bedroom Type	60% AMGI	50% AMGI	Total
1 – Bedroom	**4**	**11**	**15**
2 – Bedroom	**21**	**82**	**103**
3 – Bedroom	**43**	**89**	**132**
4 – Bedroom	**11**	**12**	**23**
5 – Bedroom	**0**	**3**	**3**
		Total:	**276**

5. **Evidence of Public Hearing.** Evidence of the Public Hearing that was held at 4:00 pm Central on Monday, November 3, 2025, was previously sent to you under separate cover, including a Sign-in Sheet and Minutes of the Public Hearing.

6. **Request for Approval of Material LURA Amendments.** On behalf of DHA and the Developer, we respectfully request that Staff recommend the TDHCA Board approve Material LURA Amendments that will suspend the effects of the two existing LURAs through a date to be mutually agreed between the DHA and the TDHCA Staff, and for the proposed redevelopment of the two Properties as a single site. These amendments will permit completion of the reconstruction and commencement of the lease-up of the redeveloped Roseland Homes. As previously discussed, we request that this be placed on the Agenda for the December TDHCA Board Meeting.

Thank you for your consideration of this request for a Material LURA Amendment. If you need any additional information or have any questions, please contact me or Dana Arnette, Director of Development at DHA at Dana.Arnette@dhantx.com (469-324-2929).

Sincerely,

Tamea A. Dula

cc: Lucy Weber
Troy Broussard
Debbie Quitugua
Dana Arnette
Greg Mayes
Barry Palmer

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TAMEA A. DULA
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(713) 890-3918

September 12, 2025

By Email to bobby.wilkinson@tdhca.state.tx.us
Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: HTC #99111 – Roseland Townhomes, Dallas, Dallas County, Texas;
HTC #02006 – Roseland Estates, Dallas, Dallas County, Texas;
Request: Material LURA Amendments suspending LURAs through **December 31, 2028.**

Dear Mr. Wilkinson:

In 1998, our client, the Dallas Housing Authority, now known as DHA Housing Solutions of North Texas ("DHA"), received an approximately $34.9 million HOPE VI revitalization grant from HUD for the purpose of redeveloping 611 substandard public housing units located on the Roseland Homes housing site ("Roseland"). The HOPE VI funding was required to be leveraged by using other funding sources. The DHA started its revitalization mission at Roseland by qualifying for 9% Housing Tax Credits in 1999 for Roseland Townhomes (152 total units, 114 LIHTC units, General population - "Townhomes") and in 2002 for Roseland Estates (138 total units, 103 LIHTC units, General population - "Estates," and collectively with Townhomes, the "Properties").

Under the HOPE VI Program, DHA planned for the 27-acre Roseland site to become a much more mixed-income community. DHA's plans for a mixed-income community were met with the threat of possible litigation, however, alleging that the proposed redevelopment would contribute toward housing low-income families in neighborhoods within the City of Dallas that provided fewer opportunities for families, while providing market tenants access to prime desirable sites such as the Properties. The threat of litigation forced DHA to place a higher percentage of public housing units at the Properties than had been originally anticipated, which included income- and rent-restricted units in the Properties along with contractual public housing and units receiving operational subsidies from HUD.

In redeveloping the Roseland site, DHA also faced pressure to preserve some of the site's now 83-year-old historic buildings. As a result, the management and maintenance facilities for Townhomes and Estates are currently located in the historic buildings situated immediately north

of Townhomes. The result has been that there is not a “defining” entrance to the Properties as is customary in both market and affordable housing communities.

Now, nearly a quarter century after their construction, the Properties’ condition reflects the dwindling operational and capital funding from HUD essential for the upkeep and maintenance of public housing units, resulting in substantial deferred maintenance. Severe foundational issues further exacerbate the Properties’ deteriorating condition. The foundation issues are caused by Dallas soil, which is predominantly black, alkaline clay, often referred to as "black gumbo" or "black velvet" due to its color and texture. The expansive clay has caused significant problems for foundations, as it shrinks and swells with changes in moisture. As a result, the Properties suffer from significant issues with doors closing and cracks in the walls. Occupancy has decreased due to these problems, among other concerns, and the Properties desperately need a major remodeling in order to make them viable for families to reside there. The major remodeling will need to include implementation of a watering system that will serve to mitigate the foundational problems caused by the expansive clay.

DHA and its developer affiliate, North Texas Housing Partners (“Developer”), anticipate redeveloping the Properties as a single development tentatively named “Roseland Homes.” Roseland Homes will additionally incorporate an existing community gym constructed in 2004 and not previously included within the Housing Tax Credit Program. Redevelopment of the Properties will be pursuant to an anticipated 4% Tax Credit and Tax-Exempt Bond financing, as well as HUD’s Rental Assistance Demonstration (RAD) Program.

On behalf of DHA, we ask that the TDHCA suspend enforcement of the minimum number of LIHTC units that must be maintained pursuant to the Land Use Restriction Agreements, as currently amended (collectively, the “LURAs”) for each of Townhomes and Estates. Such a suspension of the LURAs will permit DHA and the Developer to redevelop the Projects using a Relocation Plan that relocates existing tenants to vacant units within the Projects, in order to conduct the extensive renovations without having to move residents off site. In exchange for the requested suspension until construction completion, DHA and the Developer would agree to include an additional five (5) years of extended compliance over the 40-year periods currently required by the Projects’ existing LURAs.

We point out that this technique of postponing compliance requirements and increasing the Extended Use Period has been successfully used several times in the past when major redevelopment means substantial disruption to the operation of a project during the rehabilitation period. Recently, #21419 - 2100 Memorial Drive was able to suspend enforcement of operations during the reconstruction of a high-rise apartment building that had to be totally vacated for rehabilitation purposes. Likewise, #95081/93057 - Parks at Wynnewood was able to suspend enforcement of its LURA for a period of two years during demolition of a part of the project and redevelopment as #10044/11003 - Wynnewood Seniors Housing, with the LURA further extended after placement in service to make up for lost enforcement time. [Wynnewood Seniors Housing was the first time the TDHCA adopted this technique for facilitating redevelopment on a site where redevelopment precluded full enforcement of the LURA’s use provisions due to vacancies necessitated by construction.]

On behalf of DHA and the Developer, we respectfully request that Staff recommend the TDHCA Board approve Material LURA Amendments that will suspend the effects of the two LURAs through **December 31, 2028**. These amendments will permit the completion of the reconstruction and commencement of the lease-up.

Thank you for your consideration of this request for a material LURAs Amendment.

Sincerely,

Tamea A. Dula

cc: Rosalio Banuelos
Lucy Weber
Troy Broussard
Debbie Quitugua
Dana Arnett
Greg Mayes

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1259 **Agenda Date:** 12/11/2025 **Agenda #:** 26.

Presentation, discussion, and possible action on recommendation to consider early termination of the remaining debarment term for Evan J. Hunden, David B. Ratliff, and Michael Volz

RECOMMENDED ACTION

WHEREAS, in 2024, Evan J. Hunden, David B. Ratliff, and Michael Volz (collectively, the Respondent) were the Responsible Parties in Control of a portfolio of Actively Monitored Developments in which 50% or more of the Actively Monitored Developments under their Control were referred to the Enforcement Committee for an administrative penalty during the prior three years, triggering mandatory debarment for repeated violations in a portfolio pursuant to 10 TAC §2.401(e)(2)(a);

WHEREAS, in accordance with Tex. Gov't Code §2306.0504(b) and 10 TAC §2.401(e)(2)(a), the Board issued a Final Order of Debarment on November 7, 2024, debarring Respondent from participation in Department programs for a two-year term ending November 7, 2026;

WHEREAS, the Final Order of Debarment included a clause stating that if Respondent timely and fully complied with the terms of the order, correcting all future findings of noncompliance as required, and remained in compliance for a period of one year from the date of the order, Respondent could petition the Board after November 7, 2025, to reduce or terminate the remaining period of debarment;

WHEREAS, Respondent timely submitted complete corrections for all findings of noncompliance identified by the Department since November 7, 2024;

WHEREAS, Respondent has therefore brought forward a petition to reduce or terminate the remaining period of debarment, pursuant to the terms of the Final Order of Debarment;

WHEREAS, staff has prepared an Order Terminating Remaining Debarment Term effective December 11, 2025, for Board consideration; and

WHEREAS, staff recommends early termination since the parameters and conditions of the Final Order of Debarment relating to truncating the term of debarment have been met.

NOW, therefore, it is hereby

RESOLVED, that an Order Terminating the Remaining Debarment Term effective December 11, 2025, substantially in the form presented at this meeting, and authorizing any non-substantive technical corrections, is hereby adopted as the order of this Board.

BACKGROUND

During 2024, Evan J. Hunden, David B. Ratliff, and Michael Volz (collectively, Respondent) exceeded the 50% debarment threshold identified at 10 TAC §2.401(e)(2)(a) to trigger mandatory debarment for repeated violations in a portfolio, with 50% or more of the Actively Monitored Developments under their Control being referred for an administrative penalty during the prior three years. All three Responsible Parties are executive officers of DevCo, LLC, headquartered in Washington state. It is Washington's largest provider of affordable housing, and they develop, own, and manage approximately 12,000 units throughout the US. They expanded into Texas on December 29, 2020.

The 2024 referral was the second time that debarment was considered for Mr. Ratliff and Mr. Volz, who were previously considered for debarment in 2022 under the same rule. That 2022 debarment referral was dismissed after the Enforcement Committee voted to increase the 50% referral threshold for Respondent, as permitted by the rule; however, the Department reserved the right to consider future debarment under 10 TAC §2.401(e)(2)(A), in the event that there were additional administrative penalty referrals for this ownership portfolio.

The promised changes from 2022 were not fully implemented, and Rosemont at Meadow Lane (HTC 03433 / CMTS 3421), a 264-unit development located in Dallas (the Property), was subsequently referred for an administrative penalty during 2024, for failure to submit corrective documentation for a Uniform Physical Condition Standards (UPCS) inspection conducted on September 26, 2023, in which the property scored 47 out of 100, with 86 Level 1 deficiencies, 39 Level 2 deficiencies, and 131 Level 3 deficiencies, with Level 3 being the most severe. TDHCA granted corrective action deadline extensions through March 26, 2024, the maximum allowed. Owner uploaded the certification of correction for exigent fire and safety hazards (EH&S) on October 1, 2023, but did not submit work orders and/or invoices to document correction of any of the 256 cited deficiencies. This UPCS inspection was therefore referred for an administrative penalty, and analysis of the portfolio's compliance history identified this penalty referral as a second breach of the 50% debarment threshold identified at 10 TAC §2.401(e)(2)(a). Respondent acquired the Property on January 29, 2021. TDHCA's UPCS inspection score on July 9, 2021, was 65 out of 100. The previous UPCS inspection conducted on September 1, 2017, scored 83 out of 100.

The Enforcement Committee considered both administrative penalties and mandatory debarment during its informal conference on July 30, 2024. The Committee recommended an Agreed Final Order for an administrative penalty, but it tabled the debarment recommendation per owner's counsel's request because the Property was due for a TDHCA physical inspection in September since it was on an annual inspection schedule due to the low 2023 UPCS score. Respondent was confident of an improved score, and hoped that would be taken into consideration. TDHCA performed a National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection on September 26, 2024, scoring 75.28 out of 100, and confirming resolution of the noncompliance from the referred 2023 UPCS inspection. The Enforcement

Committee reconvened on October 3, 2024, and voted to recommend a two-year debarment term for Respondent.

On November 7, 2024, the Board approved an Agreed Final Order for the Property, and Respondent paid an administrative penalty of $15,000.00. The Board also approved a Final Order of Debarment for Respondent, for a two-year term ending November 7, 2026, which Final Order included a clause permitting Respondent to petition the Board to reduce or terminate the remaining period of debarment after November 7, 2025, if Respondent timely and fully resolved all future issues of noncompliance. Copies of both orders and the Board Action Request from November 7, 2024, are attached for reference.

In accordance with the terms of the Final Order of Debarment dated November 7, 2024, Respondent submitted a petition for early termination on November 11, 2025, a copy of which is attached. Department staff analysis regarding all findings of noncompliance identified by the Department for this ownership portfolio between November 7, 2024 and present is also attached, confirming Respondent's analysis in their petition. All identified noncompliance in the interim period was timely resolved as required, and there were two file monitoring reviews with no findings of noncompliance, showing that Respondent has successfully implemented protocols to ensure compliance with TDHCA requirements. Respondent has also hired Novogradac & Company LLP as a consultant to provide support and oversight to help ensure complete and timely responses to TDHCA compliance monitoring deadlines.

Accordingly, after consideration of all appropriate factors, Department staff recommends Board approval of an Order Terminating the Remaining Debarment Term effective December 11, 2025.

Attachments:

1. Actively Monitored Development Analysis for Findings of Noncompliance Identified after November 7, 2024
2. Final Order of Debarment dated November 7, 2024
3. Agreed Final Order dated November 7, 2024
4. Petition to terminate debarment term, dated November 11, 2025
5. Board Action Request from November 7, 2024

ENFORCEMENT ACTION AGAINST	§	BEFORE THE
EVAN J. HUNDEN, DAVID B. RATLIFF,	§	TEXAS DEPARTMENT OF HOUSING
AND MICHAEL VOLZ	§	AND COMMUNITY AFFAIRS

ORDER TERMINATING REMAINING DEBARMENT TERM

On this 11th day of December, 2025, the Governing Board (Board) of the Texas Department of Housing and Community Affairs (TDHCA or Department) considered the matter of whether to terminate the remaining period of debarment for Evan J. Hunden, David B. Ratliff, and Michael Volz (collectively, Respondents) under the Final Order of Debarment issued by the Board on November 7, 2024.

This Order is executed pursuant to the authority granted in Texas Government Code section 2306.0504, which requires the Board to adopt a policy providing for the debarment of a person from participation in Department programs because of a person's past failure to comply with conditions imposed by the Department in the administration of its programs. A policy was adopted by the Board and is set forth at 10 TAC §2.401.

WHEREAS, Respondents are Persons in Control of multiple Actively Monitored Developments, as those terms are defined by 10 TAC §2.102 and 10 TAC §11.1(29).

WHEREAS, during 2024, Respondents exceeded the 50% debarment threshold identified at 10 TAC §2.401(e)(2)(a) to trigger mandatory debarment for repeated violations in a portfolio, with 50% or more of the Actively Monitored Developments under their Control being referred for an administrative penalty during the prior three years;

WHEREAS, in accordance with Tex. Gov't Code §2306.0504(b) and 10 TAC §2.401(e)(2)(a), the Board issued a Final Order of Debarment on November 7, 2024, debarring Respondents from participating in Department programs for a two-year term ending November 7, 2026;

WHEREAS, the Final Order of Debarment included a clause stating that if Respondent timely and fully complied with the terms of the order, correcting all future findings of noncompliance as required, and remained in compliance for a period of one year from the date of the order, Respondent could petition the Board after November 7, 2025, to reduce or terminate the remaining period of debarment;

WHEREAS, Respondent timely submitted complete corrections for all findings of noncompliance identified by the Department since November 7, 2024; and

WHEREAS, Respondent has therefore met the requirements to bring forward a petition to reduce or terminate the remaining period of debarment.

NOW, therefore, it is hereby ordered, that the remaining debarment term is terminated effective December 11, 2025, pursuant to the terms of the Final Order of Debarment.

Approved by the Governing Board of TDHCA on December 11, 2025.

By: _____
Name: Leo Vasquez
Title: Chair of the Board of TDHCA

By: _____
Name: James "Beau" Eccles
Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 11th day of December, 2025, personally appeared Leo Vasquez, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

_____
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 11th day of December, 2025, personally appeared James "Beau" Eccles, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

_____
Notary Public, State of Texas

Actively Monitored Development Analysis for Findings of Noncompliance Identified after November 7, 2024

Property	Review Type[1]	Review Date	Results	Timely Addressed?
Park at Humble HTC 23434 / HTC 03465 / 03465B / CMTS 4036	National Standards of the Physical Inspection of Real Estate (NSPIRE) Inspection	1/9/2025 – 1/10/2025	Inspection report issued 1/15/2025, setting 4/15/2025 corrective action deadline. Score 78.32. Corrective documentation submitted 2/3/2025.	Yes
	Final Construction Inspection	1/9/2025 – 1/10/2025	Inspection report issued 2/26/2025, setting 5/27/2025 corrective action deadline. Corrective documentation submitted 4/1/2025.	Yes
	File Monitoring Review	6/5/2025	Monitoring report issued 6/11/2025. No findings of noncompliance. Including for reference purposes since the lack of noncompliance is relevant.	N/A
Rosemont Meadow Lane HTC 03433 / CMTS 3421	Tenant Complaint (file monitoring)	2/10/2025	Monitoring letter issued 2/10/2025, requesting documentation by 2/12/2025. Documentation submitted 2/11/2025. No findings of noncompliance identified.	Yes
Rosemont Lancaster HTC 02479 / Bond 20034 / CMTS 3279	NSPIRE Inspection	2/13/2025	Inspection report issued 3/14/2025, setting 6/12/2025 corrective action deadline. Score 81. Corrective documentation submitted 6/2/2025.	Yes.
Tigoni Villas HTC 23424 / HTC 03136 / CMTS 3353	Tenant Complaint (file monitoring)	4/30/2025	Monitoring letter issued 4/30/2025, requesting documentation by 5/5/2025. Documentation submitted 5/5/2025. No findings of noncompliance identified.	Yes.
Brookside Gardens HTC 23454 / HTC 04611 / Bond 04611B / CMTS 4160	File Monitoring Review	9/24/2025	Monitoring report issued 10/10/2025. No findings of noncompliance. Including for reference purposes since the lack of noncompliance is relevant.	N/A
Rosemont Ash Creek HTC 23420 / HTC 03410 / Bond 03410B / CMTS 3399	NSPIRE Inspection	10/21/2025	Inspection report pending issuance by TDHCA, but property submitted timely corrective certification confirming completion of life-threatening / severe noncompliance on 10/21/2025.	Yes, but further action required once report is issued
	Final Construction Inspection	10/22/2025	Inspection report pending issuance by TDHCA.	N/A

[1] Per the Final Order of Debarment dated 11/7/2024, this includes National Standards for the Physical Inspection of Real Estate (NSPIRE) inspections, onsite / desk file monitoring reviews, Affirmative Marketing Plan reviews, and Written Policies and Procedures Reviews. Staff has also included complaints relating to file monitoring matters since they were included in Respondent's petition.

The Positano HTC 23421 / HTC 04490 / CMTS 4184	File Monitoring Review	12/3/2025	Monitoring review will be conducted on 12/3/2025, but pre-onsite documentation was due 11/17/2025, and was submitted on 11/13/2025.	Yes, but further action required once report is issued
	NSPIRE Inspection	10/24/2025	Inspection report pending issuance by TDHCA, but property submitted timely corrective certification confirming completion of life-threatening / severe noncompliance on 10/24/2025.	Yes, but further action required once report is issued
	Final Construction Inspection	10/24/2025	Inspection report pending issuance by TDHCA.	N/A
The Mondello HTC 07053 / CMTS 4080	File Monitoring Review	12/2/2025	Monitoring review will be conducted on 12/2/2025, but pre-onsite documentation was due 11/14/2025, and was submitted on 11/14/2025.	Yes, but further action required once report is issued
Costa Almadena HTC 23437 / HTC 060426 / CMTS 4429	N/A. Not yet considered an Actively Monitored Development under this ownership group. Rehabilitation underway for 2023 HTC award	N/A	N/A	N/A

ENFORCEMENT ACTION AGAINST	§	BEFORE THE
EVAN J. HUNDEN, DAVID B. RATLIFF,	§	TEXAS DEPARTMENT OF HOUSING
AND MICHAEL VOLZ	§	AND COMMUNITY AFFAIRS

FINAL ORDER OF DEBARMENT

General Remarks and official action taken:

On this 7th day of November, 2024, the Governing Board (Board) of the Texas Department of Housing and Community Affairs (TDHCA or Department) considered the matter of whether enforcement action should be taken against Evan J. Hunden, David B. Ratliff, and Michael Volz (collectively, Respondents), for exceeding the 50% administrative penalty referral threshold identified at 10 TAC §2.401(e)(2)(a).

This Final Order is executed pursuant to the authority granted in Texas Government Code section 2306.0504, which requires the Board to adopt a policy providing for the debarment of a person from participation in Department programs because of a person's past failure to comply with conditions imposed by the Department in the administration of its programs. A policy was adopted by the Board and is set forth at 10 TAC §2.401.

Upon recommendation of the Executive Director, the Board makes the following findings of fact and conclusions of law and enters this Order:

FINDINGS OF FACT

Jurisdiction:

1. Respondents are Persons in Control of the following Actively Monitored Developments, as those terms are defined by 10 TAC §2.102 and 10 TAC §11.1(29):

#	Property	David Ratliff	Michael Volz	Evan Hunden	Date Control Began
1	The Mondello (HTC 07053 / CMTS 4080)	Managing Member	Managing Member	No Control authority	November 3, 2021
2	Rosemont Ash Creek (HTC 23420 / HTC 03410 / Bond 03410B / CMTS 3399)	Managing Member	Managing Member	Managing Member	December 29, 2020
3	Rosemont Meadow Lane (HTC 03433 / CMTS 3421)	Managing Member	Managing Member	Managing Member	January 29, 2021
4	Rosemont Lancaster (HTC 02479 / Bond 20034 / CMTS 3279)	Managing Member	Managing Member	Managing Member	January 29, 2020

5	Park at Humble (HTC 23434 / HTC 03465 / 03465B / CMTS 4036)	Managing Member	Managing Member	Managing Member	August 2, 2021
6	Positano (HTC 23421 / HTC 04490 / CMTS 4184)	Managing Member	Managing Member	No Control authority	December 17, 2021
7	Tigoni Villas (HTC 23424 / HTC 03136 / CMTS 3353)	Managing Member of the Limited Partner, but has primary Control authority	Managing Member of the Limited Partner, but has primary Control authority	Managing Member of the Limited Partner, but has primary Control authority	January 7, 2022

2. The following Actively Monitored Developments from the table above were referred for an administrative penalty during the last three years: The Mondello (HTC 07053 / CMTS 4080); Rosemont Ash Creek (HTC 23420 / HTC 03410 / Bond 03410B / CMTS 3399); Rosemont Meadow Lane (HTC 03433 / CMTS 3421); and Rosemont Lancaster (HTC 02479 / Bond 20034 / CMTS 3279).

3. Each Actively Monitored Development listed above is subject to a TDHCA Land Use Restriction Agreement (LURA).

4. Respondents are subject to the regulatory authority of TDHCA.

Repeated Violations Subject To Debarment:

1. TDHCA analysis of the above ownership portfolio determined that Evan J. Hunden, David B. Ratliff, and Michael Volz, the Responsible Parties in Control, have exceeded the 50% administrative penalty referral threshold identified at 10 TAC §2.401(e)(2)(A), which states, *"(e) Repeated Violations of a LURA that shall be referred to the Committee for Debarment. [...] (2) Repeated violations in a portfolio. Persons who control five or more Actively Monitored Developments will be considered for Debarment based on repeated violations in a portfolio. A Person shall be referred to be committee if an inspection or referral, after April 1, 2021, indicates the following: (A) 50% or more of the Actively Monitored Developments in the portfolio have been referred to the Enforcement Committee within the last three years. The Enforcement Committee may increase this threshold at its discretion. For example, if three properties in a five-property portfolio are monitored in the same month, and then referred to the Enforcement Committee at the same time, it may be appropriate to increase the 50% threshold;"*

   Evan J. Hunden controls five Actively Monitored Developments, three of which have been referred for an administrative penalty during the last three years, for a referral percentage of 60%.

David B. Ratliff controls seven Actively Monitored Developments, four of which have been referred for an administrative penalty during the last three years, for a referral percentage of 57%.

Michael Volz controls seven Actively Monitored Developments, four of which have been referred for an administrative penalty during the last three years for a referral percentage of 57%.

CONCLUSIONS OF LAW

1. The Department has jurisdiction over this matter pursuant to Tex. Gov't Code §2306.0504 and 10 TAC §2.401.
2. Respondents are Responsible Parties as defined by 10 TAC §2.102(12).
3. Respondents are in a position of Control as defined by 10 TAC §11.1(29).
4. Respondents Control more than five Actively Monitored Developments.
5. 50% or more of those Actively Monitored Developments have been referred for an administrative penalty during the past three years.
6. Pursuant to Tex. Gov't Code §2306.185, TDHCA is required to monitor to ensure compliance.
7. Respondents violated 10 TAC §2.401(e)(2)(A) in 2024 when they exceeded the 50% administrative penalty referral threshold.
8. Pursuant to Tex. Gov't. Code §2306.0504(b), the Department may debar a person from participation in a Department program on the basis of the person's past failure to comply with any condition imposed by the department in the administration of its programs.

Based upon the foregoing findings of fact and conclusions of law, and an assessment of material factors including those set forth in 10 TAC §2.401(j) to be considered for a recommended period of debarment, as applied specifically to the facts and circumstances present in this case, the Board of the TDHCA orders the following:

IT IS HEREBY ORDERED that Respondents are barred from future participation in all programs administered by the Department for a **two-year term ending November 7, 2026**. This debarment does not prohibit Respondents from participating in any existing engagements funded through the Department, nor does it affect any responsibilities or duties thereunder.

IT IS FURTHER ORDERED that during the term of the debarment, Respondent must keep all other Developments controlled by Respondent and monitored by The Department in compliance by timely submitting corrective action documentation via the Compliance Monitoring and Tracking System (CMTS) to fully resolve any future findings of noncompliance identified by TDHCA.

IT IS FURTHER ORDERED that timely correction of future findings of noncompliance shall be determined in accordance with 10 TAC §10.602 (Notice to Owners and Corrective Action Periods). Any corrective action documentation that is not submitted on or before a compliance monitoring deadline shall be considered untimely and shall constitute a violation of this Order, provided that Respondent did not timely request and receive an extension in accordance with the rule.

IT IS FURTHER ORDERED that full resolution of future findings of noncompliance shall be determined by whether or not a timely submission includes all documentation that was requested in a National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection, an onsite or desk file monitoring review, an Affirmative Marketing Plan review, or a Written Policies and Procedures Review letter that is sent to Respondent by the TDHCA Compliance Division via CMTS. Any incomplete or late corrective action documentation submission shall constitute a violation of this Order.

IT IS FURTHER ORDERED that if Respondent timely and fully complies with the terms and conditions of this Final Order, correcting all future findings of noncompliance as required, and remaining in compliance for a period of one year from the date of this Order, Respondent may petition the board **after November 7, 2025** to reduce or terminate the remaining period of debarment.

IT IS FURTHER ORDERED that the terms of this Final Order shall be published on the TDHCA website.

[remainder of page intentionally blank]

Approved by the Governing Board of TDHCA on November 7, 2024.

By: _____
Name: Leo Vasquez
Title: Chair of the Board of TDHCA

By: _____
Name: James "Beau" Eccles
Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 7th day of November, 2024, personally appeared Leo Vasquez, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

NANCY DENNIS
Notary Public, State of Texas
Notary Without Bond
Notary ID # 12415214-8
My Commission Expires 02-08-2027

_____
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 7th day of November, 2024, personally appeared James "Beau" Eccles, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

NANCY DENNIS
Notary Public, State of Texas
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My Commission Expires 02-08-2027

_____
Notary Public, State of Texas

ENFORCEMENT ACTION AGAINST	§	BEFORE THE
ROSEMONT MEADOW LANE	§	TEXAS DEPARTMENT OF
APARTMENTS, LLC WITH RESPECT TO	§	HOUSING AND COMMUNITY
ROSEMONT AT MEADOW LANE	§	AFFAIRS
(HTC FILE # 03433 / CMTS # 3421)	§	

AGREED FINAL ORDER

General Remarks and official action taken:

On this 7th day of November, 2024, the Governing Board ("Board") of the Texas Department of Housing and Community Affairs ("TDHCA" or "Department") considered the matter of whether enforcement action should be taken against **ROSEMONT MEADOW LANE APARTMENTS, LLC,** a Texas limited liability company ("Respondent").

This Agreed Order is executed pursuant to the authority of the Administrative Procedure Act ("APA"), Tex. Gov't Code §2001.056, which authorizes the informal disposition of contested cases. In a desire to conclude this matter without further delay and expense, the Board and Respondent agree to resolve this matter by this Agreed Final Order. The Respondent agrees to this Order for the purpose of resolving this proceeding only and without admitting or denying the findings of fact and conclusions of law set out in this Order.

Upon recommendation of the Enforcement Committee, the Board makes the following findings of fact and conclusions of law and enters this Order:

WAIVER

Respondent acknowledges the existence of their right to request a hearing as provided by Tex. Gov't Code §2306.044, and to seek judicial review, in the District Court of Travis County, Texas, of any order as provided by Tex. Gov't Code §2306.047. Pursuant to this compromise and settlement, the Respondent waives those rights and acknowledges the jurisdiction of the Board over Respondent.

FINDINGS OF FACT (FOF)

Jurisdiction:

1. In 2004, Parmer Villas Housing, L.P. (Prior Owner) was awarded an allocation of Low Income Housing Tax Credits by the Board to build and operate Rosemont at Meadow Lane (HTC # 03433 / CMTS # 3421).

2. Prior Owner signed a Land Use Restriction Agreement (LURA) regarding the Property. The LURA was effective October 4, 2024, and filed of record on December 13, 2004, at Document Number 200403166760 in Volume 2004239, Page 50 of the Official Public Records of Real Property of Dallas County, Texas (Records). In accordance with Section 2 of the LURA, the LURA is a restrictive covenant/deed restriction encumbering the property and binding on all successors and assigns for the full term of the LURA.

3. Respondent purchased the Property on January 29, 2021. The restrictions remained in place in accordance with Section 2 of the LURA, thereby binding Respondent to the terms of the agreement.

4. Respondent is subject to the regulatory authority of TDHCA.

Compliance Violations[1]*:*

1. The Department conducted a Uniform Physical Condition Standards ("UPCS") inspection on September 26, 2023. This inspection scored 47 out of 100, and the inspection report showed numerous property condition violations, a violation of 10 TAC § 10.621 (Property Condition Standards). The Department issued a notification of noncompliance setting a corrective action deadline of December 27, 2023, and granted an extension until March 26, 2024, the maximum allowed. Respondent uploaded a certification for correction of exigent fire and safety hazards on October 1, 2024, but did not submit any work orders or invoices to document correction of any of the cited deficiencies listed at Exhibit 1. TDHCA's Compliance Division referred Respondent for an administrative penalty. Respondent submitted partial corrections on April 11, 2024 and April 12, 2024, in response, and then submitted additional corrective documentation on May 15, 2024, and July 26, 2024. The status of the noncompliance as of the July 30, 2024 informal conference is at Exhibit 1. The Compliance Division confirmed resolution of the final deficiencies during its September 26, 2024 National Standards for the Physical Inspection of Real Estate ("NSPIRE") inspection at the Property[2].

2. All violations listed above are considered resolved at the time of this Order.

CONCLUSIONS OF LAW

1. The Department has jurisdiction over this matter pursuant to Tex. Gov't Code §§2306.041-.0503 and 10 TAC Chapter 2.

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[1] Within this Agreed Final Order, all references to violations of TDHCA Compliance Monitoring rules at 10 TAC Chapter 10 refers to the versions of the code in effect at the time of the compliance monitoring reviews and/or inspections that resulted in recording each violation. All past violations remain violations under the current code and all interim amendments.

[2] New noncompliance was identified during the September 26, 2024 NSPIRE inspection, however, that new noncompliance is within a 90-day corrective action period, which will expire December 26, 2024. The 2024 NSPIRE inspection is not part of this Agreed Final Order, except to the extent that the inspection verified resolution of the lines marked in red at Exhibit 1.

2. Respondent is a "housing sponsor" as that term is defined in Tex. Gov't Code §2306.004(14).

3. Pursuant to IRC §42(m)(1)(B)(iii), housing credit agencies are required to monitor for noncompliance with all provisions of the IRC and to notify the Internal Revenue Service of such noncompliance.

4. Pursuant to Tex. Gov't Code Chapter 2306, Subchapter DD and Tex. Gov't Code §2306.185, TDHCA is authorized to make Housing Tax Credit Allocations for the State of Texas and is required to monitor to ensure compliance.

5. Respondent violated 10 TAC §10.621 in 2023 and I.R.C. §42, as amended, by failing to comply with HUD's Uniform Physical Condition Standards when major violations were discovered and not timely corrected.[3]

6. Because Respondent is a housing sponsor with respect to the Property, and has violated TDHCA rules, the Board has personal and subject matter jurisdiction over Respondent pursuant to Tex. Gov't Code §2306.041 and Tex. Gov't Code §2306.267.

7. Because Respondent is a housing sponsor, TDHCA may order Respondent to perform or refrain from performing certain acts in order to comply with the law, TDHCA rules, or the terms of a contract or agreement to which Respondent and TDHCA are parties, pursuant to Tex. Gov't Code §2306.267.

8. Because Respondent has violated rules promulgated pursuant to Tex. Gov't Code §2306.053 and has violated agreements with the Agency to which Respondent is a party, the Agency may impose an administrative penalty pursuant to Tex. Gov't Code §2306.041.

9. An administrative penalty of $15,000.00 is an appropriate penalty in accordance with 10 10 TAC Chapter 2.

Based upon the foregoing findings of fact and conclusions of law, and an assessment of the factors set forth in Tex. Gov't Code §2306.042 to be considered in assessing such penalties as applied specifically to the facts and circumstances present in this case, the Governing Board of the Texas Department of Housing and Community Affairs orders the following:

IT IS HEREBY ORDERED that Respondent is assessed an administrative penalty in the amount of $15,000.00 as further ordered below.

IT IS FURTHER ORDERED that Respondent shall pay and is hereby directed to pay a $15,000.00 portion of the assessed administrative penalty by check payable to the "Texas Department of

[3] HUD's UPCS was the inspection protocol adopted by TDHCA pursuant to 10 TAC 10.621(a) at the time of the inspection that was conducted on September 26, 2023. That rule was amended to adopt the HUD NSPIRE protocol on February 26, 2024.

Housing and Community Affairs" to the following address within thirty days of the date this Agreed Final Order is approved by the Board:

If via overnight mail (FedEx, UPS):	**If via USPS:**
TDHCA Attn: Ysella Kaseman 221 E 11th St Austin, Texas 78701	TDHCA Attn: Ysella Kaseman P.O. Box 13941 Austin, Texas 78711

IT IS FURTHER ORDERED that Respondent shall follow the requirements of 10 TAC §10.406, and obtain approval from the Department prior to consummating a sale of the property, if contemplated.

IT IS FURTHER ORDERED that the terms of this Agreed Final Order shall be published on the TDHCA website.

[Remainder of page intentionally blank]

Approved by the Governing Board of TDHCA on November 7th, 2024.

By: _____
Name: Leo Vasquez
Title: Chair of the Board of TDHCA

By: _____
Name: James "Beau" Eccles
Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

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(Seal)

NANCY DENNIS
Notary Public, State of Texas
Notary Without Bond
Notary ID # 12415214-8
My Commission Expires 02-08-2027

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Notary Public, State of Texas

THE STATE OF TEXAS §
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COUNTY OF TRAVIS §

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(Seal)

_____
Notary Public, State of Texas

NANCY DENNIS
Notary Public, State of Texas
Notary Without Bond
Notary ID # 12415214-8
My Commission Expires 02-08-2027

STATE OF Washington §
§
COUNTY OF King §

BEFORE ME, Audrey Edwards *(notary name)*, a notary public in and for the State of WA, on this day personally appeared Evan J. Hunden *(person signing document)*, known to me or proven to me through *circle one: personally known / driver's license / passport* to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (he/she) executed the same for the purposes and consideration therein expressed, who being by me duly sworn, deposed as follows:

1. "My name is Evan J. Hunden, I am of sound mind, capable of making this statement, and personally acquainted with the facts herein stated.
2. I hold the office of Managing Member of Managing Member for Respondent. I am the authorized representative of Respondent, owner of the Property, which is subject to a Land Use Restriction Agreement monitored by the TDHCA in the State of Texas, and I am duly authorized by Respondent to execute this document.
3. The Taxpayer ID for Respondent is 85-3624860.
4. The mailing address for Respondent is 10900 NE 8th St, Suite 1200, Bellevue, WA 98004
5. Respondent knowingly and voluntarily enters into this Agreed Final Order, and agrees with and consents to the issuance and service of the foregoing Agreed Order by the Governing Board of the Texas Department of Housing and Community Affairs."

RESPONDENT:

ROSEMONT MEADOW LANE APARTMENTS, LLC, a Texas limited liability company

ROSEMONT MEADOW LANE MANAGER, LLC, a Texas limited liability company, its managing member

By: Evan J Hunden
Name: Evan J. Hunden
Title: Managing Member

Given under my hand and seal of office this 13th day of November, 2024.

Audrey Edwards
Signature of Notary Public

Audrey Edwards
Printed Name of Notary Public

NOTARY PUBLIC IN AND FOR THE STATE OF Washington
My Commission Expires: 01/30/2028

BakerHostetler

Memorandum

Date:	November 11, 2025
To:	Bobby Wilkinson, Executive Director Texas Department of Housing and Community Affairs
From:	Cynthia L. Bast
Subject:	Final Order of Debarment for Evan J. Hunden, David B. Ratliff, and Michael Volz

Introduction and Request

On November 7, 2024, TDHCA signed a Final Order of Debarment (the "**Order**") for Evan J. Hunden, David B. Ratliff, and Michael Volz (the "**Principals**"), each of which is a principal of the DevCo Residential Group ("**DevCo**"). The Order called for a two-year debarment, ending November 7, 2026, provided that the debarment could be terminated early as follows:

"*IT IS FURTHER ORDERED that if Respondent timely and fully complies with the terms and conditions of this Final Order, correcting all future findings of noncompliance as required, and remaining in compliance for a period of one year from the date of this Order, Respondent may petition the board after November 7, 2025 to reduce or terminate the remaining period of debarment.*"

A copy of the Order is attached for your reference at Exhibit A.

As counsel to DevCo, we hereby request that the debarment imposed on each of the Principals be terminated effective as of November 7, 2025.

Background Information -- Debarment

In the last year, TDHCA's Board has seen a record number of recommendations for debarment. Each time staff recommended debarment, the recommendation was almost always accompanied by a statement that debarment was not a punishment but, rather, an opportunity for the owner to regroup to ensure it could maintain compliance going forward. In response, the owner tried to explain that a debarment is more than a "time out." The implications of a debarment could

affect a person's ability to do business for more than just a stated period of time and in more locations than just Texas. Hearing this testimony, at the March 6, 2025 Board meeting, Chair Vasquez stated "I'm open for this having a interim, a suspension versus debarment, but y'all can work on that and come with recommendations."[1]

In response to the statement from Chair Vasquez, we submitted a memorandum on behalf of the Principals, describing the practical effect the debarment Order had imposed on DevCo. A copy of our memorandum is attached as Exhibit B (the "**Memo**"). Other parties engaged with TDHCA as well, and TDHCA ultimately adopted a change to its rules, allowing the remedy of a Voluntary Nonparticipation Agreement as an alternative to debarment.

Background Information – The Principals and DevCo

In business since 1995, DevCo develops newly constructed affordable housing communities and acquires aging properties, investing significantly in renovations to preserve long-term affordability. It currently owns approximately 12,000 units across the country. When DevCo acquires a property that is seriously struggling, the developer takes a risk that is far more unpredictable than the risk associated with a new construction property. DevCo and TDHCA are aligned in the commitment to ensure that troubled properties are brought into compliance and offering quality affordable housing to the residents. The Principals offered testimony, at the November 2024 Board meeting, highlighting the millions of dollars that had been recently invested in their Texas portfolio. However, when a property is particularly troubled, the time required to correct the conditions and fund the improvements may not align with TDHCA's corrective action periods. The State of Texas should not discourage companies like DevCo from acquiring properties like these, particularly if the alternative is for them to continue to deteriorate.

Although necessary corrections were underway or completed at the time the Order was signed in 2024 and the physical inspection score for Rosemont at Meadow Lane had already increased from 47 to 75.28, DevCo reinforced its commitment to TDHCA by engaging Novogradac & Co. to provide additional compliance support for its Texas portfolio. A copy of that engagement is attached as Exhibit C. Since the Order, DevCo has continued to show a strong compliance record. In the past year, two properties have completed physical inspections and one property had its final development inspection; all received their close out letters, indicating that documentation for corrective action was submitted timely and resolved all issues identified. Two properties were the subject of a resident complaint, with DevCo responding immediately and TDHCA finding no violations. One property had a file inspection on September 24 with no findings of non-compliance. Two more properties had both final development and NSPIRE inspections completed at the end of October. Responses to all 24-hour findings were submitted on time following the NSPIRE inspections. The final results from all four inspections are pending.

[1] See TDHCA Board Transcript, lines 2916-2919 from March 6, 2025.

In short, DevCo has remained in compliance for the last year and, more importantly, it has made meaningful improvements to its actively monitored portfolio, as shown on Exhibit D. This exhibit provides thorough and current information about DevCo's actively monitored portfolio, including nine properties, seven of which have been through LIHTC resyndication and two of which have not. ***In addition to the capital investments described in Exhibit D, DevCo has funded $7,779,000 of its own funds for operational expenses on this portfolio from January through November 2025.***

Impact of Debarment

The impact of this debarment on DevCo has been profound. As described in more detail in the Memo:

- Five transactions in other states, in which they had invested approximately $11 million, were unable to proceed.
- Employees lost their jobs because the business could not sustain them.

Moreover, even when the debarment is lifted, DevCo's ability to seek funding in other states where it does business will continue to be impaired:

- Missouri – DevCo may be subject to ineligibility for up to 5 total years because of the debarment in Texas.
- Georgia and Utah – DevCo may be subject to ineligibility for up to 10 total years because of the debarment in Texas.
- North Dakota, South Dakota and Oregon – DevCo may be subject to disqualification at any time in the future because of the debarment in Texas.

Request for Relief

Without diminishing DevCo's commitment to compliance, the Principals continue to believe that the punishment of debarment never fit the facts of this situation, and was not commensurate with the staff's statement: "The point of debarment is to make sure that they are regrouping, making sure they're in control and managing their properties well." On the day the Order was approved, following public testimony as to the nature of the violations and investments DevCo was making to restore Rosemont at Meadow Lane, Chair Vasquez noted, "If they are indeed investing the funds to fix everything, I could be persuaded to not do an immediate debarment."[2] Just a few months after the Order was issued, the Board requested the staff to create alternatives to debarment and staff originated the concept of voluntary non-participation. This alternative

[2] TDHCA Board Meeting Transcript, November 7, 2024, Page 74.

was immediately applied to a pending debarment recommendation. In short, the remedy of debarment has evolved in this last year. DevCo's story was part of this evolution and, had there been another remedial alternative at the time, the result very well could have been different.

For all these reasons, we respectfully request that the Order debarring the Principals be terminated, effective November 7, 2025, and further that the Board ask the staff to convert the record of debarment to a record of voluntary non-participation, to mitigate the long-lasting impact DevCo will otherwise face, due to the debarment. To the extent TDHCA rules are viewed as presenting an impediment to this relief, we ask you to direct the staff to modify the rules, as done earlier this year, when the Board felt that the rules needed to evolve to provide the Board with more tools and remedies to achieve the Department's compliance goals.

Thank you very much, and if you need additional information, please feel free to contact us or the owner.

Exhibit A – Debarment Order

Exhibit B – Memorandum from BakerHostetler

Exhibit C – Engagement of Novogradac & Co.

Exhibit D – Detailed Compliance Information

EXHIBIT A

Debarment Order

ENFORCEMENT ACTION AGAINST	§	BEFORE THE
EVAN J. HUNDEN, DAVID B. RATLIFF,	§	TEXAS DEPARTMENT OF HOUSING
AND MICHAEL VOLZ	§	AND COMMUNITY AFFAIRS

FINAL ORDER OF DEBARMENT

General Remarks and official action taken:

On this 7th day of November, 2024, the Governing Board (Board) of the Texas Department of Housing and Community Affairs (TDHCA or Department) considered the matter of whether enforcement action should be taken against Evan J. Hunden, David B. Ratliff, and Michael Volz (collectively, Respondents), for exceeding the 50% administrative penalty referral threshold identified at 10 TAC §2.401(e)(2)(a).

This Final Order is executed pursuant to the authority granted in Texas Government Code section 2306.0504, which requires the Board to adopt a policy providing for the debarment of a person from participation in Department programs because of a person's past failure to comply with conditions imposed by the Department in the administration of its programs. A policy was adopted by the Board and is set forth at 10 TAC §2.401.

Upon recommendation of the Executive Director, the Board makes the following findings of fact and conclusions of law and enters this Order:

FINDINGS OF FACT

Jurisdiction:

1. Respondents are Persons in Control of the following Actively Monitored Developments, as those terms are defined by 10 TAC §2.102 and 10 TAC §11.1(29):

#	Property	David Ratliff	Michael Volz	Evan Hunden	Date Control Began
1	The Mondello (HTC 07053 / CMTS 4080)	Managing Member	Managing Member	No Control authority	November 3, 2021
2	Rosemont Ash Creek (HTC 23420 / HTC 03410 / Bond 03410B / CMTS 3399)	Managing Member	Managing Member	Managing Member	December 29, 2020
3	Rosemont Meadow Lane (HTC 03433 / CMTS 3421)	Managing Member	Managing Member	Managing Member	January 29, 2021
4	Rosemont Lancaster (HTC 02479 / Bond 20034 / CMTS 3279)	Managing Member	Managing Member	Managing Member	January 29, 2020

#	Property	David Ratliff	Michael Volz	Evan Hunden	Date Control Began
5	Park at Humble (HTC 23434 / HTC 03465 / 03465B / CMTS 4036)	Managing Member	Managing Member	Managing Member	August 2, 2021
6	Positano (HTC 23421 / HTC 04490 / CMTS 4184)	Managing Member	Managing Member	No Control authority	December 17, 2021
7	Tigoni Villas (HTC 23424 / HTC 03136 / CMTS 3353)	Managing Member of the Limited Partner, but has primary Control authority	Managing Member of the Limited Partner, but has primary Control authority	Managing Member of the Limited Partner, but has primary Control authority	January 7, 2022

2. The following Actively Monitored Developments from the table above were referred for an administrative penalty during the last three years: The Mondello (HTC 07053 / CMTS 4080); Rosemont Ash Creek (HTC 23420 / HTC 03410 / Bond 03410B / CMTS 3399); Rosemont Meadow Lane (HTC 03433 / CMTS 3421); and Rosemont Lancaster (HTC 02479 / Bond 20034 / CMTS 3279).

3. Each Actively Monitored Development listed above is subject to a TDHCA Land Use Restriction Agreement (LURA).

4. Respondents are subject to the regulatory authority of TDHCA.

Repeated Violations Subject To Debarment:

1. TDHCA analysis of the above ownership portfolio determined that Evan J. Hunden, David B. Ratliff, and Michael Volz, the Responsible Parties in Control, have exceeded the 50% administrative penalty referral threshold identified at 10 TAC §2.401(e)(2)(A), which states, *"(e) Repeated Violations of a LURA that shall be referred to the Committee for Debarment. […] (2) Repeated violations in a portfolio. Persons who control five or more Actively Monitored Developments will be considered for Debarment based on repeated violations in a portfolio. A Person shall be referred to be committee if an inspection or referral, after April 1, 2021, indicates the following: (A) 50% or more of the Actively Monitored Developments in the portfolio have been referred to the Enforcement Committee within the last three years. The Enforcement Committee may increase this threshold at its discretion. For example, if three properties in a five-property portfolio are monitored in the same month, and then referred to the Enforcement Committee at the same time, it may be appropriate to increase the 50% threshold;"*

Evan J. Hunden controls five Actively Monitored Developments, three of which have been referred for an administrative penalty during the last three years, for a referral percentage of 60%.

David B. Ratliff controls seven Actively Monitored Developments, four of which have been referred for an administrative penalty during the last three years, for a referral percentage of 57%.

Michael Volz controls seven Actively Monitored Developments, four of which have been referred for an administrative penalty during the last three years for a referral percentage of 57%.

CONCLUSIONS OF LAW

1. The Department has jurisdiction over this matter pursuant to Tex. Gov't Code §2306.0504 and 10 TAC §2.401.
2. Respondents are Responsible Parties as defined by 10 TAC §2.102(12).
3. Respondents are in a position of Control as defined by 10 TAC §11.1(29).
4. Respondents Control more than five Actively Monitored Developments.
5. 50% or more of those Actively Monitored Developments have been referred for an administrative penalty during the past three years.
6. Pursuant to Tex. Gov't Code §2306.185, TDHCA is required to monitor to ensure compliance.
7. Respondents violated 10 TAC §2.401(e)(2)(A) in 2024 when they exceeded the 50% administrative penalty referral threshold.
8. Pursuant to Tex. Gov't. Code §2306.0504(b), the Department may debar a person from participation in a Department program on the basis of the person's past failure to comply with any condition imposed by the department in the administration of its programs.

Based upon the foregoing findings of fact and conclusions of law, and an assessment of material factors including those set forth in 10 TAC §2.401(j) to be considered for a recommended period of debarment, as applied specifically to the facts and circumstances present in this case, the Board of the TDHCA orders the following:

IT IS HEREBY ORDERED that Respondents are barred from future participation in all programs administered by the Department for a **two-year term ending November 7, 2026**. This debarment does not prohibit Respondents from participating in any existing engagements funded through the Department, nor does it affect any responsibilities or duties thereunder.

IT IS FURTHER ORDERED that during the term of the debarment, Respondent must keep all other Developments controlled by Respondent and monitored by The Department in compliance by timely submitting corrective action documentation via the Compliance Monitoring and Tracking System (CMTS) to fully resolve any future findings of noncompliance identified by TDHCA.

IT IS FURTHER ORDERED that timely correction of future findings of noncompliance shall be determined in accordance with 10 TAC §10.602 (Notice to Owners and Corrective Action Periods). Any corrective action documentation that is not submitted on or before a compliance monitoring deadline shall be considered untimely and shall constitute a violation of this Order, provided that Respondent did not timely request and receive an extension in accordance with the rule.

IT IS FURTHER ORDERED that full resolution of future findings of noncompliance shall be determined by whether or not a timely submission includes all documentation that was requested in a National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection, an onsite or desk file monitoring review, an Affirmative Marketing Plan review, or a Written Policies and Procedures Review letter that is sent to Respondent by the TDHCA Compliance Division via CMTS. Any incomplete or late corrective action documentation submission shall constitute a violation of this Order.

IT IS FURTHER ORDERED that if Respondent timely and fully complies with the terms and conditions of this Final Order, correcting all future findings of noncompliance as required, and remaining in compliance for a period of one year from the date of this Order, Respondent may petition the board **after November 7, 2025** to reduce or terminate the remaining period of debarment.

IT IS FURTHER ORDERED that the terms of this Final Order shall be published on the TDHCA website.

[remainder of page intentionally blank]

Approved by the Governing Board of TDHCA on November 7, 2024.

By: /s/ Leo Vasquez
Name: Leo Vasquez
Title: Chair of the Board of TDHCA

By: /s/ James "Beau" Eccles
Name: James "Beau" Eccles
Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 7th day of November, 2024, personally appeared Leo Vasquez, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

/s/ Nancy Dennis
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 7th day of November, 2024, personally appeared James "Beau" Eccles, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

/s/ Nancy Dennis
Notary Public, State of Texas

EXHIBIT B

Memorandum from BakerHostetler

BakerHostetler

Memorandum

Date: August 26, 2025

To: Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs

From: Cynthia L. Bast

Subject: Debarment Issues and Recommendations

Introduction

In recent months, TDHCA's Board has reviewed multiple recommendations for debarment of Responsible Parties.[1] In each instance, staff's recommendation has been accompanied by a statement that debarment is not a punishment. Rather, its purpose is to give Responsible Parties the opportunity to address their internal affairs to improve their ability to comply with TDHCA's requirements.[2] However, the practical reality of debarment is that it is not only a punishment, but a consequence so devastating that it can put a Responsible Party out of business. At the March 6, 2025 Board meeting, I requested that TDHCA review its debarment policies and consider alternatives for appropriate circumstances. Chair Vasquez responded "I'm open for this having a interim, a suspension versus debarment, but y'all can work on that and come with recommendations.".[3] The purpose of this memorandum is to relay ideas to start that process.

Statutory Requirements

Debarment

Section 2306.0504 of the Texas Government Code (the "**Code**") states:

Sec. 2306.0504. DEBARMENT FROM PROGRAM PARTICIPATION. (a) The department shall develop, and the board by rule shall adopt, a policy providing for the debarment of a person from participation in programs administered by the department.

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1 Capitalized terms used but not defined in this memo shall have the meanings given them in the Texas Administrative Code.

2 See TDHCA Board Transcript, lines 167-171 from December 12, 2024; TDHCA Board Action Request Agenda Item #20 from January 16, 2025; and TDHCA Board Transcript, lines 2774-2779 from March 6, 2025.

3 See TDHCA Board Transcript, lines 2916-2919 from March 6, 2025.

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(b) The department may debar a person from participation in a department program on the basis of the person's past failure to comply with any condition imposed by the department in the administration of its programs.

(c) The department shall debar a person from participation in a department program if the person:

(1) materially or repeatedly violates any condition imposed by the department in connection with the administration of a department program, including a material or repeated violation of a land use restriction agreement regarding a development supported with a housing tax credit allocation; or

(2) is debarred from participation in federal housing programs by the United States Department of Housing and Urban Development.

(d) A person debarred by the department from participation in a department program may appeal the person's debarment to the board.

The use of the words "shall" and "may" is instructive as to the Legislature's mandate for the Department. Subchapter J of the Code prohibits the Department from making a loan to a housing sponsor that is on the Department's debarred list[4]. Subchapter DD of the Code related to the Housing Tax Credit program requires the Department to monitor the compliance of Developments with respect to their programmatic conditions and to consider recurring violations of a condition or law when administering the Department's debarment policy.[5]

Compliance Monitoring and Enforcement

In addition to the requirement for a debarment policy, the Code generally requires the Department to monitor compliance with applicable laws and agreements. The Code gives the Department broad power to enforce compliance:

Sec. 2306.267. COMPLIANCE WITH APPLICABLE LAWS, RULES, AND CONTRACT TERMS. The department may order a housing sponsor to perform or refrain from performing certain acts in order to comply with the law, department rules, or terms of a contract or agreement to which the housing sponsor is a party.

The Department's authority includes the ability to assess a financial administrative penalty for non-compliance.[6]

Specifically for the Housing Tax Credit program, the Department is required to monitor compliance with conditions imposed in connection with the allocation of Housing Tax Credits, in addition to appropriate state and federal law.[7]

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4 Code Section 2306.223(4)(A).
5 Code Section 2306.6719.(f)(2).
6 Code Sections 2306.041 and 2306.042.
7 Code Section 2306.6719(a).

Previous Participation

Connected to the compliance monitoring function is the previous participation function, by which the Department must assess compliance matters in connection with every application and award made by the Board.[8]

The Department's Current Rules for Compliance Monitoring and Enforcement

Enforcement

In 2021, the Department significantly revised its enforcement rules with regard to administrative penalties and debarment. Section 2.104 states that the Department's enforcement mechanisms include but are not limited to implementation of a corrective plan, issuance of a warning letter, a financial administrative penalty, and debarment. When a matter is referred to the Enforcement Committee, Section 2.302(f) provides a list of potential recommendations, including corrective action, assessment of a financial administrative penalty, and "other action as the Committee deems appropriate,".[9] which can be implemented through an Agreed Order.

Previous Participation

The rules promulgated for the Department's previous participation function allow it to impose meaningful requirements for a Responsible Party to improve its performance or prohibit the Responsible Party from participating in new awards, because there is not sufficient confidence in a Responsible Party's ability to perform..[10] A Responsible Party can be required to take certain actions intended to improve its compliance functions, such as changing internal procedures or attending training programs. It can also be prohibited from obtaining Department assistance in the form of funding or ownership transfer.

Debarment as an Enforcement Action

Debarment Rule

Implementing Section 2306.0504 of the Code, the Department's debarment rule distinguishes between conditions for which the Department may debar a participant.[11] and conditions for which the Department shall issue debarment, with the latter being (1) material or repeated violations.[12] and (2) debarment by HUD..[13] Section 2.401(a) starts with a list of 30 infractions for which a party may be referred for debarment. Section 2.401(b) implements Code Section 2306.0504(c)(2), requiring debarment when a party has been debarred by the United States Government..[14] Sections 2.401(c)-(e) implement Code Section 2306.0504(c)(1), to define "material or repeated" violations that require debarment.

An analysis of the debarment rule generates observations that may help the Department clarify both substance and process:

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[8] Code Section 2306.057.
[9] 10 TAC § 2.302(f)(6).
[10] 10 TAC § 1.303.
[11] Code Section 2306.0504(b).
[12] Code Section 2306.0504(c)(1).
[13] Code Section 2306.0504(c)(2).
[14] Note the rule is more extensive than the Code, which only refers to debarment by HUD.

- In the list of items for which a participant may be debarred in Section 2.401(a), many items hinge on the verbs "refusing" and "failing." Refusing implies an intent to violate or disregard a rule. Failing connotes a circumstance that may or may not be intended or within the party's control. The severity of these two actions is different, and the Department should carefully consider the verbs that are utilized in this list in light of the outcomes they are trying to achieve.

- Also in Section 2.401(a), some items refer to "failure" while other items refer to "repeated failure." This distinction should also be noted. The Code imposes mandatory debarment for "material or repeated" violations. Using the word "repeated" in Section 2.401(a) could imply that the item listed requires debarment. This may not be the Department's intent and should be reviewed carefully for consistency with Sections 2.401(d)-(f). If some of the items referring to "repeated failure" are not intended for mandatory debarment and could be considered for a different level of enforcement, they should be revised accordingly.

- Section 2.401(d) regarding "material" violations is clear that the infractions require mandatory debarment.

- However, Section 2.401(e) regarding "repeated" violations is less clear. Like Section 2.401(d), Section 2.401(e) should unambiguously identify which repeated violations require mandatory debarment. It does not do so. The violations in subsection (1) specifically reference mandatory debarment. However, subsection (2) refers to violations for which a party "will be considered" for debarment without identifying whether it is a mandatory debarment.

- The purpose of the debarment rule is to implement Code Section 2306.0504 with both substance and process. From a substance standpoint, the rule needs to clearly (1) identify the kinds of violations that can be recommended for debarment and (2) establish the meaning of "material or repeated." From a process standpoint, the rule should clearly (1) describe how the debarment process moves through the Enforcement Committee, Executive Director and Board and (2) distinguish between debarment actions that are mandatory and discretionary.

As the Department considers revision to its debarment rule, we hope these notations are helpful to identifying areas for change that may make the administration of the rule easier.

Current Debarments

The chart below identifies all current debarments posted on the Department's website and has been organized loosely by violation type.

TDHCA Board Meeting Date	Violation(s)	Debarment Term (from date of Board Meeting)	Is Debarment Mandatory Under the 2021 Rule?
February 2016	Physical violations – property scored 50 or less on 2 consecutive UPCS inspections	20 years	N/A
May 2017	Physical violations – scored 50 or less on 2 consecutive UPCS inspections	10 years	N/A
December 2023	Physical violations – scored 50 or less on 2 consecutive UPCS inspections	5 years	Yes

TDHCA Board Meeting Date	Violation(s)	Debarment Term (from date of Board Meeting)	Is Debarment Mandatory Under the 2021 Rule?
December 2023	Physical violations – scored 50 or less on 2 consecutive UPCS inspections	5 years, can terminate after 2	Yes
December 2018	Owner refused to allow TDHCA access for monitoring	15 years	N/A
July 2023	Owner refused to allow TDHCA access for file and physical inspections; Owner misrepresented that noncompliance had been corrected	10 years, can terminate after 5	Yes
January 2017	Failure to repay disallowed costs of approximately $73,000 under HOME program	10 years	N/A
December 2024	Foreclosure on one property	3 years	No
January 2025	Foreclosure on three properties	10 years	No
March 2025	Foreclosure on two properties	3 years, 9 months	No
October 2024	Failed to correct non-compliance within 6 months of agreed order; one over-income unit	10 years	No
November 2024	Exceeded 50% threshold; 4 of 7 properties were referred for administrative penalties during a 3-year period	2 years, can terminate after 1	No

Concerns about Debarment

When debarment has been considered at recent Board meetings, public testimony has indicated that debarment results in more than a Responsible Party just sitting on the sidelines in Texas. It impacts the Responsible Party's ability to work across the country, both during and after the debarment period. For example:

- The Minnesota QAP prohibits an award for any party that is currently debarred by any state housing program.
- The Montana QAP prohibits an award for any party that is prohibited from applying for an award in any other state due to disciplinary reasons.
- In New Mexico, an applicant that is not in good standing with another state housing agency may be rejected from receiving an award.

- In Missouri, an applicant is subject to suspension or debarment during the time it is debarred by any other state agency and for five years thereafter.

- Georgia and Utah may declare an applicant ineligible if it has been debarred by another state agency any time in the last ten years.

- North Dakota and South Dakota disqualify an applicant that has been debarred by another state agency at any time.

- Oregon may disqualify an applicant that has been debarred by another state agency at any time.

Quite simply, the use of the word "debar" can prevent a Responsible Party from doing business in perpetuity. It should be used only in the most extreme circumstances where the State of Texas has good cause for wanting a violator to be removed from its programs entirely.

Practical Example

When the Department issued a debarment penalty for Evan J. Hunden, David B. Ratliff, and Michael Volz in November 2024, their company, DevCo, had three projects in various stages of development and application in Arizona. It had expended more than $9.5 million on hard acquisition and predevelopment costs. On December 31, 2024, the Arizona Department of Housing disqualified DevCo from making tax credit applications on December 31, 2024.

This same group had received an allocation of private activity bonds in Minnesota and paid a good faith deposit in the amount of $801,000 in January 2025. Because of the Texas debarment, they were subsequently considered ineligible in Minnesota and lost one-half of the good faith deposit, along with hard predevelopment costs of $673,000, for a total of $1,073,500.

Another project in Minnesota was pending at the top of the priority list for private activity bonds with a sub-allocator in February 2025. In Minnesota, a sub-allocator can deviate from the Minnesota QAP, so DevCo requested accommodations to move forward with the transaction. The request was denied, and DevCo lost approximately $461,000 of predevelopment costs for this development.

Beyond the economic consequences to the company itself, its employees have been impacted by a reduction in force, implemented in January. As described above, the debarment had an immediate adverse impact on DevCo's ability to pursue its pipeline of transactions in multiple markets outside of Texas. While the debarment is in place, DevCo is unable to grow its business at the pace it anticipated when these employees were hired. Development and construction staff, along with support services for those functions, were all affected.

At the November 2024 Board meeting, staff said "The point of debarment is to make sure that they are regrouping, making sure they're in control and managing their properties well. And so they felt like a two-year period was enough time for them to kind of regroup, get their affairs in order before they would be allowed to apply for additional funds with the Department."[15]

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[15] TDHCA Board Meeting Transcript, November 7, 2024, Page 40.

Following public testimony as to the nature of the violations and investments DevCo was making to restore the property, Chair Vasquez noted, "If they are indeed investing the funds to fix everything, I could be persuaded to not do an immediate debarment.".[16]

Proposal for Change

The Code gives the Department sufficient flexibility to implement an enforcement mechanism less onerous than debarment, while still meeting the goal of giving Responsible Parties the time to regroup without permanently affecting the business or its principals. The word "debar" carries an unparalleled stain. With that in mind, we recommend the following:

Rule Revision

As noted above, the Department's Board has expressed an interest in implementing a category of enforcement that allows an owner to address deficiencies without the punitive moniker of "debarment." 10 TAC § 2.104(b) provides the following:

> (b) Enforcement mechanisms available to the Department include but are not limited to:
>
> (1) Enforcement of contractual provisions in the Program Agreements including, but not limited to, options to place a Development into receivership, and rights of suspension or termination, and placement on a cost reimbursement status as described in Subchapter B of this chapter (relating to Enforcement for Noncompliance with Program Requirements of Chapters 6 and 7);
>
> (2) Consideration of a reasonable plan for correction, warning letter, informal conference, and assessment of administrative penalties, as further described in Subchapter C of this chapter (relating to Administrative Penalties); or
>
> (3) Debarment, as described in Subchapter D of this chapter (relating to Debarment from Participation in Programs Administered by the Department).

The mechanisms in subsection (2) for Corrective Action, a warning letter, or financial administrative penalties all work through the Department's Enforcement Committee and can be implemented through an Agreed Order. What subsection (2) does not currently contemplate is a voluntary abstention period in which a person commits to refrain from receiving new funding awards or acquiring new properties. This concept could be added to 10 TAC § 2.104(b) and carried through both 10 TAC § 2.302 (with regard to administrative penalties) and 10 TAC Part 1, Chapter 1, Subchapter C (with regard to previous participation). It could be used in concert with other enforcement mechanisms, including a plan for corrections or payment of financial penalties, and memorialized with an Agreed Order.

With this proposal, debarment could be reserved for the extreme or egregious circumstances. Combined with revisions to clarify the debarment rule, the Department would have a flexible tool kit to implement more effective and compatible enforcement mechanisms.

---

[16] TDHCA Board Meeting Transcript, November 7, 2024, Page 74.

Review Current Debarments

The Department should review current debarment orders and determine whether any of them would be better-suited for the newly created enforcement category, converting the debarment to a voluntary abstention either standing alone or combined with other penalties. Further, the Department should consider expunging any debarments that may have been overly punitive for the circumstances presented to clear the public records for the party's future business operations.

Conclusion

We hope the Department will review the consequences of debarment and seriously consider other mechanisms to achieve compliance. From time to time, owners do need to revisit their internal systems and adjust their paths. Allowing for this without the burden of debarment is more likely to achieve the desired outcome of long-term compliance, which is in the best interest of the State and its affordable housing residents. We are prepared to participate in a round table and rulemaking process to implement this much-needed change.

EXHIBIT C

Engagement of Novogradac & Co.

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NOVOGRADAC & COMPANY LLP®

Statement of Work:

This Statement of Work ("SOW") dated **February 5**, 2025 ("Statement of Work Effective Date"), is entered into by and between DevCo Management Company, LLC ("Client") and Novogradac & Company LLP ("Novogradac") pursuant to the terms and conditions of those parties' consulting services Engagement Letter dated October 28, 2024. Unless otherwise expressly provided in this a SOW, all terms of the Engagement Letter shall govern the Parties' relationship.

The following services will be performed under this SOW and are intended to provide oversight of the below portfolio with the Texas Department of Housing and Community Affairs ("TDHCA") to ensure ongoing compliance to avoid additional events of noncompliance that would result in an referral under the Texas Administrative Code, Title 10, Part 1, Chapter 2 related to enforcement, administrative penalties and debarment that would impact a future Previous Participation Review ("PPR") under Texas Administrative Code, Title 10, Part 1, Chapter 1, Subchapter C.

CMTS ID	Development Name
4160	Brookside Gardens
4429	Costa Almadena
4036	Park at Humble
3399	Rosemont at Ash Creek
3421	Rosemont at Meadow Lane
3279	Rosemont of Lancaster
4080	The Mondello
4184	The Positano
3353	Tigoni Villas

1. TDHCA communicates notifications using the Compliance Monitoring and Tracking System (CMTS). A distribution email has been created and added to CMTS as the management company email contact. A Novogradac representative will be included in that distribution email so that we receive notifications from CMTS related to a tenant file review or physical inspection (the "inspection").
2. Support to ensure that deadlines are met will be tracked is thru a Smartsheet where the following types of communication will be associated in each phase:
    - Phase 1: Pre-onsite Documentation Request:
        - The notice of inspection will be added to the Smartsheet, and a notice will be sent to you thru the system with details on specifics that are needed to complete the request.
        - An automatic reminder will be sent out thru the Smartsheet on the date due to TDHCA
    - Phase 2: Inspection Letter:
        - The Inspection Letter will be added to the Smartsheet, and a notice will be sent to you thru the system with details on corrective action needed to address the noncompliance. A deadline of the 60th day of the 90-day correction period will be provided to allow time for Novogradac staff to review, prepare and submit the corrective action response to THDCA.

Docusign Envelope ID: 02BF823A-B61D-4245-92D2-C19671BC728A

- The following automatic reminders will be sent out thru the Smartsheet:
    1) 30-day reminder of the deadline;
    2) 60-day reminder of the deadline; and,
    3) 90-day reminder of the end of the corrective action period and the final due date to TDHCA.

- Phase 3: Close Out Letter:
    - The Close Out Letter will be added to the Smartsheet. The review will be considered closed if no further action is needed. If additional action is needed, and a notice will be sent to you thru the system with details on documentation needed to address the events that remain outstanding. In general, TDHCA will only provide a 10-day notice to cure once for these types of events.
    - An automatic reminder will be sent out thru the Smartsheet on the date due to TDHCA.

As described in the Engagement Letter, our fees for the services will be based on time incurred at our then-current hourly rates.

By the signatures of their duly authorized representatives below, Client and Novogradac, intending to be legally bound, agree to all of the provisions of the Engagement Letter and this Statement of Work.

AGREED TO AND ACKNOWLEDGED BY:

Novogradac & Company LLP	**DevCo Management Company, LLC**
Thomas Stagg Thomas Stagg (Feb 7, 2025 08:14 PST)	DocuSigned by: MICHAEL VOLZ 1AF3FCTD4FE846E...
Signature	Signature
Thomas Stagg	MICHAEL VOLZ
Name: (Print)	Name: (Print)
Partner	Authorized Signatory
Title:	Title:
02/07/2025	2/6/2025
Date:	Date:

EXHIBIT D

Detailed Compliance Information

Texas Department of Housing and Community Affairs: Disciplinary Assessment

December 11th, 2025

DEVCO
RESIDENTIAL GROUP

Request to Modify Debarment:

Notable Action Items Since November 7, 2024

1. Tax Credit and NSPIRE Compliance for Actively Monitored Portfolio
2. Property Management Change: Replaced Avenue5 with Asset Living
3. Building Renovations for Actively Monitored Portfolio

TDHCA Compliance Records (Nov. 2024 – Nov. 2025)

Property	CMTS No.	Inspection	Date	Results
Park at Humble	4036	Final Development Inspection	January 9-10, 2025	Documentation submitted timely resolved all noted deficiencies. TDHCA close out letter received May 16, 2025
Park at Humble	4036	Physical Inspection	January 9-10, 2025	Documentation submitted timely resolved all noted deficiencies. TDHCA close out letter received May 13, 2025
Rosemont at Meadow Lane	3421	Tenant Complaint	February 10, 2025	Response provided February 11, 2025 TDHCA finds no violation February 13, 2025
Rosemont of Lancaster	3279	Physical Inspection	February 13, 2025	Documentation submitted timely resolved all noted deficiencies. TDHCA close out letter received July 19, 2025
Tigoni Villas	3353	Tenant Complaint	April 30, 2025	Response provided May 5, 2025 TDHCA finds no violation May 15, 2025
Brookside Gardens	4160	File Inspection	September 24, 2025	TDHCA finds no violation October 10, 2025
Ash Creek	3399	Physical Inspection	October 21, 2025	Inspection report pending receipt from TDHCA. All 24 hour findings were uploaded to CMTS.
Ash Creek	3399	Final Development Inspection	October 22, 2025	Inspection report pending receipt from TDHCA.
Positano	4184	Physical Inspection	October 23, 2025	Inspection report pending receipt from TDHCA. All 24 hour findings were uploaded to CMTS.
Positano	4184	Final Development Inspection	October 24, 2025	Inspection report pending receipt from TDHCA.
The Mondello	4080	File Inspection	Scheduled December 2, 2025	TBD
Costa Almadena	4429	None in 2025	None in 2025	N/A

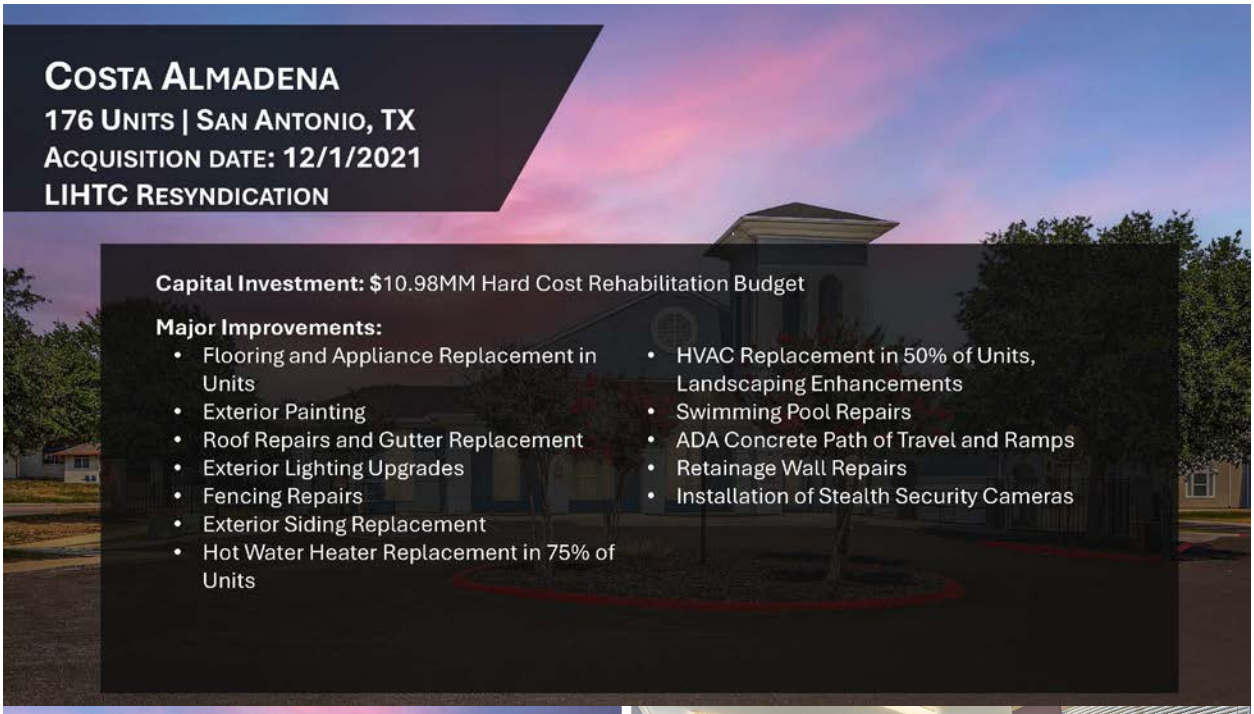
Texas Department of Housing and Community Affairs:
Current Information on DevCo's Actively Monitored Portfolio

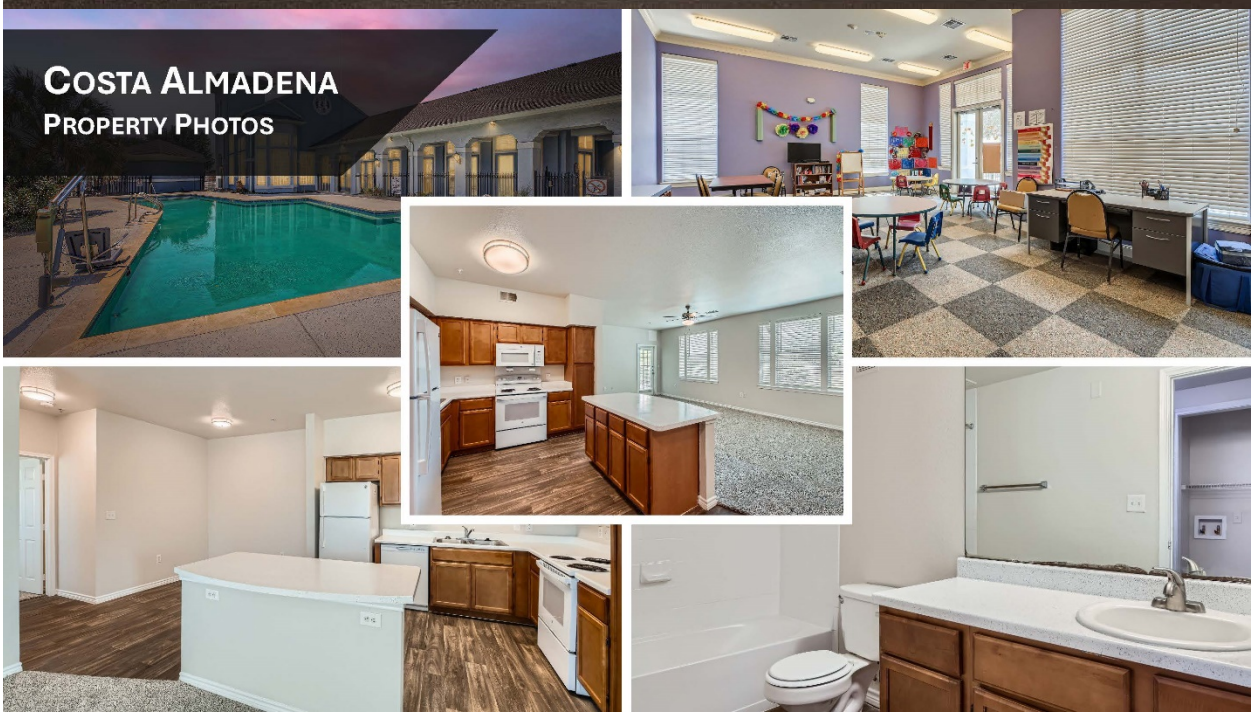
ASH CREEK
280 UNITS | DALLAS, TX
ACQUISITION DATE: 12/29/2020
LIHTC RESYNDICATION
Capital Investment: $24.58MM Hard Cost Rehabilitation Budget
Major Improvements:
• ADA Concrete Path of Travel and Ramps
• New Roof
• Flashing and Gutters
• New Kitchen and Bathroom Cabinets in 100% of Units
• New Cultured Marble Countertops in 100% of Units
• New Fiberglass Entry Doors and Door Hardware in 100% of Units
• New LFP Flooring in 100% of Units
• Bathtub Refinishing in 100% of Units
• New Condensing Units and Ceiling Mounted Air Handles in 100% of Units
• New Interior and Exterior LED Lighting and Ceiling Fans in 100% of Units
• Installation of Stealth Security Cameras

ASH CREEK
PROPERTY PHOTOS

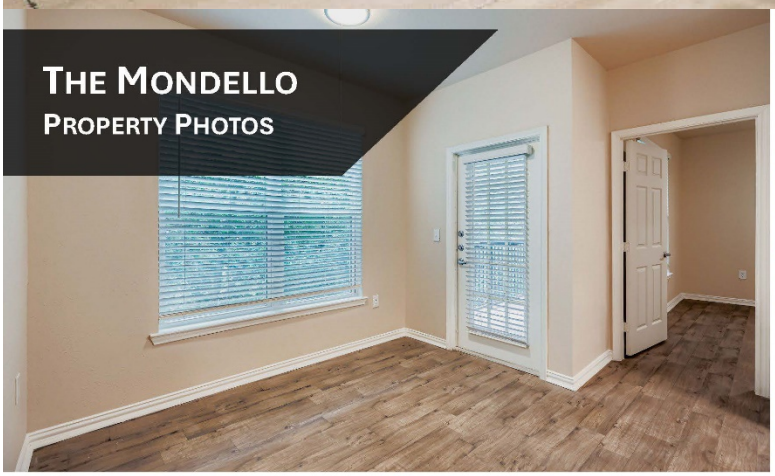
BROOKSIDE GARDENS
240 UNITS | HOUSTON, TX
ACQUISITION DATE: 6/21/2022
LIHTC RESYNDICATION
Capital Investment: $13.38MM Hard Cost Rehabilitation Budget
Major Improvements:
• New Cabinets
• Roof Repairs
• Replacement of Doors
• New LVP Flooring and Carpet, Interior Unit Painting
• New Appliances
• Hot Water Heater Replacements
• HVAC Upgrades
• Path of Travel Improvements and Landscaping
• Installation of Stealth Security Cameras

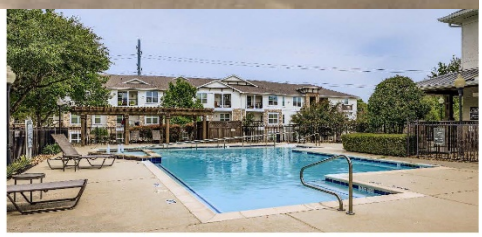
BROOKSIDE GARDENS
PROPERTY PHOTOS

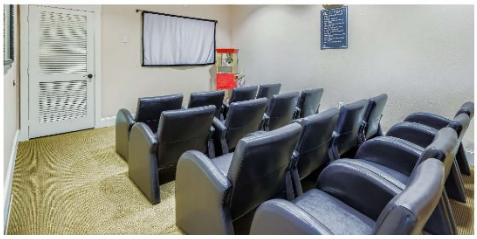

COSTA ALMADENA
176 UNITS | SAN ANTONIO, TX
ACQUISITION DATE: 12/1/2021
LIHTC RESYNDICATION
Capital Investment: $10.98MM Hard Cost Rehabilitation Budget
Major Improvements:
• Flooring and Appliance Replacement in Units
• Exterior Painting
• Roof Repairs and Gutter Replacement
• Exterior Lighting Upgrades
• Fencing Repairs
• Exterior Siding Replacement
• Hot Water Heater Replacement in 75% of Units
• HVAC Replacement in 50% of Units, Landscaping Enhancements
• Swimming Pool Repairs
• ADA Concrete Path of Travel and Ramps
• Retainage Wall Repairs
• Installation of Stealth Security Cameras


COSTA ALMADENA
PROPERTY PHOTOS

THE MONDELLO
150 UNITS | DALLAS, TX
ACQUISITION DATE: 11/3/2021
LIHTC RESYNDICATION
Capital Investment: $9.51MM Hard Cost Rehabilitation Budget
Major Improvements:
• 100% Window Replacement
• Flooring and Appliance Replacement in Units
• New LED Lighting and Ceiling Fans in Units
• HVAC Replacement in Units
• Landscaping Enhancements
• Roof Replacement
• Modernization of 4 Elevators
• Installation of Stealth Security Cameras


THE MONDELLO
PROPERTY PHOTOS



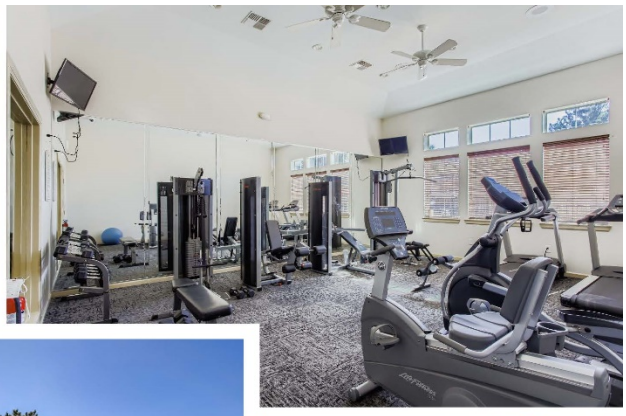


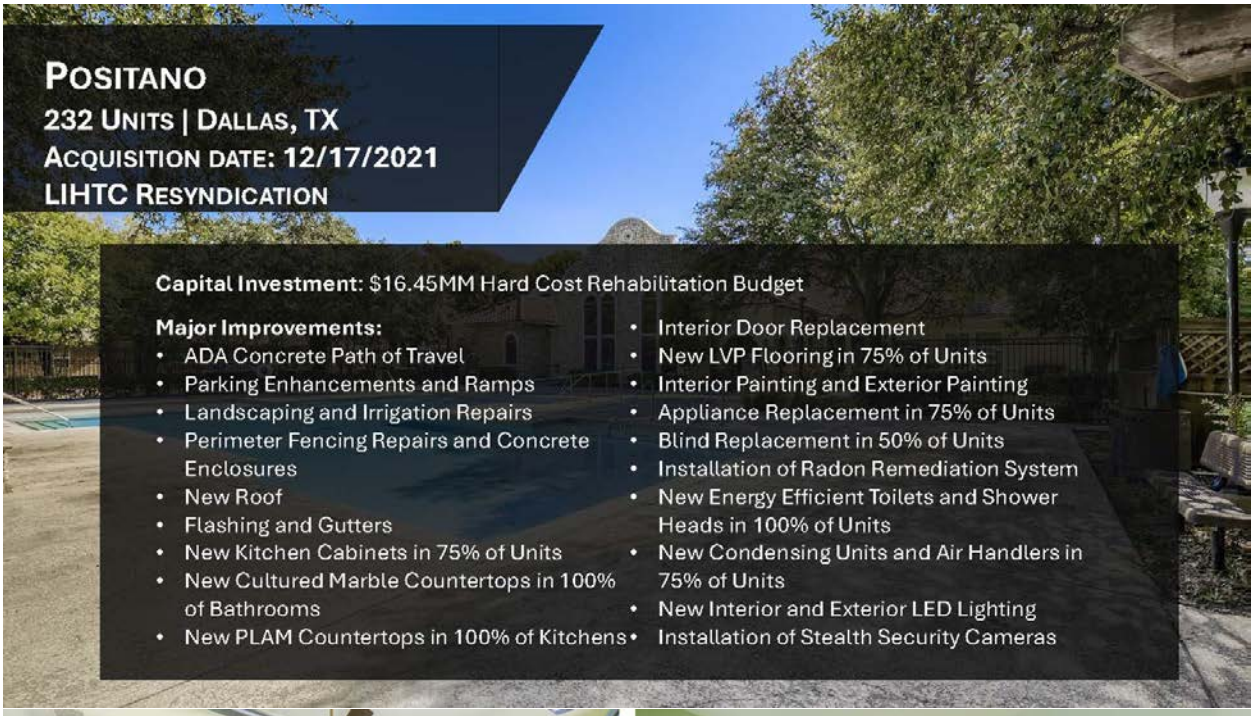
PARK AT HUMBLE
216 UNITS | HUMBLE, TX
ACQUISITION DATE: 8/2/2021
LIHTC RESYNDICATION

Capital Investment: $12.67MM Hard Cost Rehabilitation Budget

Major Improvements:

- Flooring and Appliance Replacement in Units in 90% of Units
- Hot Water Heater Replacement in 100% of Units
- Bathtub Refinishing
- ADA Concrete Path of Travel and Parking
- Carport Repairs
- Exterior Lighting Enhancements
- Perimeter Fencing Repairs
- New Mailboxes
- Landscaping and Drainage Enhancements
- Swimming Pool Repairs
- Exterior and Leasing Office Painting
- Replacement of BBQ Grills and Picnic Tables
- Installation of Stealth Security Cameras




POSITANO
232 UNITS | DALLAS, TX
ACQUISITION DATE: 12/17/2021
LIHTC RESYNDICATION
Capital Investment: $16.45MM Hard Cost Rehabilitation Budget
Major Improvements:
• ADA Concrete Path of Travel
• Parking Enhancements and Ramps
• Landscaping and Irrigation Repairs
• Perimeter Fencing Repairs and Concrete Enclosures
• New Roof
• Flashing and Gutters
• New Kitchen Cabinets in 75% of Units
• New Cultured Marble Countertops in 100% of Bathrooms
• New PLAM Countertops in 100% of Kitchens
• Interior Door Replacement
• New LVP Flooring in 75% of Units
• Interior Painting and Exterior Painting
• Appliance Replacement in 75% of Units
• Blind Replacement in 50% of Units
• Installation of Radon Remediation System
• New Energy Efficient Toilets and Shower Heads in 100% of Units
• New Condensing Units and Air Handlers in 75% of Units
• New Interior and Exterior LED Lighting
• Installation of Stealth Security Cameras

POSITANO
PROPERTY PHOTOS

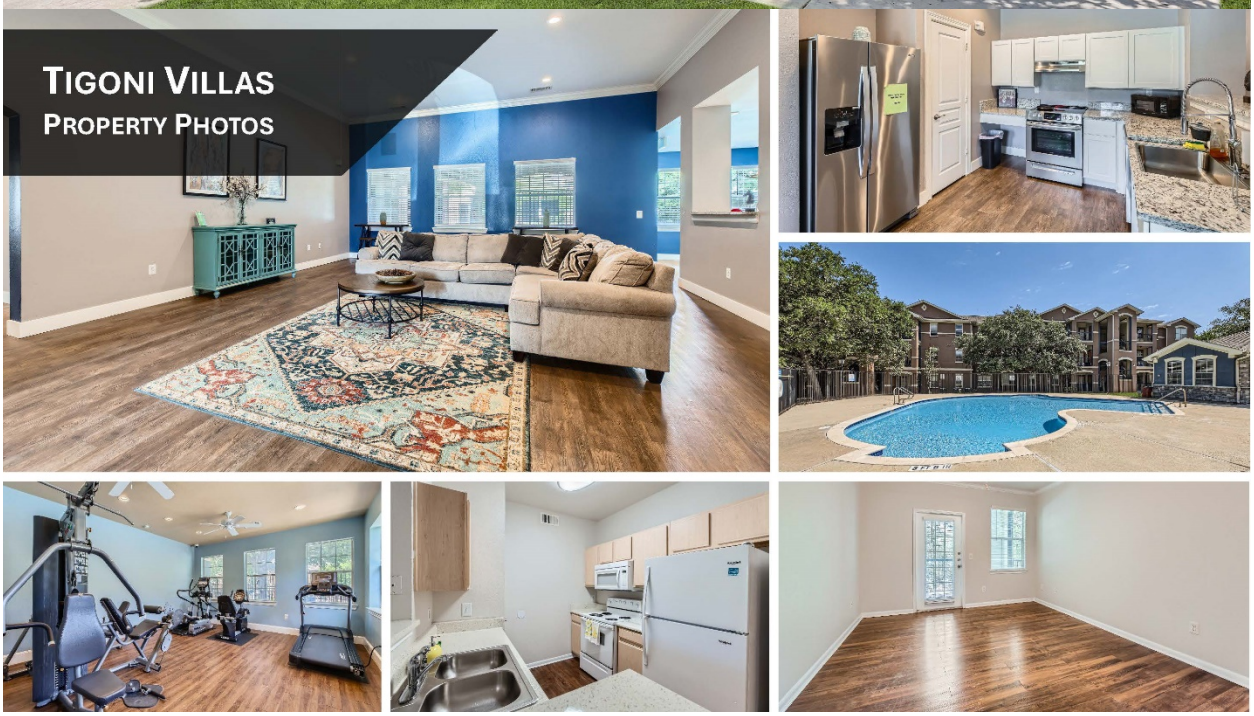
ROSEMONT LANCASTER
280 UNITS | LANCASTER, TX
ACQUISITION DATE: 12/28/2020
NO LIHTC RESYNDICATION
Capital Investment: Approximately $2.5MM Developer Contribution
Major Improvements:
• Unit Renovations
• Roof Replacement
• Exterior Power Washing and Handrail Painting
• Landscaping Enhancements
• Swimming Pool Repairs

ROSEMONT LANCASTER
PROPERTY PHOTOS

ROSEMONT MEADOW LANE
264 UNITS | DALLAS, TX
ACQUISITION DATE: 1/21/2021
NO LIHTC RESYNDICATION
Capital Investment: Approximately $7MM Developer Contribution
Major Improvements:
• Roof Replacement
• Exterior Building Painting
• Swimming Pool Repairs
• Landscaping Enhancements and Tree Trimming
• Irrigation Repairs
• Speed Bump Replacement and Parking Lot Striping
• Perimeter Fencing Repairs and Painting
• 120+ Unit Renovations
• Replacement of HVAC Equipment and Condensers
• Window Replacement in Select Units
• Installation of Unit Water Meters
• Installation of Stealth Security Cameras

ROSEMONT MEADOW LANE
PROPERTY PHOTOS

TIGONI VILLAS
140 UNITS | SAN ANTONIO, TX
ACQUISITION DATE: 1/7/2022
LIHTC RESYNDICATION
Capital Investment: $6.61MM Hard Cost Rehabilitation Budget
Major Improvements:
• ADA Concrete Path of Travel,
• Parking Enhancements and Ramps,
• Landscaping Enhancements,
• Radon Mitigation System Installation,
• Roof Replacement,
• Exterior Entry Door and Building Painting,
• Exterior Stair Tread Replacement,
• Window Blind Replacement in Units,
• Flooring and Appliance Replacement in Units,
• New Cabinet Installation in Units,
• Door Replacement in Units,
• Hot Water Heater Replacements,
• Exterior LED Lighting,
• Installation of Stealth Security Cameras


TIGONI VILLAS
PROPERTY PHOTOS

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 815 **Agenda Date:** 11/7/2024 **Agenda #:** 17.

Presentation, discussion, and possible action on recommendation to adopt an Agreed Final Order assessing an administrative penalty relating to Rosemont at Meadow Lane (HTC 03433 / CMTS 3421), and a Final Order of debarment for Evan J. Hunden, David B. Ratliff, and Michael Volz

RECOMMENDED ACTION

WHEREAS, Rosemont at Meadow Lane (HTC 03433 / CMTS 3421) (Property), owned by Rosemont Meadow Lane Apartments, LLC, had uncorrected compliance findings relating to the applicable land use restriction agreement and the associated statutory and rule requirements;

WHEREAS, Evan J. Hunden, David B. Ratliff, and Michael Volz (the Responsible Parties) control Rosemont Meadow Lane Manager, LLC, the 100% member of Rosemont Meadow Lane Apartments, LLC;

WHEREAS, Evan J. Hunden has five Actively Monitored Developments, three of which have been referred for an administrative penalty during the last three years;

WHEREAS, David B. Ratliff has seven Actively Monitored Developments, four of which have been referred for an administrative penalty during the last three years;

WHEREAS, Michael Volz has seven Actively Monitored Developments, four of which have been referred for an administrative penalty during the last three years;

WHEREAS, Tex. Gov't Code §2306.0504(b) states that the Department may debar a person from participation in a Department program on the basis of the person's past failure to comply with any condition imposed by the Department in the administration of its programs;

WHEREAS, 10 TAC §2.401 defines the violations that are eligible for debarment;

WHEREAS, the Responsible Parties have exceeded the 50% debarment threshold identified at 10 TAC §2.401(e)(2)(a) to trigger mandatory debarment for repeated violations in a portfolio, with 50% or more of the Actively Monitored Developments under their Control being referred for a penalty in the last three years;

WHEREAS, the Enforcement Committee previously considered debarment in 2022 for the same 50% threshold violation and voted to dismiss the debarment, but the Department reserved the right to consider future debarment under 10 TAC §2.401(e)(2)(A) in the event that there were additional administrative penalty referrals for this ownership portfolio;

WHEREAS, there have been 10 monitoring reviews in the intervening period since 2022, with seven reviews corrected timely, one review referred for an administrative penalty, and two reviews with pending corrective action deadlines;

WHEREAS, the Responsible Parties failed to timely submit corrective documentation for the noncompliance identified during the 2023 Uniform Physical Standards (UPCS) inspection at the Property, which scored 47 out of 100, resulting in an administrative penalty referral that violated the 50% referral threshold at 10 TAC §2.401(e)(2)(a) for a second time;

WHEREAS, the Responsible Parties participated in an informal conference with the Enforcement Committee on July 30, 2024, regarding the administrative penalty referral for the Property and the referral for debarment;

WHEREAS, the Responsible Parties agreed, subject to Board approval, to enter into an Agreed Final Order, assessing an administrative penalty of $20,000.00 for the 2023 UPCS noncompliance, with $15,000.00 payable at signing and the remainder to be forgiven if acceptable corrections were submitted per the terms of the order;

WHEREAS, the Enforcement Committee agreed to table their debarment recommendation per the Responsible Parties' request to await the results of a physical inspection at the Property that was due to take place on or after September 26, 2024;

WHEREAS, TDHCA performed a National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection on September 26, 2024, recording a score of 75.28 out of 100;

WHEREAS, TDHCA's NSPIRE inspection confirmed resolution of the remaining noncompliance from the 2023 UPCS inspection, rendering a forgivable portion of the administrative penalty in the Agreed Final Order to no longer be necessary;

WHEREAS, on October 03, 2024, the Enforcement Committee reconvened and voted to recommend a two-year debarment term;

WHEREAS, on October 15, 2024, the TDHCA Executive Director issued a debarment determination notice recommending a two-year debarment term for the Responsible Parties;

WHEREAS, on October 22, 2024, Responsible Parties appealed their debarment determination to the Board;

WHEREAS, staff has based the above debarment term recommendations on the Department's rules for debarment and an assessment of each and all of the material factors identified at 10 TAC §2.401(j) that are to be considered in determining a recommended period of debarment, applied specifically to the facts and circumstances present in this case; and

WHEREAS, staff has based the above recommendation for an Agreed Final Order for an administrative penalty on the Department's rules for administrative penalties and an

assessment of each and all of the statutory factors to be considered in assessing such penalties, applied specifically to the facts and circumstances present in this case.

NOW, therefore, it is hereby

RESOLVED, that two Orders, including: (1) a Final Order of Debarment for a term of two years for the Responsible Parties; and (2) an Agreed Final Order assessing an administrative penalty of $15,000.00 against Rosemont Meadow Lane Apartments, LLC, substantially in the form presented at this meeting, and authorizing any non-substantive technical corrections, are hereby adopted as the order of this Board.

BACKGROUND

PROPERTY AND FINANCING INFORMATION: The Property is subject to a Land Use Restriction Agreement (LURA) signed by a prior owner in 2004 in consideration for a housing tax credit allocation to build and operate the Property, an apartment complex composed of 264 units, located in Dallas. The Responsible Parties acquired the Property on January 29, 2021. TDHCA's UPCS inspection score on July 9, 2021, was 65 out of 100. The previous UPCS inspection conducted on September 1, 2017, scored 83 out of 100. The property management company at the time of the current violations at issue was Avenue5, but they were replaced by Asset Living in October 2024.

VIOLATIONS SUBJECT TO ADMINISTRATIVE PENALTIES: The TDHCA Compliance Division (Compliance) performed a UPCS inspection at the Property on September 26, 2023. This inspection scored 47 out of 100, and the list of deficiencies was extensive, including 86 Level 1 deficiencies, 39 Level 2 deficiencies, and 131 Level 3 deficiencies, with Level 3 being the most severe. Scoring is at Exhibit 1. Owner was required to: (1) certify to the correction of cited exigent and fire safety hazards within three working days; and (2) submit work orders and/or invoices to document correction of all cited deficiencies on or before December 27, 2023. TDHCA granted deadline extensions for the requirement to submit work orders and/or invoices to document correction of all cited deficiencies through March 26, 2024, the maximum allowed. Owner uploaded the certification for correction of exigent fire and safety hazards (EH&S) on October 1, 2023, but did not submit any documentation of work orders and/or invoices to document correction of any of the 256 cited deficiencies.

On April 1, 2024, Compliance referred the property owner, Rosemont Meadow Lane Apartments, LLC, for an administrative penalty. The Property was also placed on an annual inspection schedule due to its low inspection score of 47 out of 100. Owner submitted partial corrections on April 11, 2024, in response to the administrative penalty referral. Additional corrective documentation was submitted on April 12, 2024, May 15, 2024, and July 26, 2024, and items that remained unresolved as of the July 30, 2024 informal conference are highlighted in yellow at Exhibit 1. The Compliance Division confirmed resolution of those final deficiencies during their September 26, 2024 National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection. Additional new noncompliance was identified during the 2024 NSPIRE

inspection, but it is within its 90-day corrective action period, and is not eligible for an administrative penalty at this time.

VIOLATIONS SUBJECT TO DEBARMENT: Tex. Gov't. Code 2306.0504(c) states, "(c) The department shall debar a person from participation in a department program if the person: (1) materially or repeatedly violates any condition imposed by the department in connection with the administration of a department program, including a material or repeated violation of a land use restriction agreement regarding a development supported with a housing tax credit allocation;"

10 TAC §2.401(e)(2)(A) states, "(e) Repeated Violations of a LURA that shall be referred to the Committee for Debarment. […] (2) Repeated violations in a portfolio. Persons who control five or more Actively Monitored Developments will be considered for Debarment based on repeated violations in a portfolio. A Person shall be referred to be committee if an inspection or referral, after April 1, 2021, indicates the following: (A) 50% or more of the Actively Monitored Developments in the portfolio have been referred to the Enforcement Committee within the last three years. The Enforcement Committee may increase this threshold at its discretion. For example, if three properties in a five-property portfolio are monitored in the same month, and then referred to the Enforcement Committee at the same time, it may be appropriate to increase the 50% threshold;"

TDHCA analysis of the ownership portfolio after the administrative penalty referral for the Property indicated that Evan J. Hunden, David B. Ratliff, and Michael Volz, the Responsible Parties in Control, had exceeded the 50% administrative penalty referral threshold under 10 TAC §2.401(e)(2)(A). A copy of that analysis is at Exhibit 2. This is the second debarment referral for Mr. Ratliff and Mr. Volz, who were previously considered for debarment in 2022 under the same rule. That 2022 debarment referral was dismissed after the Enforcement Committee decided to increase the 50% referral threshold; however, the Department reserved the right to consider future debarment under 10 TAC §2.401(e)(2)(A) in the event that there were additional administrative penalty referrals for this ownership portfolio.

DEBARMENT IS MANDATORY UNLESS 50% THRESHOLD IS INCREASED: The above constitutes a mandatory debarment violation unless the 50% referral threshold is increased again in accordance with 10 TAC §2.401(a). Unlike the 2022 debarment referral, there are no extenuating circumstances to consider, and the Enforcement Committee thought that increasing the threshold a second time would effectively render the 50% threshold meaningless. The 2022 debarment referral should have been a "wake-up call," but the promised changes from 2022 were not fully implemented.

RESPONSIBLE PARTIES IN CONTROL AND ACTIVELY MONITORED DEVELOPMENT ANALYSIS: Definitions are at Exhibit 3. Evan J. Hunden, David B. Ratliff, and Michael Volz are Responsible Parties in Control for purposes of this analysis. They are the managing members of Rosemont Meadow Lane Manager, LLC, the 100% member of Rosemont Meadow Lane Apartments, LLC, the property owner. The analysis at Exhibit 2 concludes that Mr. Ratliff controls seven Actively Monitored Developments, Mr. Volz controls seven, and Mr. Hunden controls five. Of those, four

Actively Monitored Developments have been referred for an administrative penalty in the past three years, exceeding the 50% administrative referral threshold.

All three Responsible Parties are executive officers of DevCo, LLC, headquartered in Washington State. It is Washington's largest provider of affordable housing, and they develop, own, and manage approximately 12,000 units throughout the US. They expanded into Texas on December 29, 2020.

RECOMMENDATION INITIALLY TABLED AND PROPERTY INSPECTED AGAIN: The Enforcement Committee considered administrative penalties and debarment during its informal conference on July 30, 2024. The Committee recommended an Agreed Final Order for an administrative penalty of $20,000.00, with $15,000.00 payable at signing and the remainder to be forgiven if acceptable corrections were submitted per the Order, but it tabled the debarment recommendation per owner's counsel's request because the Property was due for a TDHCA physical inspection in September. Responsible Parties were confident of an improved score and hoped that would be taken into consideration. TDHCA performed a National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection on September 26, 2024, scoring 75.28 out of 100 (see Exhibit 4).

FACTORS CONSIDERED TO DETERMINE RECOMMENDED DEBARMENT TERM: On October 15, 2024, the TDHCA Executive Director issued a debarment determination notice for a two-year debarment term for the Responsible Parties. Although this is a mandatory debarment under the rule, there is no required minimum or maximum debarment term, and the Board may increase or decrease this term. Pursuant to 10 TAC §2.401(j), the recommended period of debarment was based upon the following material factors:

1. **REPEATED OCCURRENCES:** The debarment violation was caused by repeated referrals for an administrative penalty, exceeding the 50% threshold defined at 10 TAC §2.401(e)(2)(A). The same violation occurred in 2022. The 2022 debarment referral was dismissed with no action taken due to a variety of factors that supported increasing the debarment threshold, however, the Department reserved the right to consider future debarment under 10 TAC §2.401(e)(2)(A) in the event that there were additional administrative penalty referrals in this ownership portfolio. Rosemont at Meadow Lane was referred for an administrative penalty on April 1, 2024, repeating the debarment violation.

2. **SERIOUSNESS OF UNDERLYING ISSUES:** The Responsible Parties continue to rely too heavily upon the property management team at Avenue 5 Residential, which was understaffed in 2022, and still understaffed in 2024. The Responsible Parties acknowledged that they were not adequately supervising Avenue 5 despite repeated failures to perform to an adequate standard, and despite assurances made to the Enforcement Committee in 2022. All penalty referrals that contributed to violating the 50% referral threshold are reviews where the Responsible Parties failed to submit any corrective documentation. Additionally, the 2023 UPCS inspection showed that the property was in poor condition, scoring 47 out of 100. The 50% referral threshold was established in 10 TAC §2.401(e)(2)(A) in 2021 to signal to the Department that there is a serious problem in the ownership

portfolio that must be addressed before the ownership group should further expand its portfolio, or receive additional funds in Texas. In 2024, the rule was amended to establish a three-year look-back period, comparable to previous participation reviews. Exceeding the 50% referral threshold indicates that the Responsible Parties are repeatedly failing to adhere to TDHCA compliance requirements, so continuing to grow the TDHCA portfolio is not advisable. Debarment is not exclusively a punishment; its purpose is primarily to give the Responsible Parties time to regroup and fix their internal policies and mechanisms to show that they can responsibly administer TDHCA properties and funding.

3. **PRESENCE OR ABSENCE OF CORRECTIVE ACTION:** As noted above, the Responsible Parties submitted timely certification of correction for exigent and fire safety hazards cited during the 2023 UPCS inspection, but failed to submit any corrective documentation for cited deficiencies on or before December 27, 2023. On April 1, 2024, Compliance referred the property owner for an administrative penalty. The Responsible Parties submitted partial corrections between April 11, 2024, and July 26, 2024, addressing all noncompliance except the items marked in yellow at Exhibit 1. TDHCA staff verified resolution of those final items during the inspection on September 26, 2024.

   During the 2024 informal conference, the Responsible Parties offered vague assurances that changes would be made to their processes, but did not provide any substantive information to lead the Enforcement Committee to believe that any demonstrable changes will be taking place in the near future. The Responsible Parties were in the process of replacing the property management company, however, they did not appear to be making sufficient changes to how they supervise the property management company, and it appeared they would be relying on the same system that repeatedly failed with Avenue 5 Residential. The Responsible Parties are based in Washington State, and they have recently started to implement systems with regional managers, but those managers were not previously in Texas, which the Responsible Parties recognized was an issue. They now have a regional manager in Dallas. Alan Maynie is their asset manager who has access to CMTS and is responsible for monitoring for compliance. However, Mr. Manie already had this level of access prior to referral. During the 2022 informal conference, the Responsible Parties stated that they had implemented trackers and meeting schedules pertaining to TDHCA compliance, and that TDHCA compliance items would be a standing agenda item on all executive leadership meetings at DevCo. This was a significant component in the decision not to debar in 2022. During the 2024 informal conference, Mr. Hunden admitted that process was not implemented at the executive level. It appears that the Responsible Parties did not prioritize compliance despite assurances made during the 2022 debarment informal conference.

4. **OTHER MATERIAL FACTORS:** There have been ten monitoring reviews in the intervening period since the 2022 debarment informal conference, including seven successful monitoring reviews where the Responsible Parties submitted timely and complete corrective documentation, one review that was referred for an administrative penalty after failing to submit corrections, and two reviews that are pending corrective action deadlines. The administrative penalty referral percentage will decrease in 2025 when some of the

referrals pass the three-year lookback period.

The inspection score history was also considered. The property scored 83 out of 100 during its UPCS inspection on September 1, 2017; 65 out of 100 during its UPCS inspection on July 9, 2021; 82 out of 100 on its UPCS inspection on October 28, 2022; 47 out of 100 on its 2023 UPCS inspection; and 75.28 out of 100 on its NSPIRE inspection on September 26, 2024. The current owner purchased the property on January 29, 2021. This history demonstrates a decline in condition in 2021, improvement in 2022, a steep decline in 2023, and then improvement in 2024. Committee members compared the 2023 and 2024 inspection reports and noted that there is some overlap regarding deficiency types observed, such as exposed electrical wiring, broken or missing stairway handrails, and damaged locks.

The Responsible Parties indicated that this is a complicated property from physical and security perspectives. Crime is significant in this area of the city, and safety and security issues contribute to problems with the physical condition. Significant effort is required in order to prevent quickly declining conditions due to vandalism.

On May 22, 2024, the City of Dallas filed a lawsuit against Rosemont Meadow Lane Apartments, LLC, Avenue 5 Residential, LLC, and 4722 Meadow Street, Dallas, Texas 75215, in rem, seeking a temporary injunction to require compliance with city code, citing violations of various public health and safety-related ordinances, and seeking to enjoin the owner from operating the Property in a manner that constitutes a common nuisance by permitting habitual serious criminal activity at the Property between 2022 - 2024. The City cited failure to abate public health and safety ordinances, and failure to implement basic maintenance and crime abatement strategies. The City first documented health and safety violations in September 2021. It stated that the owner required frequent City assistance and inspection pressure to come into compliance and close the matter. Despite that assistance, the City stated that the property returned to its previous substandard condition, failing its annual inspection on April 19, 2023, with a score of 60/100. This timeline is consistent with TDHCA's 2021 UPCS timeline and the temporary UPCS score improvement that was also observed by TDHCA in 2022. Owner's counsel indicated that during the TDHCA informal conference on July 30, 2024, the Owner was working with the City on an Agreed Temporary Injunction (TI). That TI was signed on August 15, 2024, and includes a series of City deadlines spanning from September 13, 2024, through January 10, 2025.

The Enforcement Committee is also recommending a separate Agreed Final Order for an administrative penalty relating to the 2023 UPCS noncompliance noted above for the Property. During the informal conference on July 30, 2024, the Committee voted to assess a $20,000.00 administrative penalty, with $15,000.00 due at signing and $5,000.00 forgivable if all noncompliance is resolved within 30 days of Board approval. Compliance confirmed resolution of the final deficiencies during their September 2024 NSPIRE inspection, so the Agreed Final Order has been adjusted accordingly. The Responsible Parties spent $2,021,139.00 on repairs at the Property between December 31, 2023, and July 1, 2024. This is a significant amount, and additional expenditures are needed to repair deficiencies

from the TDHCA NSPIRE inspection conducted on September 26, 2024, and the City's TI. $15,000.00 is an appropriate administrative penalty, recognizing that the property has negative net cash flow, and that the Department would prefer for funds to be invested in the property to improve tenant conditions rather than a penalty.

Finally, Committee members considered the Responsible Parties' history in Texas. DevCo purchased their first property in Texas on December 29, 2020, and it can take time to establish compliance procedures. It also considered that this 50% administrative referral threshold for debarment is relatively new, established April 1, 2021, so the Committee has only seen a few of them. The fact that two of those referrals are for the Responsible Parties is significant. The Responsible Parties are actively expanding in Texas, and they resyndicated six of their TDHCA HTC properties in 2023. Those six properties are currently undergoing rehabilitation, including: Park at Humble HTC 23434 (substantially completed), Tigoni Villas HTC 23424 (substantially completed), Positano HTC 23421 (anticipated completion December 2024), Costa Almadena HTC 23437 (anticipated completion December 2024), Rosemont Ash Creek HTC 23420 (anticipated completion February 2025), and Brookside Gardens HTC 23454 (anticipated completion February 2025). Each will have final construction inspections, file monitoring reviews, and NSPIRE inspections at some point after completion. The Responsible Parties need to complete those projects, and adjust compliance procedures to ensure complete and timely responses to monitoring reviews before receiving further TDHCA funding or purchasing additional TDHCA properties.

DEBARMENT APPEAL: Owner's counsel submitted written responses on May 15, 2024, and July 29, 2024, and then submitted an appeal to the board on October 22, 2024. Their arguments from the three submissions include:

1. Noting that property management timely submitted the Exigent Health and Safety Certificate for the 2023 UPCS inspection, and outlining correspondence timelines regarding requested extensions for the corrective action deadline. Stated that delays were due to insufficient onsite staff to resolve the noncompliance once the EH&S deficiencies were corrected.

2. Noting that there were no other penalty referrals after July 2022, and suggesting that this shows corrective measures implemented after their 2022 informal conference have been working.

3. Stating that if the referral had come later, the 50% threshold would not have been breached:

    a. Two of the developments are not Actively Monitored yet (see Exhibit 2). If Actively Monitored, the Responsible Parties would not trigger the 50% threshold, assuming that neither is referred.

    b. Cites 3-year lookback period. Multiple referrals will fall off the analysis chart soon.

4. Stating that primary problem is Avenue5's turnover and lack of staffing onsite. This was the reason for requesting an extension for the 2023 UPCS inspection that caused this referral.

5. Analyzing miscommunication by Avenue5's onsite staff, thinking they had requested another extension, past the deadline of March 26, 2024. TDHCA staff notes that the maximum extension was through March 26, 2024, which TDHCA communicated when it approved the final extension in January. This demonstrates poor supervision and internal controls by both the Responsible Parties and Avenue5.

6. Focusing on their other performance and overall improvement since 2022.

7. Was notably silent regarding the poor physical condition of the property cited in the 2023 UPCS inspection.

The day before their July informal conference, Owner's Counsel presented a new argument that Costa Almadena and Brookside Gardens (see analysis at Exhibit 2) should be considered Actively Monitored Developments, therefore bringing the Responsible Parties below the 50% referral threshold. For this analysis, TDHCA reviews each property in the ownership portfolio for: (1) the Control start date (purchase date), (2) whether a monitoring report or other deadline has been issued to the Responsible Parties for a physical inspection, file review, or affirmative marking / policies review in the past three years, and (3) whether there was an administrative penalty referral during the past three years under the Responsible Party. Although two of the TDHCA letters noted below did fall within the three-year period in question, the purpose of analyzing Actively Monitored Developments under 10 TAC §2.401(e)(2)(a) is to review a Responsible Party's conduct for the past three years for properties under their Control in their ownership portfolio. The current owner was not in Control at the time of any of the monitoring events below, nor did they submit any corrections for those reviews. Conducting the analysis in the way proposed would essentially allow owners to purchase a prior owner's good compliance history and take credit for it. This interpretation would encourage owners who are nearing the 50% debarment threshold to add more properties to their portfolio, which is inconsistent with the rule's and the statute's intent. Accordingly, it is inconsistent with the intention of the rule to consider these Actively Monitored Developments for the period in question, and they are therefore excluded from that calculation:

1. Costa Almadena: UPCS inspection conducted July 7, 2021. Inspection Report issued August 6, 2021. Corrections submitted by prior owner October 18, 2021, reflecting a final correction date of September 27, 2021. Responsible Parties purchased the property December 1, 2021. TDHCA issued a close-out letter March 14, 2022. The only overlap with Responsible Parties was the TDHCA close-out letter date.

2. Brookside Gardens: UPCS inspection conducted April 19, 2022. Inspection Report issued May 20, 2022. Corrections submitted by prior owner June 6, 2022, reflecting a final

correction date of May 26, 2022. Responsible Parties purchased the property June 22, 2022. TDHCA issued a close-out letter October 3, 2022. The only overlap with Responsible Parties was the TDHCA close-out letter date.

Owner's Counsel submitted an appeal on October 22, 2024, including a new argument that the analysis for Evan Hunden at Exhibit 2 omits three developments that should be counted because the developments were resyndicated in 2023, and he now has control authority in the new organizational structures for The Mondello, The Positano, and Costa Almadena. TDHCA staff analyzed those arguments at Exhibit 2, but Mr. Hunden's administrative penalty referral percentage remains unchanged for the same reasons outlined above, since TDHCA has not monitored any of those three developments since Mr. Hunden's control authority began.

A partially probationary debarment term was not considered. The recommended two-year term will provide adequate time for the Responsible Parties to implement changes to internal monitoring procedures, and for TDHCA to confirm that problems have been addressed. Additionally, the debarment term would need to be more than one year to make an impact on the Responsible Parties' ability to apply for more tax credits.

It is not part of the Enforcement Committee recommendation, but the Property will remain on an annual TDHCA physical inspection schedule through September 2025, at which time the inspection schedule will be re-evaluated by the Compliance Division based upon the property condition and other relevant information.

Accordingly, after consideration of all appropriate factors, including those set out in TEX. GOV'T CODE §2306.0504 and 10 TEX. ADMIN. CODE §2.401, the Enforcement Committee and Executive Director recommend two orders:

1. A Final Order of Debarment for a term of two years for Evan J. Hunden, David B. Ratliff, and Michael Volz.

2. An Agreed Final Order assessing an administrative penalty of $15,000.00 against Rosemont Meadow Lane Apartments, LLC.

Exhibits:

1. 2023 UPCS Scoring
2. Actively Monitored Development Analysis
3. Statute and rule excerpts
4. 2024 NSPIRE Scoring
5. October 22, 2024 Appeal

Exhibit 1 - 2023 UPCS Scoring (yellow highlights = uncorrected as of 7/30/2024 informal conference, but now corrected.

Texas Department of Housing And Community Affairs

REAC Scoring for Rosemont at Meadow Lane

4722 Meadow St Dallas, TX 75215

Printed on: September 28, 2023

Scoring Summary		
Areas	**Possible Points**	**Points Scored**
Site	**16.6**	**.0**
Building Exteriors	**17.7**	**10.8**
Building Systems	**22.7**	**17.3**
Building Common Areas	**.3**	**.0**
Units	**42.7**	**18.5**
Inspection Total	**100**	**47**

Site

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
4.930		**Health & Safety**	**Electrical Hazards - Exposed Wires/Open Panels**	**12.5%**	**5**	**1**
2.958		Grounds	Ponding/Site Drainage	12.5%	3	1
2.366		Fencing and Gates	Holes/Missing Section/Damaged/Falling/Leaning (Security, Safety)	10%	3	1
2.219		**Health & Safety**	**Hazards - Sharp Edges**	**12.5%**	**2.25**	**1**
1.479		Grounds	Erosion/Rutting Areas	12.5%	3	0.5
1.109		Grounds	Overgrown/Penetrating Vegetation	12.5%	2.25	0.5
0.947		Market Appeal	Litter	8%	3	0.5
0.592		Retaining Walls	Damaged/Falling/Leaning	10%	3	0.25

Bldg Exterior

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.022	Bldg 11	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.114	Bldg 12	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.152	Bldg 14	Lighting	Broken Fixtures/Bulbs	18.4%	3	0.5
0.057	Bldg 14	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.022	Bldg 14	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.228	Bldg 16	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	1
0.022	Bldg 16	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.057	Bldg 17	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.022	Bldg 17	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.247	Bldg 18	Walls	Missing Pieces/Holes/Spalling	14.9%	3	1
0.057	Bldg 18	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.022	Bldg 18	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.305	Bldg 19	Roofs	Ponding	18.4%	3	1
0.114	Bldg 19	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.254	Bldg 20	Roofs	Damaged Soffits/Fascia/Soffit Vents	18.4%	5	0.5

Bldg Exterior

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.228	**Bldg 20**	**Health & Safety**	**Hazards - Sharp Edges**	**18.4%**	**2.25**	**1**
0.057	Bldg 20	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.022	Bldg 20	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.057	Bldg 21	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.022	Bldg 21	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.114	Bldg 23	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.022	Bldg 23	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.114	Bldg 24	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.022	Bldg 24	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.228	**Bldg 25**	**Health & Safety**	**Hazards - Sharp Edges**	**18.4%**	**2.25**	**1**
0.022	Bldg 25	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.228	Bldg 26	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	1
0.022	Bldg 26	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.057	Bldg 3	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.022	Bldg 3	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.114	Bldg 30	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.022	Bldg 30	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.508	**Bldg 31**	**Health & Safety**	**Electrical Hazards - Exposed Wires/Open Panels**	**18.4%**	**5**	**1**
0.057	Bldg 31	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.022	Bldg 31	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.305	Bldg 32	Doors	Damaged Surface (Holes/Paint/Rusting)	18.4%	3	1
0.057	Bldg 32	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.179	Bldg 33	Windows	Damaged Sills/Frames/Lintels/Trim	13%	5	0.5
0.057	Bldg 33	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.022	Bldg 33	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.127	Bldg 34	Doors	Damaged Frames/Threshold/Lintels/Trim	18.4%	1.25	1
0.114	Bldg 34	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.022	Bldg 34	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.123	Bldg 35	Walls	Missing Pieces/Holes/Spalling	14.9%	3	0.5
0.057	Bldg 35	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.022	Bldg 35	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.228	**Bldg 36**	**Health & Safety**	**Garbage and Debris - Outdoors**	**18.4%**	**2.25**	**1**
0.057	Bldg 36	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.179	Bldg 37	Windows	Damaged Sills/Frames/Lintels/Trim	13%	5	0.5
0.057	Bldg 37	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.022	Bldg 37	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.057	Bldg 38	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.040	Bldg 38	Windows	Cracked/Broken/Missing/Cracked Panes	13%	2.25	0.25
0.022	Bldg 38	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.114	Bldg 39	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5

Bldg Exterior

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.022	Bldg 39	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.057	Bldg 4	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.022	Bldg 4	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.179	Bldg 40	Windows	Damaged Sills/Frames/Lintels/Trim	13%	5	0.5
0.127	Bldg 40	Doors	Damaged Frames/Threshold/Lintels/Trim	18.4%	1.25	1
0.114	Bldg 40	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.022	Bldg 40	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.022	Bldg 5	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.411	Bldg 6	Walls	Cracks/Gaps	14.9%	5	1
0.179	Bldg 6	Windows	Damaged Sills/Frames/Lintels/Trim	13%	5	0.5
0.022	Bldg 6	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.022	Bldg 7	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.057	Bldg 8	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.022	Bldg 8	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.057	Bldg 9	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.022	Bldg 9	Windows	Damaged/Missing Screens	13%	1.25	0.25

Bldg Systems

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.181	Bldg 11	Sanitary System	Missing Drain/Cleanout/Manhole Covers	15.5%	2.25	1
0.181	Bldg 17	Sanitary System	Missing Drain/Cleanout/Manhole Covers	15.5%	2.25	1
0.402	**Bldg 20**	**Health & Safety**	**Electrical Hazards - Exposed Wires/Open Panels**	**15.5%**	**5**	**1**
0.402	Bldg 20	Electrical System	Missing Covers	15.5%	5	1
0.402	Bldg 25	Fire Protection	Missing/Damaged/Expired Extinguishers	15.5%	5	1
0.181	Bldg 35	Sanitary System	Missing Drain/Cleanout/Manhole Covers	15.5%	2.25	1
0.402	Bldg 36	Electrical System	Missing Covers	15.5%	5	1
0.402	**Bldg 36**	**Health & Safety**	**Electrical Hazards - Exposed Wires/Open Panels**	**15.5%**	**5**	**1**
0.402	Bldg 39	Electrical System	Missing Covers	15.5%	5	1
0.402	**Bldg 39**	**Health & Safety**	**Electrical Hazards - Exposed Wires/Open Panels**	**15.5%**	**5**	**1**
0.402	Bldg 6	Electrical System	Missing Covers	15.5%	5	1
0.402	**Bldg 6**	**Health & Safety**	**Electrical Hazards - Exposed Wires/Open Panels**	**15.5%**	**5**	**1**
0.402	**Leasing Office**	**Health & Safety**	**Electrical Hazards - Exposed Wires/Open Panels**	**15.5%**	**5**	**1**
0.402	Leasing Office	Electrical System	Missing Covers	15.5%	5	1
0.402	Leasing Office	Domestic Water	Missing Pressure Relief Valve	15.5%	5	1
0.052	Leasing Office	Emergency Power	Auxiliary Lighting Inoperable	2%	5	1

Other Community Spaces

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.046	Bldg 14	Lighting	Missing/Damaged/Inoperable Fixture	5%	3	1
0.046	Bldg 40	Lighting	Missing/Damaged/Inoperable Fixture	5%	3	1
0.023	Leasing Office	Lighting	Missing/Damaged/Inoperable Fixture	5%	3	0.5

Patio/Porch/Balcony

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.009	Leasing Office	Outlets/Switches/Cover Plates	Missing or Broken	5%	2.25	0.25

Patio/Porch/Balcony

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.035	Bldg 40	Porch/Balcony	Baluster/Side Railing Damaged	5%	2.25	1
0.035	Leasing Office	Doors	Damaged Hardware/Locks	5%	2.25	1

Pools and Related Structures

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.019	Leasing Office	Pools	Not Operational	5%	1.25	1

Restrooms/Pool Structures

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.005	Leasing Office	Bathroom	Restroom Cabinet - Damaged/Missing	5%	1.25	0.25

Units

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.602	**Bldg 11 / 1101**	**Health & Safety**	**Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable**	**15%**	**5**	**1**
0.602	Bldg 11 / 1101	HVAC System	Not Operable	15%	5	1
0.271	**Bldg 11 / 1101**	**Health & Safety**	**Air Quality - Mold and/or Mildew Observed**	**15%**	**2.25**	**1**
0.136	Bldg 11 / 1101	Kitchen	Range/Stove - Missing/Damaged/Inoperable	15%	2.25	0.5
0.040	Bldg 11 / 1101	Walls	Mold/Mildew/Water Stains/Water Damage	4%	1.25	1
0.036	Bldg 11 / 1101	Stairs	Broken/Missing Hand Railing	2%	2.25	1
0.081	Bldg 11 / 1103	Doors	Damaged Hardware/Locks	4.5%	2.25	1
0.271	Bldg 16 / 1606	Kitchen	Plumbing - Leaking Faucet/Pipes	15%	2.25	1
0.108	Bldg 16 / 1606	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.045	Bldg 16 / 1606	Doors	Missing Door	4.5%	5	0.25
0.038	Bldg 16 / 1606	Bathroom	Cabinets - Damaged/Missing	15%	1.25	0.25
0.036	Bldg 16 / 1606	Stairs	Broken/Missing Hand Railing	2%	2.25	1
0.402	Bldg 17 / 1711	Electrical	GFI Inoperable	10%	5	1
0.020	Bldg 17 / 1711	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	0.25
0.020	Bldg 17 / 1711	Windows	Cracked/Broken/Missing Panes	4.5%	2.25	0.25
0.602	Bldg 18 / 1805	HVAC System	Not Operable	15%	5	1
0.090	Bldg 18 / 1805	Bathroom	Plumbing - Leaking Faucet/Pipes	15%	3	0.25
0.038	Bldg 18 / 1805	Bathroom	Cabinets - Damaged/Missing	15%	1.25	0.25
0.036	Bldg 18 / 1805	Stairs	Broken/Missing Hand Railing	2%	2.25	1
0.602	Bldg 2 / 204	HVAC System	Not Operable	15%	5	1
0.271	**Bldg 2 / 204**	**Health & Safety**	**Air Quality - Mold and/or Mildew Observed**	**15%**	**2.25**	**1**
0.271	**Bldg 2 / 204**	**Health & Safety**	**Hazards - Sharp Edges**	**15%**	**2.25**	**1**
0.181	Bldg 2 / 204	Bathroom	Shower/Tub - Damaged/Missing	15%	3	0.5
0.096	Bldg 2 / 204	Floors	Soft Floor Covering Missing/Damaged	4%	3	1

Units

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.068	Bldg 2 / 204	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.040	Bldg 2 / 204	Walls	Mold/Mildew/Water Stains/Water Damage	4%	1.25	1
0.040	Bldg 2 / 204	Ceiling	Mold/Mildew/Water Stains/Water Damage	4%	1.25	1
0.020	Bldg 2 / 204	Doors	Damaged Hardware/Locks	4.5%	2.25	0.25
0.602	**Bldg 20 / 2003**	**Health & Safety**	**Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable**	**15%**	**5**	**1**
0.271	**Bldg 20 / 2003**	**Health & Safety**	**Hazards - Sharp Edges**	**15%**	**2.25**	**1**
0.081	Bldg 20 / 2003	Windows	Cracked/Broken/Missing Panes	4.5%	2.25	1
0.081	Bldg 20 / 2003	Doors	Damaged Hardware/Locks	4.5%	2.25	1
0.075	Bldg 20 / 2003	Kitchen	Countertops - Missing/Damaged	15%	1.25	0.5
0.075	Bldg 20 / 2003	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.068	Bldg 20 / 2003	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.045	Bldg 20 / 2003	Doors	Damaged Frames/Threshold/Lintels/Trim	4.5%	1.25	1
0.020	Bldg 20 / 2003	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	0.25
0.010	Bldg 20 / 2003	Ceiling	Mold/Mildew/Water Stains/Water Damage	4%	1.25	0.25
0.602	**Bldg 21 / 2104**	**Health & Safety**	**Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable**	**15%**	**5**	**1**
0.602	Bldg 21 / 2104	Bathroom	Plumbing - Clogged Drains	15%	5	1
0.602	Bldg 21 / 2104	HVAC System	Not Operable	15%	5	1
0.602	**Bldg 21 / 2104**	**Health & Safety**	**Electrical Hazards - Exposed Wires/Open Panels**	**15%**	**5**	**1**
0.361	Bldg 21 / 2104	Kitchen	Plumbing - Clogged Drains	15%	3	1
0.271	**Bldg 21 / 2104**	**Health & Safety**	**Infestation - Insects**	**15%**	**2.25**	**1**
0.271	**Bldg 21 / 2104**	**Health & Safety**	**Air Quality - Mold and/or Mildew Observed**	**15%**	**2.25**	**1**
0.136	Bldg 21 / 2104	Kitchen	Range/Stove - Missing/Damaged/Inoperable	15%	2.25	0.5
0.090	Bldg 21 / 2104	Bathroom	Plumbing - Leaking Faucet/Pipes	15%	3	0.25
0.081	Bldg 21 / 2104	Doors	Damaged Hardware/Locks	4.5%	2.25	1
0.075	Bldg 21 / 2104	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.075	Bldg 21 / 2104	Kitchen	Cabinets - Missing/Damaged	15%	1.25	0.5
0.068	Bldg 21 / 2104	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.045	Bldg 21 / 2104	Doors	Missing Door	4.5%	5	0.25
0.036	Bldg 21 / 2104	Stairs	Broken/Missing Hand Railing	2%	2.25	1
0.271	**Bldg 25 / 2507**	**Health & Safety**	**Infestation - Insects**	**15%**	**2.25**	**1**
0.045	Bldg 25 / 2507	Doors	Damaged Frames/Threshold/Lintels/Trim	4.5%	1.25	1
0.108	Bldg 3 / 304	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.090	Bldg 3 / 304	Bathroom	Plumbing - Leaking Faucet/Pipes	15%	3	0.25
0.081	Bldg 3 / 304	Doors	Damaged Hardware/Locks	4.5%	2.25	1
0.024	Bldg 3 / 304	Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	4%	3	0.25
0.602	**Bldg 3 / 306**	**Health & Safety**	**Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable**	**15%**	**5**	**1**
0.301	Bldg 3 / 306	Bathroom	Water Closet/Toilet - Damaged/Clogged/Missing	15%	5	0.5
0.108	Bldg 3 / 306	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.041	Bldg 3 / 306	Doors	Damaged Hardware/Locks	4.5%	2.25	0.5
0.038	Bldg 3 / 306	Bathroom	Cabinets - Damaged/Missing	15%	1.25	0.25
0.602	Bldg 31 / 3106	HVAC System	Not Operable	15%	5	1
0.602	Bldg 32 / 3206	HVAC System	Not Operable	15%	5	1
0.081	Bldg 32 / 3206	Doors	Damaged Hardware/Locks	4.5%	2.25	1
0.075	Bldg 32 / 3206	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.045	Bldg 32 / 3206	Doors	Damaged Frames/Threshold/Lintels/Trim	4.5%	1.25	1
0.602	Bldg 33 / 3306	HVAC System	Not Operable	15%	5	1
0.602	**Bldg 33 / 3306**	**Health & Safety**	**Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable**	**15%**	**5**	**1**
0.271	**Bldg 33 / 3306**	**Health & Safety**	**Hazards - Sharp Edges**	**15%**	**2.25**	**1**
0.271	**Bldg 33 / 3306**	**Health & Safety**	**Infestation - Insects**	**15%**	**2.25**	**1**
0.181	Bldg 33 / 3306	Bathroom	Shower/Tub - Damaged/Missing	15%	3	0.5

Units

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.108	Bldg 33 / 3306	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.096	Bldg 33 / 3306	Floors	Soft Floor Covering Missing/Damaged	4%	3	1
0.096	Bldg 33 / 3306	Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	4%	3	1
0.068	Bldg 33 / 3306	Outlets/Switches	Missing/Broken Cover Plates	4%	2.25	0.25
0.045	Bldg 33 / 3306	Doors	Damaged Frames/Threshold/Lintels/Trim	4.5%	1.25	1
0.271	**Bldg 34 / 3403**	**Health & Safety**	**Infestation - Insects**	**15%**	**2.25**	**1**
0.271	**Bldg 36 / 3601**	**Health & Safety**	**Infestation - Insects**	**15%**	**2.25**	**1**
0.136	Bldg 36 / 3601	Kitchen	Range/Stove - Missing/Damaged/Inoperable	15%	2.25	0.5
0.090	Bldg 36 / 3601	HVAC System	Noisy/Vibrating/Leaking	15%	3	0.25
0.081	Bldg 36 / 3601	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	1
0.075	Bldg 36 / 3601	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.045	Bldg 36 / 3601	Doors	Missing Door	4.5%	5	0.25
0.108	Bldg 37 / 3703	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.090	Bldg 37 / 3703	Bathroom	Shower/Tub - Damaged/Missing	15%	3	0.25
0.068	Bldg 37 / 3703	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.045	Bldg 37 / 3703	Doors	Damaged Frames/Threshold/Lintels/Trim	4.5%	1.25	1
0.045	Bldg 37 / 3703	Doors	Missing Door	4.5%	5	0.25
0.041	Bldg 37 / 3703	Doors	Damaged Hardware/Locks	4.5%	2.25	0.5
0.301	Bldg 39 / 3902	Bathroom	Water Closet/Toilet - Damaged/Clogged/Missing	15%	5	0.5
0.081	Bldg 39 / 3902	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	1
0.045	Bldg 39 / 3902	Doors	Missing Door	4.5%	5	0.25
0.045	Bldg 39 / 3902	Doors	Damaged Frames/Threshold/Lintels/Trim	4.5%	1.25	1
0.012	Bldg 39 / 3902	Lighting	Missing/Inoperable Fixture	2%	3	0.25
0.181	Bldg 39 / 3903	Bathroom	Ventilation/Exhaust System - Inoperable	15%	3	0.5
0.090	Bldg 39 / 3903	HVAC System	Noisy/Vibrating/Leaking	15%	3	0.25
0.036	Bldg 39 / 3903	Stairs	Broken/Missing Hand Railing	2%	2.25	1
0.018	Bldg 39 / 3903	Walls	Damaged	4%	2.25	0.25
0.010	Bldg 39 / 3903	Ceiling	Mold/Mildew/Water Stains/Water Damage	4%	1.25	0.25
0.602	Bldg 39 / 3904	Bathroom	Plumbing - Clogged Drains	15%	5	1
0.602	Bldg 39 / 3904	Bathroom	Water Closet/Toilet - Damaged/Clogged/Missing	15%	5	1
0.602	**Bldg 39 / 3904**	**Health & Safety**	**Electrical Hazards - Water Leaks on/near Electrical Equipment**	**15%**	**5**	**1**
0.402	Bldg 39 / 3904	Hot Water Heater	Inoperable Unit/Components	10%	5	1
0.271	**Bldg 39 / 3904**	**Health & Safety**	**Hazards - Sharp Edges**	**15%**	**2.25**	**1**
0.271	**Bldg 39 / 3904**	**Health & Safety**	**Infestation - Insects**	**15%**	**2.25**	**1**
0.108	Bldg 39 / 3904	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.090	Bldg 39 / 3904	Bathroom	Plumbing - Leaking Faucet/Pipes	15%	3	0.25
0.068	Bldg 39 / 3904	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.068	Bldg 39 / 3904	Kitchen	Refrigerator-Missing/Damaged/Inoperable	15%	2.25	0.25
0.036	Bldg 39 / 3904	Stairs	Broken/Missing Hand Railing	2%	2.25	1
0.020	Bldg 39 / 3904	Doors	Damaged Hardware/Locks	4.5%	2.25	0.25
0.010	Bldg 39 / 3904	Ceiling	Mold/Mildew/Water Stains/Water Damage	4%	1.25	0.25
0.181	Bldg 39 / 3905	Bathroom	Shower/Tub - Damaged/Missing	15%	3	0.5
0.108	Bldg 39 / 3905	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.081	Bldg 39 / 3905	Doors	Damaged Hardware/Locks	4.5%	2.25	1
0.068	Bldg 39 / 3905	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.045	Bldg 39 / 3905	Doors	Missing Door	4.5%	5	0.25
0.036	Bldg 39 / 3905	Stairs	Broken/Missing Hand Railing	2%	2.25	1
0.271	**Bldg 40 / 4005**	**Health & Safety**	**Infestation - Insects**	**15%**	**2.25**	**1**
0.020	Bldg 40 / 4005	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	0.25
0.602	Bldg 6 / 602	Bathroom	Plumbing - Clogged Drains	15%	5	1
0.181	Bldg 6 / 602	Bathroom	Shower/Tub - Damaged/Missing	15%	3	0.5
0.081	Bldg 6 / 602	Doors	Damaged Hardware/Locks	4.5%	2.25	1
0.271	**Bldg 7 / 701**	**Health & Safety**	**Hazards - Sharp Edges**	**15%**	**2.25**	**1**
0.271	**Bldg 7 / 701**	**Health & Safety**	**Air Quality - Mold and/or Mildew Observed**	**15%**	**2.25**	**1**

Units

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.108	Bldg 7 / 701	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.096	Bldg 7 / 701	Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	4%	3	1
0.096	Bldg 7 / 701	Floors	Soft Floor Covering Missing/Damaged	4%	3	1
0.090	Bldg 7 / 701	Bathroom	Plumbing - Leaking Faucet/Pipes	15%	3	0.25
0.081	Bldg 7 / 701	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	1
0.075	Bldg 7 / 701	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.048	Bldg 7 / 701	Lighting	Missing/Inoperable Fixture	2%	3	1
0.045	Bldg 7 / 701	Doors	Damaged Frames/Threshold/Lintels/Trim	4.5%	1.25	1
0.038	Bldg 7 / 701	Bathroom	Cabinets - Damaged/Missing	15%	1.25	0.25
0.036	Bldg 7 / 701	Stairs	Broken/Missing Hand Railing	2%	2.25	1
0.068	Bldg 7 / 705	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.041	Bldg 7 / 705	Doors	Damaged Hardware/Locks	4.5%	2.25	0.5
0.036	Bldg 7 / 705	Stairs	Broken/Missing Hand Railing	2%	2.25	1

Health & Safety

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.077	**Bldg 40**	**Health & Safety**	**Electrical Hazards - Exposed Wires/Open Panels**	**10%**	**5**	**1**

Exhibit 2: Actively Monitored Development Analysis

Property	David Ratliff	Michael Volz	Evan Hunden	Referred for penalty during last 3 years?	Control Began (date)	Actively Monitored
The Mondello HTC 07053 / CMTS 4080	Managing Member	Managing Member	11/3/2021 – 7/17/2024: No Control authority 7/17/2024 - present: Managing Member of Class B Member and the Developer	4/2022 File Monitoring Referral	11/3/2021 for Ratliff and Volz 7/17/2024 for Hunden[1]	Yes for Ratliff and Volz No for Hunden
Rosemont Ash Creek HTC 23420 / HTC 03410 / Bond 03410B / CMTS 3399	Managing Member	Managing Member	Managing Member	2/2022 UPCS Referral	12/29/2020	Yes
Rosemont Meadow Lane HTC 03433 / CMTS 3421	Managing Member	Managing Member	Managing Member	11/2021 UPCS Referral 4/2024 UPCS Referral	1/29/2021	Yes
Rosemont Lancaster HTC 02479 / Bond 20034 / CMTS 3279	Managing Member	Managing Member	Managing Member	2/2022 UPCS Referral 6/2022 File Monitoring Referral	12/29/2020	Yes
Park at Humble HTC 23434 / HTC 03465 / 03465B / CMTS 4036	Managing Member	Managing Member	Managing Member	No	8/2/2021	Yes
The Positano HTC 23421 / HTC 04490 / CMTS 4184	Managing Member	Managing Member	12/17/2021 – 8/24/2023: No Control authority 8/24/2023 – present: Managing Member of Class B Member and the Developer	No	12/17/2021 for Ratliff and Volz 8/24/2023 for Hunden[2]	Yes for Ratliff and Volz No for Hunden

[1] Mr. Hunden is now in a position of Control for The Mondello as of 7/17/2024, due to resyndication. The development is counted in the totals below for Mr. Ratliff and Mr. Volz because it is an Actively Monitored Development (A) during the last three years and (B) since their Control began. However, it has not been monitored since 7/17/2024, so the development is not counted in the totals below for Mr. Hunden.

[2] Mr. Hunden is now in a position of Control for The Positano as of 8/24/2023, due to resyndication. The development is counted in the totals below for Mr. Ratliff and Mr. Volz because it is an Actively Monitored Development (A) during the last three years and (B) since their Control began. However, it has not been monitored since 8/24/2023, so the development is not counted in the totals below for Mr. Hunden.

- *Continued from prior page* -

Property	David Ratliff	Michael Volz	Evan Hunden	Referred for penalty during last 3 years?	Control Began (date)	Actively Monitored
Tigoni Villas HTC 23424 / HTC 03136 / CMTS 3353	Managing Member of the Limited Partner, but has primary Control authority per Section 5.1.of LPA	Managing Member of the Limited Partner, but has primary Control authority per Section 5.1.of LPA	Managing Member of the Limited Partner, but has primary Control authority per Section 5.1.of LPA	No	1/7/2022	Yes
Plainview Vistas HTC 04154 / CMTS 4073	No Control authority	No Control authority	No Control authority	No	1/7/2022	Yes, but not in Control, so not counted in the totals for any of the parties. Control structure verified by Coats Rose 5/15/2024.
Costa Almadena HTC 23437 / HTC 060426 / CMTS 4429	Managing Member of Co-GP (primary control authority)	Managing Member of Co-GP (primary control authority)	12/1/2021 – 7/28/2023: No Control authority 7/28/2023 - present: Managing member of Class B Member and the Developer	No	12/1/2021 for Ratliff and Volz 7/28/2023 for Hunden[3]	No.[4]
Brookside Gardens HTC 23454 / HTC 04611 / Bond 04611B / CMTS 4160	Managing Member	Managing Member	Managing Member & Guarantor	No	6/22/2022	No.[5]
Total Actively Monitored Developments in Control	**7 (4 referred)**	**7 (4 referred)**	**5 (3 referred)**	**4**		

[3] Mr. Hunden is now in a position of Control for Costa Almadena as of 7/28/2023, due to resyndication. The development is counted in the totals above for Mr. Ratliff and Mr. Volz because it is an Actively Monitored Development (A) during the last three years and (B) since their Control began. However, it has not been monitored since 7/28/2023, so the development is not counted in the totals above for Mr. Hunden.

[4] Inspected 7/7/2021. Report issued 8/6/2021. Corrections submitted by prior owner 10/18/2021. Property sold 12/1/2021. TDHCA close-out letter issued 3/14/2022, after the sale, but none of the monitoring events were during their Control, so it is not considered an Actively Monitored Development for purposes of this analysis

[5] Inspected 4/19/2022. Report issued 5/20/2022. Corrections submitted by prior owner 6/6/2022. Property sold 6/22/2022. TDHCA close-out letter issued 10/3/2022, after the sale, but none of the monitoring events were during their Control, so it is not considered an Actively Monitored Development for purposes of this analysis

<<Prev Rule Next Rule>>

Texas Administrative Code

TITLE 10	COMMUNITY DEVELOPMENT
PART 1	TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
CHAPTER 2	ENFORCEMENT
SUBCHAPTER A	GENERAL
RULE §2.102	Definitions

The words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise. Capitalized words used herein have the meaning assigned in the specific chapters of this title that govern the program associated with the request, in Chapter 1 of this title (relating to Administration), or assigned by federal or state law.

(1) Actively Monitored Development--A Development that within the last three years has been monitored by the Department, either through a Uniform Physical Condition Standards (UPCS) inspection, a National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection, an onsite or desk file monitoring review, an Affirmative Marketing Plan review, or a Written Policies and Procedures Review. UPCS and NSPIRE inspections include inspections completed by Department staff, Department contractors and inspectors from the Real Estate Assessment Center through federal alignment efforts.

(2) Consultant--A Person who provides services or advice for a fee in a capacity other than as an employee and does not have Control.

(3) Control (including the terms Controlled and Controlling)--"Control" is defined in §11.1 of this title (relating to General) or as identified in the specific Program rule.

(4) Debarment--A prohibition from future participation in some or all Programs administered by the Department. Except as otherwise stated in the Order, Debarment does not impact existing or ongoing participation in Department Programs, prior to the date of the Debarment, nor does it affect any continuing responsibilities or duties thereunder.

(5) Enforcement Committee (Committee)--A Committee of employees of the Department appointed by the Executive Director. The Committee may be composed of any member of any Department division, but members from the referring division may not be present during deliberations. The Legal Division will designate person(s) to attend meetings and advise the Committee. A Legal Division designee will serve as Secretary to the Committee.

(6) Event of Noncompliance (including the alternate term Finding of Noncompliance)--Any event for which a Person may be found to be in noncompliance with Texas Government Code Chapters 2105 or 2306, any rule adopted thereunder, any Program Agreement requirement, or federal program requirements.

(7) Legal Requirements--All requirements, as it relates to the particular Department Program, of state, federal, or local statutes, rules, regulations, ordinances, orders, court opinions, official interpretations, policy issuances, OMB Circulars, representations to secure awards, or any similar memorialization of requirement, including contract requirements.

(8) Monitoring Event--An onsite or desk monitoring review, a UPCS inspection, a NSPIRE inspection, the submission of the Annual Owner's Compliance Report, Final Construction Inspection, a Written Policies and Procedures Review, or any other instance when the Department's Compliance Division or other reviewing area provides written notice to an Owner or Contact Person requesting a response by a certain date. This would

include, but not be limited to, responding to a tenant complaint.

(9) Person--A legal entity including, without limitation, any natural person, corporation, partnership, limited partnership, joint venture, limited liability corporation, trust, estate, association, cooperative, government, political subdivision, agency or instrumentality or other organization or entity of any nature whatsoever, and shall include any group of Persons acting in concert toward a common goal, including individual members of the group.

(10) Program--Includes any activity performed by a Subrecipient, Administrator, Contractor, Development Owner, or other Person under a Program Agreement or activities performed by a third party under a Program Agreement, including but not limited to a Subgrantee or Subcontractor.

(11) Program Agreements include:

(A) agreements between the Department and a Person setting forth Legal Requirements; and

(B) agreements between a Person subject to a Program Agreement and a third party to carry out one or more Legal Requirements.

(12) Responsible Party--Any Person subject to a Program Agreement.

(13) Vendor--A person who is procured by a subrecipient to provide goods or services in any way relating to a Department program or activity.

Source Note: The provisions of this §2.102 adopted to be effective April 1, 2021, 46 TexReg 1992; amended to be effective March 28, 2024, 49 TexReg 1891

Texas Administrative Code

TITLE 10	COMMUNITY DEVELOPMENT
PART 1	TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
CHAPTER 11	QUALIFIED ALLOCATION PLAN (QAP)
SUBCHAPTER A	PRE-APPLICATION, DEFINITIONS, THRESHOLD REQUIREMENTS AND COMPETITIVE SCORING
RULE §11.1	General

(29) Control (including the terms "Controlling," "Controlled by," and "under common Control with")--The power, ability, [redacted] authority, acting alone [redacted] in concert with others, directly [redacted] indirectly, to manage, direct, superintend, restrict, regulate, govern, administer, [redacted] oversee. As used herein "acting in concert" involves more than merely serving [redacted] a single member of a multi-member body. A member of a multi-member body is not acting in concert and therefore does not exercise control in that role, but may have other roles, such [redacted] executive officer positions, which involve actual [redacted] apparent authority to [redacted]ercise control. Controlling entities of a partnership include the general partners, may include special limited partners when applicable, but not investor limited partners [redacted] special limited partners who do not possess other factors [redacted] attributes that give them Control. Persons with Control of a Development must be identified in the Application. Controlling individuals and entities are set forth in subparagraphs (A) - (E) of this paragraph. Multiple Persons may be deemed to have Control simultaneously.

(A) For for-profit corporations, any officer authorized by the board of directors, regardless of title, to act on behalf of the corporation, including, but not limited to, the president, vice president, secretary, treasurer, and all other [redacted]ecutive officers, and each stock holder having a 50% [redacted] more interest in the corporation, and any individual who has Control with respect to such stockholder.

(B) For nonprofit corporations [redacted] governmental instrumentalities (such [redacted] housing authorities), any officer authorized by the board, regardless of title, to act on behalf of the corporation, including, but not limited to, the president, vice president, [redacted]cretary, treasurer, and all other executive officers, the Audit committee chair, the Board chair, and anyone identified as the executive director or equivalent.

(C) For trusts, all beneficiari[redacted] that have the legal ability to Control the trust who are not just financial beneficiaries.

(D) For limited liability companies, all managers, managing members, members having a 50% or more interest in the limited liability company, any individual Controlling such members, [redacted] any officer authorized to act on behalf of the limited liability company.

(E) For partnerships, Principals include all General Partners, and Principals with ownership interest and special limited partners with ownership interest who also possess factors [redacted] attributes that give them Control.

Sec. 2306.0504. DEBARMENT FROM PROGRAM PARTICIPATION. (a) The department shall develop, and the board by rule shall adopt, a policy providing for the debarment of a person from participation in programs administered by the department.

(b) The department may debar a person from participation in a department program on the basis of the person's past failure to comply with any condition imposed by the department in the administration of its programs.

(c) The department shall debar a person from participation in a department program if the person:

(1) materially or repeatedly violates any condition imposed by the department in connection with the administration of a department program, including a material or repeated violation of a land use restriction agreement regarding a development supported with a housing tax credit allocation; or

(2) is debarred from participation in federal housing programs by the United States Department of Housing and Urban Development.

(d) A person debarred by the department from participation in a department program may appeal the person's debarment to the board.

Added by Acts 2001, 77th Leg., ch. 1367, Sec. 8.01, eff. Sept. 1, 2001.
Transferred, redesignated and amended from Government Code, Section 2306.6721 by Acts 2013, 83rd Leg., R.S., Ch. 556 (S.B. 659), Sec. 1, eff. September 1, 2013.
Transferred, redesignated and amended from Government Code, Section 2306.6721 by Acts 2013, 83rd Leg., R.S., Ch. 1079 (H.B. 3361), Sec. 1.07, eff. September 1, 2013.

Texas Administrative Code

TITLE 10	COMMUNITY DEVELOPMENT
PART 1	TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
CHAPTER 2	ENFORCEMENT
SUBCHAPTER D	DEBARMENT FROM PARTICIPATION IN PROGRAMS ADMINISTERED BY THE DEPARTMENT
RULE §2.401	General

(a) The Department may debar a Responsible Party, a Consultant and/or a Vendor who has exhibited past failure to comply with any condition imposed by the Department in the administration of its programs. A Responsible Party, Consultant or Vendor may be referred to the Committee for Debarment for any of the following:

(1) Refusing to provide an acceptable plan to implement and adhere to procedures to ensure compliant operation of the program after being placed on Modified Cost Reimbursement;

(2) Refusing to repay disallowed costs;

(3) Refusing to enter into a plan to repay disallowed costs or egregious violations of an agreed repayment plan;

(4) Meeting any of the ineligibility criteria referenced in §11.202 of this title (relating to Ineligible Applicants and Applications) or other ineligibility criteria outlined in a Program Rule, with the exception of: ineligibility related to conflicts of interest disclosed to the Department for review, and ineligibility identified in a previous participation review in conjunction with an application for funds or resources (unless otherwise eligible for Debarment under this Subchapter D);

(5) Providing fraudulent information, knowingly falsified documentation, or other intentional or negligent material misrepresentation or omission with regard to any documentation, certification or other representation made to the Department;

(6) Failing to correct Events of Noncompliance as required by an order that became effective after April 1, 2021, and/or failing to pay an administrative penalty as required by such order, within six months of a demand being issued by the Department. In this circumstance, if the Debarment process is initiated but the Responsible Party fully corrects the findings of noncompliance to the satisfaction of the referring division and pays the administrative penalty as required by the order before the Debarment is finalized by the Board, the Debarment recommendation may be cancelled or withdrawn by Committee recommendation and Executive Director concurrence. This type of referral would be initiated by the Secretary;

(7) Controlling a multifamily Development that was foreclosed after April 1, 2021, where the foreclosure or deed in lieu of foreclosure terminates a subordinate TDHCA LURA;

(8) Controlling a multifamily Development and allowing a change in ownership after April 1, 2021, without Department approval;

(9) Transferring a Development, after April 1, 2021, without regard for a Right of First Refusal requirement;

(10) Being involuntary removed, or replaced due to a default by the General Partner under the Limited Partnership Agreement, after April 1, 2021;

(11) Controlling a multifamily Development and failing to correct Events of Noncompliance before the expiration of a Land Use Restriction Agreement, after the effective date of this rule;

(12) Refusing to comply with conditions approved by the Board that were recommended by the Executive Award Review Advisory Committee after April 1, 2021;

(13) Having any Event of Noncompliance that occurs after April 1, 2021, that causes the Department to be required to repay federal funds to any federal agency including, but not limited to the U.S. Department of Housing and Urban Development; and/or

(14) Submitting a written certification that non-compliance has been corrected when it is determined that the Event of Noncompliance was not corrected. For certain Events of Noncompliance, in lieu of documentation, the Compliance Division accepts a written certification that noncompliance has been corrected. If it is determined that the Event of Noncompliance was not corrected, a Person who signed the certification may be recommended for debarment;

(15) Refusing to provide an amenity required by the LURA after April 1, 2021;

(16) Failing to reserve units for Section 811 PRA participants after April 1, 2021;

(17) Failing to notify the Department of the availability of 811 PRA units after April 1, 2021;

(18) Taking "choice limiting" actions prior to receiving HUD environmental clearance (24 CFR §58.22);

(19) Substandard construction, as defined by the Program, and repeated failure to conduct required inspections;

(20) Repeated failure to provide eligible match. 24 CFR §92.220, 24 CFR §576.201, and as required by NOFA;

(21) Repeated failure to report program income. 24 CFR §200.80, 24 CFR §570.500, 24 CFR §576.407(c), 24 CFR §92. 503, (as applicable), and 10 TAC §20.9, or as defined by Program Rule;

(22) Participating in activities leading to or giving the appearance of "Conflict of Interest". As applicable, in 2 CFR Part 215 2 CFR Part 200. 24 CFR §93.353, §92.356 24 CFR, §570.489, 24 CFR §576.404, 10 TAC §20.9, or as defined by Program Rule;

(23) Repeated material financial system deficiencies. As applicable, 2 CFR Part 200, 24 CFR §§, 92.205, 92.206, 92.350, 92.505, and 92.508, 2 CFR Part 215, 2 CFR Part 225 (if applicable), 2 CFR Part 230 (, 10 TAC §20.9, Uniform Grant Management Standards, and Texas Grant Management Standards (as applicable), and as defined by Program Rule.

(24) Repeated violations of Single Audit or other programmatic audit requirements;

(25) Failure to remain a CHDO for Department committed HOME funds;

(26) Commingling of funds, Misapplication of funds;

(27) Refusing to submit a required Audit Certification Form, Single Audit, or other programmatic audit;

(28) Refusing to timely respond to reports/provide required correspondence;

(29) Failure to timely expend funds; and

(30) A Monitoring Event determines that 50% or more of the client or household files reviewed do not contain required documentation to support income eligibility or indicate that the client or household is not income eligible.

(b) The Department shall debar any Responsible Party, Consultant, or Vendor who is debarred from participation in any program administered by the United States Government.

(c) Debarment for violations of the Department's Multifamily Programs. The Department shall debar any Responsible Party who has materially or repeatedly violated any condition imposed by the Department in connection with the administration of a Department program, including but not limited to a material or repeated violation of a land use restriction agreement (LURA) or Contract. Subsection (d) of this section provides the criteria the Department will use to determine if there has been a material violation of a LURA. Subsections (e)(1) and (e)(2) of this section provide the criteria the Department shall use to determine if there have been repeated violations of a LURA.

(d) Material violations of a LURA. A Responsible Party will be considered to have materially violated a LURA, Program Agreement, or condition imposed by the Department and shall be referred to the committee for mandatory Debarment if they:

(1) Control a Development that has, on more than one occasion scored 50 or less on a UPCS inspection or has, on more than one occasion scored 50 or less on a NSPIRE inspection, or any combination thereof. The Compliance Division may temporarily decrease this NSPIRE score threshold with approval by the Executive Director, for a period of time not longer than one year, so long as the score threshold is applied evenly to all properties;

(2) Refuse to allow a monitoring visit when proper notice was provided or failed to notify residents, resulting in inspection cancellation, or otherwise fails to make units and records available;

(3) Refuse to reduce rents to less than the highest allowed under the LURA;

(4) Refuse to correct a UPCS, NSPIRE, or final construction inspection deficiency after the effective date of this rule;

(5) Fail to meet minimum set aside by the end of the first year of the credit period (HTC Developments only) after April 1, 2021; or

(6) Excluding an individual or family from admission to the Development solely because the household participates in the HOME Tenant Based Rental Assistance Program, the housing choice voucher program under Section 8, United States Housing Act of 1937 (42 U.S.C. §1-437), or other federal, state, or local government rental assistance program after April 1, 2021.

(e) Repeated Violations of a LURA that shall be referred to the Committee for Debarment.

(1) A Responsible Party shall be referred to the Committee for mandatory Debarment if they Control a Development that, during two Monitoring Events in a row is found to be out of compliance with the following Events of Noncompliance:

(A) No evidence of, or failure to certify to, material participation of a non-profit or HUB, if required by the Land Use Restriction Agreement;

Cont'd...

Next Page

List of Titles | Back to List

HOME | TEXAS REGISTER | TEXAS ADMINISTRATIVE CODE | OPEN MEETINGS

(B) Any Uniform Physical Condition Standards Violations that result in a score of 70 or below in sequential UPCS inspections after April 1, 2021 or NSPIRE violations that result in a score of 50 or below in sequential inspections after the effective date of this rule, or any combination thereof. The Compliance Division may temporally decrease this NSPIRE score threshold with approval by the Executive Director, for a period not to exceed one year, so long as the score threshold is applied evenly to all properties;

(C) Refuse to submit all or parts of the Annual Owner's Compliance Report for two consecutive years after April 1, 2021; or

(D) Gross rents exceed the highest rent allowed under the LURA or other deed restriction.

(2) Repeated violations in a portfolio. Persons who control five or more Actively Monitored Developments will be considered for Debarment based on repeated violations in a portfolio. A Person shall be referred to be committee if an inspection or referral, after April 1, 2021, indicates the following:

(A) 50% or more of the Actively Monitored Developments in the portfolio have been referred to the Enforcement Committee within the last three years. The Enforcement Committee may increase this threshold at its discretion. For example, if three properties in a five-property portfolio are monitored in the same month, and then referred to the Enforcement Committee at the same time, it may be appropriate to increase the 50% threshold; or,

(B) 50% or more of the Actively Monitored Developments in the portfolio score a 70 or less during a Uniform Physical Conditions Standards inspection or score 50 or less during a NSPIRE inspection, or any combination thereof. The Compliance Division may decrease this NSPIRE score threshold with approval by the Executive Director, for a period not to exceed one year, so long as the score threshold is applied evenly to all properties.

(f) Debarment for violations of Department Programs, with the exception of the Non-Discretionary funds in the Community Services Block Grant program. Material or repeated violations of conditions imposed in connection with the administration of Programs administered by the Department. Administrators, Subrecipients, Responsible Parties, contractors, multifamily owners, and related parties shall be referred to the Committee for consideration for Debarment for violations including but not limited to:

(1) 50% or more loan defaults in the first 12 months of the loan agreement after April 1, 2021;

(2) The following Davis Bacon Act Violations:

(A) Refusing to pay restitution (underpayment of wages). 29 CFR §5.31.

(B) Refusing to pay liquidated damages (overtime violations). 29 CFR §5.8.

(C) Repeated failure to pay full prevailing wage, including fringe benefits, for all hours worked. 29 CFR §5.31.

(3) The following violations of the Uniform Relocation Act and requirements of §104(d):

(A) Repeated failure to provide the General Information Notice to tenants prior to application. 49 CFR §24.203, 24 CFR §92.353, 24 CFR §93.352 and HUD Handbook 1378.

(B) Repeated failure to provide all required information in the General Information Notice. 49 CFR §24.203, 24 CFR §570.606, 24 CFR §92.353, 24 CFR §93.352, or HUD Handbook 1378.

(C) Repeated failure to provide the Notice of Eligibility and/or Notice of Non-displacement on or before the Initiation of Negotiations date. 49 CFR §24.203, 24 CFR §92.353, 24 CFR §93.352, or 24 CFR §570.606.

(D) Repeated failure to provide all required information in the Notice of Eligibility and/or Notice of Non-displacement. 49 CFR §24.203, 24 CFR §92.353, 24 CFR §93.352, or 24 CFR §570.606.

(E) Repeated failure to provide 90 Day Notices to all "displaced" tenants and/or repeated failure to provide 30 Day Notices to all "non-displaced" tenants. 49 CFR §24.203, 24 CFR §92.353, 24 CFR §93.352, or 24 CFR §570.606.

(F) Repeated failure to perform and document "decent, safe and sanitary" inspections of replacement housing. 49 CFR §24.203, 24 CFR §92.353, 24 CFR §93.352, or 24 CFR §570.606.

(G) Refusing to properly provide Uniform Relocation Act or §104(d) assistance. 49 CFR §24.203, 24 CFR §92.353, 24 CFR §570.606 and §104(d) of the Housing & Community Development Act of 1974 - 24 CFR Part 42.

(4) Refusing to reimburse excess cash on hand;

(5) Using Department funds to demolish a homeowner's dwelling and then refusing to rebuild;

(6) Drawing down Department funds for an eligible use and then refusing to pay a properly submitted request for payment to a subgrantee or vendor with the drawn down funds.

(g) The referring division shall provide the Responsible Party with written notice of the referral to the Committee, setting forth the facts and circumstances that justify the referral for Debarment consideration.

(h) The Secretary shall then offer the Responsible Party the opportunity to attend an Informal Conference with the Committee to discuss resolution of the. In the event that the Debarment referral was the result of a violated agreed order or a determination that 50% or more of the Actively Monitored Developments in their portfolio have been referred to the Enforcement Committee, the above written notice of the referral to the Committee and the informal conference notice shall be combined into a single notice issued by the Secretary.

(i) A Debarment Informal Conference may result in the following, which shall be reported to the Executive Director:

(1) A determination that the Department did not have sufficient information and/or that the Responsible Party does not meet any of the criteria for Debarment;

(2) An agreed Debarment, with a proposed agreed order to be prepared and presented to the Board for approval;

(3) A recommendation by the Committee to the Executive Director for Debarment;

(4) A request for further information, to be considered during a future meeting; or,

(5) If Debarment is not mandatory, an agreement to dismiss the matter with no further action, an agreement to

dismiss the matter with corrective action being taken, or any other action as the Committee deems appropriate, which will then be reported to the Executive Director.

(j) The Committee's recommendation to the Executive Director regarding Debarment shall include a recommended period of Debarment. Recommended periods of Debarment will be based on material factors such as repeated occurrences, seriousness of underlying issues, presence or absence of corrective action taken or planned, including corrective action to install new responsible persons and ensure they are qualified and properly trained. Recommended periods of Debarment if based upon HUD Debarment, shall be for the period of the remaining HUD Debarment; or, if based upon criminal conviction, shall be up to ten (10) years or until fulfillment of all conditions of incarceration and/or probation, whichever is greater.

(k) The Executive Director shall accept, reject, or modify the Debarment recommendation by the Committee and shall provide written notice to the Responsible Party of the determination, and an explanation of the determination if different than the Committee's recommendation, including the period of Debarment, if any. The Responsible Party may appeal the Debarment determination in writing to the Board as described in §1.7 of this title (relating to Appeals Process).

(l) The Debarment recommendation will be brought to the next Board meeting for which the matter can be properly posted. The Board reserves discretion to impose longer or shorter Debarment periods than those recommended by staff based on its finding that such longer or shorter periods are appropriate when considering all factors and/or for the purposes of equity or other good cause. An action on a proposed Debarment of an Eligible Entity under the CSBG Act will not become final until and unless proceedings to terminate Eligible Entity status have occurred, resulting in such termination and all rights of appeal or review have run or Eligible Entity status has been voluntarily relinquished.

(m) Until the Responsible Party's Debarment referral is fully resolved, the Responsible Party may not participate in new Department financing and assistance opportunities.

(n) Any person who has been debarred is prohibited from participation as set forth in the final order of Debarment for the term of their Debarment. Unless specifically stated in the order of Debarment, Debarment does not relieve a Responsible Party from its current obligations, or prohibit it from continuing its participation in any existing engagements funded through the Department, nor limit its responsibilities and duties thereunder. The Board will not consider modifying the terms of the Debarment after the issuance of a final order of Debarment.

(o) If an Eligible Entity under the CSBG Act meets any of the criteria for Debarment in this rule, the Department may recommend the Eligible Entity for Debarment. However, that referral or recommendation shall not proceed until the termination of the Eligible Entity's status under the CSBG Act has concluded, and no right of appeal or review remains.

(p) All correspondence under this rule shall be delivered electronically.

Source Note: The provisions of this §2.401 adopted to be effective November 19, 2014, 39 TexReg 8976; amended to be effective April 1, 2021, 46 TexReg 1992; amended to be effective March 28, 2024, 49 TexReg 1891

Exhibit 4:
2024 NSPIRE Scoring

Rosemont at Meadow Lane (correct building #): (Multiple Units)

Results by Area

NSPIRE: Annual

Scheduled: 09/26/2024 Closed: Sep 26 2024 ID: 557377

Score: 75.28

Scoring Summary - NSPIRE

Units Inspected: 27 HUD Samp. Size: 15	Outside		Inside		Unit		Totals	
	#	Pts	#	Pts	#	Pts (Adj)	#	Pts
Life Threatening	1	3.31	0	0.00	3	6.67	4	9.97
Severe	0	0.00	0	0.00	6	3.29	6	3.29
Moderate	3	0.90	0	0.00	37	7.54	40	8.44
Low	0	0.00	0	0.00	34	3.02	34	3.02
Totals	4	4.21	0	0.00	80	20.52	84	24.72

Score	75.28*	Note: The unit points are adjusted based on the count of units inspected and not the HUD-defined unit sample size. Outside and Inside points are based on the HUD Sample Size.

Message	Non-scoring findings excluded from score: (Handrail,Smoke Detectors), Temporary non-scoring findings excluded from score, Repeated HUD Standard findings within an area are counted only once

Inspection Results

Outside

3

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Side Entry	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	AC connection	6	09/26/24 10:27 CF		LT	3.31[3]		24H

3 Outside NSPIRE Totals

Life Threatening: 1/3.31 Severe: 0/0 Moderate: 0/0 Low: 0/0

5

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Side of Building	Wall Covering and Finish – Exterior	Building has large holes in the exterior wall	At AC unit 502	11	09/26/24 10:48 CF		Mod	0.30		30D

5 Outside NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 1/0.3 Low: 0/0

Inspection Results (Continued)

14

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Side of Building	Roof Assembly	Roof assembly is damaged		1	09/26/24 11:57 CF		Mod	0.30		30D

14 Outside NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 1/0.3 Low: 0/0

18

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Side of Building	Conductors, Outlets, Switches	Exposed electrical conductor	AC connection unit 1803	2	09/26/24 13:22 CF		LT	3.31		24H

18 Outside NSPIRE Totals

Life Threatening: 1/3.31 Severe: 0/0 Moderate: 0/0 Low: 0/0

21

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Walkway/Steps	Handrail	Handrail is missing (Evidence of Prior Installation)		3	09/26/24 13:43 CF		Mod	0.00[1]		30D

21 Outside NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 1/0 Low: 0/0

28

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Side of Building	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	AC conduit near unit 2806	4	09/26/24 14:47 CF		LT	3.31[3]		24H

28 Outside NSPIRE Totals

Life Threatening: 1/3.31 Severe: 0/0 Moderate: 0/0 Low: 0/0

29

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Side of Building	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Wiring for electrical exterior lights exposed	5	09/26/24 14:58 CF		LT	3.31[3]		24H

29 Outside NSPIRE Totals

Life Threatening: 1/3.31 Severe: 0/0 Moderate: 0/0 Low: 0/0

30

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Side of Building	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Hey, see conduit exposed wire	7	09/26/24 15:11 CF		LT	3.31[3]		24H

30 Outside NSPIRE Totals

Life Threatening: 1/3.31 Severe: 0/0 Moderate: 0/0 Low: 0/0

33

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Rear of Building	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	AC unit conduit at 3304	8	09/26/24 15:18 CF		LT	3.31[3]		24H

33 Outside NSPIRE Totals

Life Threatening: 1/3.31 Severe: 0/0 Moderate: 0/0 Low: 0/0

[1]Non-Scoring [2]Temporary Non-Scoring [3]Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

35 Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Side of Building	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Conduit on AC unit for unit 3505	9	09/26/24 15:41 CF		LT	3.31[3]		24H
Side of Building	Wall Covering and Finish – Exterior	Exterior wall with missing section greater than 12x12in.		10	09/26/24 15:40 CF		Mod	0.30		30D

35 Outside NSPIRE Totals

Life Threatening: 1/3.31 Severe: 0/0 Moderate: 1/0.3 Low: 0/0

Unit

2: Unit 206 Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom (Half)	Cabinets/Vanity	50%+ of vanity components are missing/damaged/inoperable in a bathroom or laundry		32	09/26/24 10:19 CF		Mod	0.37[3]	0.20[3]	30D
Bathroom (Half)	Sink	Sink component is damaged or missing impacting functionality	Sink not installed	33	09/26/24 10:21 CF		Mod	0.37	0.20	30D
Bathroom (Half)	Toilet	Toilet is missing (not only toilet in unit)		34	09/26/24 10:19 CF		Mod	0.37	0.20	30D
Bathroom 1	Cabinets/Vanity	50%+ of vanity components are missing/damaged/inoperable in a bathroom or laundry		35	09/26/24 10:22 CF		Mod	0.37[3]	0.20[3]	30D
Kitchen	Cabinetry	50% or more of cabinet components are missing, damaged, or inoperable		36	09/26/24 10:16 CF		Mod	0.37	0.20	30D
Kitchen	Kitchen Sink	Sink is missing or not installed within the primary kitchen			09/26/24 10:18 CF		Mod	0.37	0.20	30D
Kitchen	Wall Covering and Finish – Interior	Interior wall has holes affecting an area greater than 6x6in.		37	09/26/24 10:15 CF		Mod	0.37	0.20	30D
Laundry Room	Door – General	Closet door component is missing, damaged or inoperable		38	09/26/24 10:24 CF		Low	0.16	0.09	60D

2: Unit 206 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 7/1.43 Low: 1/0.09

4: Unit 403 Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Alternate Location - See Notes for Details	Exhaust System	Exhaust system component is damaged or missing.	Missing exhaust scan cover in the laundry room	76	09/26/24 10:39 CF		Mod	0.37	0.20	30D
Bathroom 1	Toilet	Toilet is damaged or inoperable (not only toilet in unit)	Toilet does not flush		09/26/24 10:37 CF		Mod	0.37	0.20	30D
Bathroom 1	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.		77	09/26/24 10:35 CF		Mod	0.37	0.20	30D
Bathroom 2	Door – General	A passage door component is damaged/missing/inoperable		78	09/26/24 10:40 CF		Low	0.16	0.09	60D
Bathroom 2	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)		79	09/26/24 10:43 CF		Mod	0.37	0.20	30D
Bathroom 2	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation		80	09/26/24 10:43 CF		Low	0.16	0.09	60D
Den	Flammables or Combustibles	Improperly Stored Chemicals (Paint, Gasoline, etc.)		81	09/26/24 10:35 CF		LT	4.00	2.22	24H

4: Unit 403 Unit NSPIRE Totals

Life Threatening: 1/2.22 Severe: 0/0 Moderate: 4/0.81 Low: 2/0.18

5: Unit 501 Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Entire Unit	No Issues/Violations	Inspected - No Issues Were Found			09/26/24 15:55			0.00[1]	0.00[1]	

[1]Non-Scoring [2]Temporary Non-Scoring [3]Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

5: Unit 501 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 0/0 Low: 0/0

6: Unit 601

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation		84	09/26/24 11:00 CF		Low	0.16[3]	0.09[3]	60D
Bathroom 2	Bathtub/Shower	Bath/shower stopper damaged, inoperable, or missing with evidence of prior installation		85	09/26/24 11:02 CF		Low	0.16	0.09	60D
Bathroom 2	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation			09/26/24 11:01 CF		Low	0.16[3]	0.09[3]	60D
Kitchen	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)		86	09/26/24 10:59 CF		Mod	0.37	0.20	30D

6: Unit 601 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 1/0.2 Low: 3/0.27

7: Unit 705

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation		87	09/26/24 11:07 CF		Low	0.16	0.09	60D
Laundry Room	GFCI/AFCI	Missing GFCI protection on outlet within Six Feet of water source		88	09/26/24 11:10 CF		Severe	0.00[2]	0.00[2]	24H

7: Unit 705 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 1/0 Moderate: 0/0 Low: 1/0.09

9: Unit 904

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation		89	09/26/24 11:17 CF		Low	0.16	0.09	60D
Kitchen	Infestation	Evidence of other pests	Nats	90	09/26/24 11:15 CF		Mod	0.37	0.20	30D

9: Unit 904 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 1/0.2 Low: 1/0.09

10: Unit 1006

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom (Half)	Sink	Sink component is damaged or missing impacting functionality		12	09/26/24 11:24 CF		Mod	0.37	0.20	30D
Den	Smoke Alarms	Smoke alarm does not produce an audio or visual alarm when tested			09/26/24 11:26 CF		LT	0.00[1]	0.00[1]	24H

10: Unit 1006 Unit NSPIRE Totals

Life Threatening: 1/0 Severe: 0/0 Moderate: 1/0.2 Low: 0/0

11: Unit 1104

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation		13	09/26/24 11:37 CF		Low	0.16	0.09	60D
Laundry Room	GFCI/AFCI	Missing GFCI protection on outlet within Six Feet of water source		14	09/26/24 11:35 CF		Severe	0.00[2]	0.00[2]	24H

11: Unit 1104 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 1/0 Moderate: 0/0 Low: 1/0.09

[1]Non-Scoring [2]Temporary Non-Scoring [3]Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

13: Unit 1302

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom (Half)	Sink	Sink component is damaged or missing impacting functionality		15	09/26/24 11:42 CF		Mod	0.37	0.20	30D
Bathroom (Half)	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation		16	09/26/24 11:42 CF		Low	0.16	0.09	60D
Laundry Room	GFCI/AFCI	Missing GFCI protection on outlet within Six Feet of water source		17	09/26/24 11:44 CF		Severe	0.00[2]	0.00[2]	24H
Main Entry	Door Hardware - Entry (non-fire)	Entry door component is damaged, inoperable, or missing (does not affect privacy or security)		18	09/26/24 11:45 CF		Low	0.16	0.09	60D

13: Unit 1302 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 1/0 Moderate: 1/0.2 Low: 2/0.18

14: Unit 1401

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom (Half)	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation			09/26/24 11:48 CF		Low	0.16[3]	0.09[3]	60D
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation			09/26/24 11:51 CF		Low	0.16[3]	0.09[3]	60D
Hallways & Corridors	Sharp Edges	Any item or component has a sharp edge that can puncture or cut		19	09/26/24 11:53 CF		Severe	0.99	0.55	24H
Laundry Room	GFCI/AFCI	Missing GFCI protection on outlet within Six Feet of water source		20	09/26/24 11:54 CF		Severe	0.00[2]	0.00[2]	24H
Stairwell	Handrail	Handrail is not secure/movement at the anchors			09/26/24 11:50 CF		Mod	0.37	0.20	30D

14: Unit 1401 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 2/0.55 Moderate: 1/0.2 Low: 2/0.18

15: Unit 1511

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Bathtub/Shower	Bath/shower basin discolored on more than 50% of surface		21	09/26/24 12:07 CF		Low	0.16	0.09	60D
Bathroom 1	Cabinets/Vanity	50%+ of vanity components are missing/damaged/inoperable in a bathroom or laundry		22	09/26/24 12:06 CF		Mod	0.37	0.20	30D
Rear Entry	Door Hardware - Entry (non-fire)	Entry door component is damaged, inoperable, or missing (does not affect privacy or security)		23	09/26/24 12:03 CF		Low	0.16	0.09	60D
Stairwell	Handrail	Handrail is not secure/movement at the anchors			09/26/24 12:05 CF		Mod	0.37	0.20	30D

15: Unit 1511 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 2/0.41 Low: 2/0.18

17: Unit 1702

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Laundry Room	Door – General	Closet door component is missing, damaged or inoperable		24	09/26/24 13:16 CF		Low	0.16	0.09	60D

17: Unit 1702 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 0/0 Low: 1/0.09

[1]Non-Scoring [2]Temporary Non-Scoring [3]Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

18: Unit 1802

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Bathtub/Shower	Bath/shower basin discolored on more than 50% of surface		25	09/26/24 13:31 CF		Low	0.16	0.09	60D
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation		26	09/26/24 13:30 CF		Low	0.16	0.09	60D
Bathroom 1	Toilet	Toilet is not secured at base/loose		27	09/26/24 13:30 CF		Mod	0.37[3]	0.20[3]	30D
Bathroom 2	Toilet	Toilet is not secured at base/loose			09/26/24 13:35 CF		Mod	0.37[3]	0.20[3]	30D
Bedroom 2	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Bedroom 2	28	09/26/24 13:34 CF		LT	4.00	2.22	24H
Kitchen	Cabinetry	50% or more of cabinet components are missing, damaged, or inoperable		29	09/26/24 13:25 CF		Mod	0.37	0.20	30D
Kitchen	Kitchen Sink	Water is directed outside of the basin		30	09/26/24 13:26 CF		Low	0.16	0.09	60D
Laundry Room	GFCI/AFCI	Missing GFCI protection on outlet within Six Feet of water source		31	09/26/24 13:28 CF		Severe	0.00[2]	0.00[2]	24H

18: Unit 1802 Unit NSPIRE Totals

Life Threatening: 1/2.22 Severe: 1/0 Moderate: 3/0.61 Low: 3/0.27

20: Unit 2002

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Bathtub/Shower	Bath/shower basin discolored on more than 50% of surface		39	09/26/24 13:49 CF		Low	0.16	0.09	60D
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation			09/26/24 13:49 CF		Low	0.16	0.09	60D
Kitchen	Refrigerator	Refrigerator drawers or shelving is damaged		40	09/26/24 13:46 CF		Mod	0.37	0.20	30D
Laundry Room	GFCI/AFCI	Missing GFCI protection on outlet within Six Feet of water source		41	09/26/24 13:47 CF		Severe	0.00[2]	0.00[2]	24H

20: Unit 2002 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 1/0 Moderate: 1/0.2 Low: 2/0.18

23: Unit 2305

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation			09/26/24 13:58 CF		Low	0.16	0.09	60D

23: Unit 2305 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 0/0 Low: 1/0.09

24: Unit 2404

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 2	Sharp Edges	Any item or component has a sharp edge that can puncture or cut	Broken floor tiles	42	09/26/24 14:11 CF		Severe	0.99	0.55	24H
Kitchen	Cooking Appliance	Cooking range, cooktop, or oven component is damaged or missing		43	09/26/24 14:05 CF		Mod	0.37	0.20	30D
Living Room	Tripping Hazard	Tripping hazard - 3/4in. vertical difference		44	09/26/24 14:12 CF		Mod	0.37	0.20	30D
Main Entry	Door Hardware - Entry (non-fire)	Entry door cannot be secured/locked		45	09/26/24 14:03 CF		Severe	0.99	0.55	24H
Stairwell	Handrail	Handrail is missing (Evidence of Prior Installation)		46	09/26/24 14:06 CF		Mod	0.00[1]	0.00[1]	30D

[1]Non-Scoring [2]Temporary Non-Scoring [3]Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

24: Unit 2404 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 2/1.1 Moderate: 3/0.41 Low: 0/0

25: Unit 2502

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation		47	09/26/24 14:22 CF		Low	0.16	0.09	60D
Bathroom 3	Door – General	Closet door component is missing, damaged or inoperable		48	09/26/24 14:23 CF		Low	0.16	0.09	60D
Main Entry	Door Hardware - Entry (non-fire)	Entry door component is damaged, inoperable, or missing (does not affect privacy or security)			09/26/24 14:26 CF		Low	0.16	0.09	60D
Stairwell	Handrail	Handrail is missing (Evidence of Prior Installation)		49	09/26/24 14:20 CF		Mod	0.00[1]	0.00[1]	30D
Stairwell	Tripping Hazard	Tripping hazard - 3/4in. vertical difference		50	09/26/24 14:22 CF		Mod	0.37	0.20	30D

25: Unit 2502 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 2/0.2 Low: 3/0.27

27: Unit 2705

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Bathtub/Shower	Bath/shower stopper damaged, inoperable, or missing with evidence of prior installation			09/26/24 14:32 CF		Low	0.16	0.09	60D
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation			09/26/24 14:32 CF		Low	0.16	0.09	60D

27: Unit 2705 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 0/0 Low: 2/0.18

28: Unit 2802

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Bathtub/Shower	Bath/shower basin discolored on more than 50% of surface		51	09/26/24 14:40 CF		Low	0.16	0.09	60D
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation			09/26/24 14:39 CF		Low	0.16	0.09	60D
Bathroom 2	Mold-Like Substances	Moisture damage on a surface from 1 to 9 S.F. (Units)		52	09/26/24 14:43 CF		Severe	0.99	0.55	24H
Kitchen	Cabinetry	50% or more of cabinet components are missing, damaged, or inoperable		53	09/26/24 14:38 CF		Mod	0.37	0.20	30D
Laundry Room	GFCI/AFCI	GFCI outlet or GFCI breaker reset button does not test (No visible damage)		54	09/26/24 14:42 CF		Severe	0.99	0.55	24H
Main Entry	Door Hardware - Entry (non-fire)	Entry door component is damaged, inoperable, or missing (does not affect privacy or security)	Door seal does not function as intended	55	09/26/24 14:37 CF		Low	0.16	0.09	60D

28: Unit 2802 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 2/1.1 Moderate: 1/0.2 Low: 3/0.27

29: Unit 2912

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Bathtub/Shower	Bath/shower basin discolored on more than 50% of surface		56	09/26/24 14:52 CF		Low	0.16	0.09	60D
Bedroom 3	Door – General	Closet door component is missing, damaged or inoperable		57	09/26/24 14:54 CF		Low	0.16	0.09	60D
Kitchen	Cooking Appliance	A Stove Burner is Inoperable (with at least one operable burner)	Right front burner		09/26/24 14:51 CF		Mod	0.37	0.20	30D

[1]Non-Scoring [2]Temporary Non-Scoring [3]Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

29: Unit 2912 (Continued)

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Laundry Room	GFCI/AFCI	Missing GFCI protection on outlet within Six Feet of water source		58	09/26/24 14:48 CF		Severe	0.00[2]	0.00[2]	24H

29: Unit 2912 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 1/0 Moderate: 1/0.2 Low: 2/0.18

30: Unit 3001

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom (Half)	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation			09/26/24 15:06 CF		Low	0.16[3]	0.09[3]	60D
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation			09/26/24 15:07 CF		Low	0.16[3]	0.09[3]	60D
Kitchen	Ceiling Covering and Finishes	Ceiling has a hole 2in. or more in diameter		59	09/26/24 15:09 CF		Mod	0.37	0.20	30D
Laundry Room	GFCI/AFCI	Missing GFCI protection on outlet within Six Feet of water source			09/26/24 15:07 CF		Severe	0.00[2]	0.00[2]	24H

30: Unit 3001 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 1/0 Moderate: 1/0.2 Low: 2/0.18

32: Unit 3204

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Cabinets/Vanity	50%+ of vanity components are missing/damaged/inoperable in a bathroom or laundry		60	09/26/24 15:14 CF		Mod	0.37	0.20	30D
Laundry Room	Conductors, Outlets, Switches	Exposed electrical conductor	Water heater cover missing	61	09/26/24 15:13 CF		LT	4.00	2.22	24H

32: Unit 3204 Unit NSPIRE Totals

Life Threatening: 1/2.22 Severe: 0/0 Moderate: 1/0.2 Low: 0/0

33: Unit 3302

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Laundry Room	GFCI/AFCI	Missing GFCI protection on outlet within Six Feet of water source		62	09/26/24 15:22 CF		Severe	0.00[2]	0.00[2]	24H

33: Unit 3302 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 1/0 Moderate: 0/0 Low: 0/0

34: Unit 3401

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Cabinets/Vanity	50%+ of vanity components are missing/damaged/inoperable in a bathroom or laundry		63	09/26/24 15:33 CF		Mod	0.37	0.20	30D
Bedroom 2	Floor Covering and Finishes	10% or more of the floor substrate area is exposed in any room		64	09/26/24 15:32 CF		Mod	0.37[3]	0.20[3]	30D
Kitchen	Cabinetry	50% or more of cabinet components are missing, damaged, or inoperable		65	09/26/24 15:29 CF		Mod	0.37	0.20	30D
Kitchen	Cooking Appliance	Cooking range, cooktop, or oven component is damaged or missing		66	09/26/24 15:31 CF		Mod	0.37	0.20	30D
Kitchen	Kitchen Sink	Sink is missing or not installed within the primary kitchen		67	09/26/24 15:30 CF		Mod	0.37	0.20	30D

[1]Non-Scoring [2]Temporary Non-Scoring [3]Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

34: Unit 3401 (Continued)

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Kitchen	Wall Covering and Finish – Interior	Interior wall has holes affecting an area greater than 6x6in.		68	09/26/24 15:29 CF		Mod	0.37[3]	0.20[3]	30D
Living Room	Ceiling Covering and Finishes	Ceiling has a hole 2in. or more in diameter		69	09/26/24 15:27 CF		Mod	0.37	0.20	30D
Living Room	Floor Covering and Finishes	10% or more of the floor substrate area is exposed in any room		70	09/26/24 15:27 CF		Mod	0.37[3]	0.20[3]	30D
Living Room	Wall Covering and Finish – Interior	Interior wall has holes affecting an area greater than 6x6in.		71	09/26/24 15:28 CF		Mod	0.37[3]	0.20[3]	30D

34: Unit 3401 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 9/1.83 Low: 0/0

35: Unit 3505

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom (Half)	Sink	Sink is clogged/not draining		72	09/26/24 15:49 CF		Mod	0.37	0.20	30D
Kitchen	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)			09/26/24 15:44 CF		Mod	0.37	0.20	30D
Kitchen	Kitchen Sink	Kitchen Sink with disposal missing/damaged/inoperable stopper		73	09/26/24 15:42 CF		Low	0.16	0.09	60D
Main Entry	Door Hardware - Entry (non-fire)	Entry door cannot be secured/locked	Front entry door deadbolt does not lock		09/26/24 15:48 CF		Severe	0.99	0.55	24H

35: Unit 3505 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 1/0.55 Moderate: 2/0.41 Low: 1/0.09

37: Unit 3704

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Bathtub/Shower	Bath/shower stopper damaged, inoperable, or missing with evidence of prior installation		74	09/26/24 15:54 CF		Low	0.16	0.09	60D
Laundry Room	GFCI/AFCI	Missing GFCI protection on outlet within Six Feet of water source		75	09/26/24 15:55 CF		Severe	0.00[2]	0.00[2]	24H

37: Unit 3704 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 1/0 Moderate: 0/0 Low: 1/0.09

40: Unit 4004

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation		82	09/26/24 15:37 CF		Low	0.16	0.09	60D
Bathroom 1	Toilet	Toilet components are damaged and inoperable		83	09/26/24 15:37 CF		Mod	0.37	0.20	30D

40: Unit 4004 Unit NSPIRE Totals

Life Threatening: 0/0 Severe: 0/0 Moderate: 1/0.2 Low: 1/0.09

[1]Non-Scoring [2]Temporary Non-Scoring [3]Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Exhibit 5:
Appeal

COATS | ROSE

A PROFESSIONAL CORPORATION

BARRY PALMER
DIRECTOR

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October 22, 2024

By Email to bobby.wilkinson@tdhca.state.tx.us

TDHCA Governing Board
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711
c/o Bobby Wilkinson, Executive Director

RE: Appeal of Notice of Debarment Determination for David B. Ratliff, Michael Volz, and Evan J. Hunden dated October 15, 2024.

Dear Chair Vasquez and Board Members:

This is an appeal of the October 15, 2024 Notice of Debarment Determination for David B. Ratliff, Michael Volz, and Evan J. Hunden sent by Bobby Wilkinson, Executive Director (the "Debarment Determination"). Each of the named individuals was determined to be debarred for a period of two (2) years, subject to the TDHCA Board's concurrence. We take issue with this Debarment Determination on the grounds that the debarment proceeding was brought under 10 (TAC §2.401(e)(2)(A), but the conditions set out in that rule were not met.

We also suggest that a two-year debarment is not warranted for what were initially primarily late filing responses to noncompliance issues, for which the third party property management company accepted responsibility. Only with the September 26, 2023 REAC inspection of Rosemont at Meadow Lane (Score of 47 out of 100) did the condition of a single property slip to the point that it has been an incredible lift to resolve the physical noncompliances identified. Notwithstanding the severe issues, at the most recent NSPIRE inspection of Rosemont at Meadow Lane on September 26, 2024, the project obtained a passing score of 75.28, with 60 being the minimum passing score, as established by HUD. We note that under 10 TAC §2.401(d)(1), a project is referred to the Enforcement Committee for mandatory debarment if it has, on more than one occasion scored 50 or less on a UPCS or an NSPIRE inspection, or any combination thereof. That criterion has never been met in this portfolio, and we suggest that the two-year debarment terms recommended by the Staff do not match the standards suggested by this rule, especially in view of the extreme measures taken to bring Rosemont at Meadow Lane into compliance for the scheduled NSPIRE inspection.

1. **Background:**

David B. Ratliff, Michael Volz, and Evan J. Hunden (collectively, the "Officers") are all executive officers of DevCo, LLC, an integrated development and investment company headquartered in the State of Washington which is the largest provider of affordable ho using in Washington State. Since 1994, DevCo, LLC has focused on developing, owning and managing 12,000 affordable and market rate apartment units throughout the United States. DevCo Preservation, LLC is a division that concentrates on rehabilitating affordable multifamily developments located outside the State of Washington. (DevCo, LLC and DevCo Preservation, LLC are collectively referred to hereafter as "DevCo".)

2. **Basis for Debarment Determination [10 TAC §2.401(e)(2)(A)]:**

The TDHCA notified the of a referral for possible debarment pursuant to a specific provision of the Texas Administrative Code, which reads as follows:

(e) Repeated Violations of a LURA that shall be referred to the Committee for Debarment.

...

(2) Repeated violations in a portfolio. Persons who control five or more Actively Monitored Developments will be considered for Debarment based on repeated violations in a portfolio. A Person shall be referred to be committee if an inspection or referral, after April 1, 2021, indicates the following:

(A) 50% or more of the Actively Monitored Developments in the portfolio have been referred to the Enforcement Committee within the last three years. The Enforcement Committee may increase this threshold at its discretion. For example, if three properties in a five-property portfolio are monitored in the same month, and then referred to the Enforcement Committee at the same time, it may be appropriate to increase the 50% threshold; or, ...

3. **Definition of "Actively Monitored Development":**

In 10 TAC §2.102(1) the Texas Administrative Code specifically defines an "Actively Monitored Development" as used in Chapter 2 provisions relating to Enforcement:

The words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise. Capitalized words used herein have the meaning assigned in the specific chapters of this title that govern the program associated with the request, in Chapter 1 of this title (relating to Administration), or assigned by federal or state law.

(1) Actively Monitored Development--A Development that within the last three years has been monitored by the Department, either through a Uniform Physical Condition Standards (UPCS) inspection, a National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection, an onsite or desk file monitoring review, an Affirmative Marketing Plan review, or a Written Policies and Procedures Review. UPCS and NSPIRE inspections include inspections completed by Department staff, Department contractors and inspectors from the Real Estate Assessment Center through federal alignment efforts.

4. The DevCo portfolio:

DevCo currently has a 10-property Texas portfolio that consists of developments that have been re-syndicated after the expiration of the initial 15-year Compliance Period. The projects owned by DevCo are as shown on Exhibit 2 of the Debarment Determination (copy attached).

The TDHCA has listed all of the projects except Costa Almedena and Brookside Gardens as being Actively Monitored Developments. Under the applicable definition [10 TAC §2.102(1)], we assert that both of these projects should have been considered Actively Monitored Developments:

1. Costa Almedena received a physical inspection on July 7, 2021, as evidenced by a Close-out letter dated March 14, 2022. A physical inspection was also initially scheduled for April 9, 2024, by letter dated March 20, 2024, but was subsequently cancelled at the request of the Property Manager, as shown by email correspondence between Eric Rios and Jamila Ghadamosi dated March 25 – 26, 2024.

2. Brookside Gardens received a physical inspection on April 19, 2022, as referenced in the Close-out letter dated October 3, 2022.

These circumstances were previously brought to the attention of Staff by letter dated July 29, 2024. Staff rejected this information on the grounds that the inspections for Costa Almedena and Brookside Gardens were conducted during a predecessor in title's ownership and therefore the projects were not considered "Actively Monitored Developments" as they related to the Officers.

5. Number of Actively Monitored Developments should be 10:

We have been unable to identify any rule or precedent that suggests whether or not a project being "actively monitored" is dependent upon the identity of the owner of the project. The definition is tied to the dates that UPCS or NSPIRE inspections, or an onsite or desk file monitoring review, Affirmative Marketing Plan review or Written Policies and Procedures review took place. Nothing in the definition speaks to the ownership of a project at the time of such inspection or review. Accordingly, Costa Almedena and Brookside Gardens should have been counted as part of the portfolio of Actively Monitored Developments. This would mean that of the 10 projects owned by DevCo, all 10 should have been considered Actively Monitored Developments.

6. Ownership by Hunden is not shown in three instances:

The listing of projects and their ownership and referral status does not show that at the time of re-syndication, the following projects were acquired by entities in which Evan (Jack) Hunden held Controlling interests: (i) The Mondello (07/17/2024); (ii) The Positano (08/24/2023); and (iii) Costa Almadena (07/28/2023). Mr. Hunden's Control over The Mondello would be irrelevant to this procedure, since it was not acquired until after issuance of the Debarment Notice on April 24, 2024. His interests in The Positano and Costa Almadena should have been

considered at the time of the Debarment Notice, however. This would have given Mr. Hunden a portfolio of 8 Controlled Actively Monitored Developments. Copies of the organizational charts for these three projects post re-syndication are attached as Exhibit A, and copies of their organizational documents are available upon request.

7. **Percentages of referred developments fail to meet 10 TAC §2.401(e)(2)(A) criteria:**

Had the Staff used a portfolio count of 10 Actively Monitored Developments, then the portfolio number considered to be under the Control of the Officers would be 9 for David Ratliff and Michael Volz, and 6 for Evan (Jack) Hunden. The percentages of those Actively Monitored Developments under the Control of each of the Officers that were referred to the Enforcement Committee within the three years preceding the Debarment Notice dated April 24, 20024, would be as follows:

1. David Ratliff – 40%
2. Michael Volz – 40%
3. Evan (Jack) Hunden – 37.5% (At the time of the April 24, 2024 Debarment Notice, Jack Hunden did not have an ownership interest in The Mondello, so at the most, he could only "Control" 8 developments, of which 3 had been referred to the Enforcement Committee.)

Based upon these percentages, the referral of the Officers to the Enforcement Committee was not in accordance with the criteria set out in 10 TAD §2.401(e)(2)(A).

8. **Extreme effort has been devoted to resolving physical noncompliance issues:**

In December 2023 it became clear to DevCo and the Officers that their third party property management company was not taking adequate steps to resolve the outstanding noncompliances from the September 26, 2023 REAC inspection of Rosemont at Meadow Lane. They stepped in to directly supervise resolution of the noncompliance issues. They have undertaken an intense effort to resolve the physical noncompliances identified in the 2023 REAC inspection. Since December 2023 a total of **$2,346,884.00** has been spent to bring the project up to TDHCA standards and to successfully pass the anticipated September 26, 2024 NSPIRE inspection. Please see the attached Exhibit B. Additionally, Devco has terminated the previous non-performing property management company and as of October 2024, Alpha Barnes Real Estate Services, LLC was engaged to serve as the third party Property Manager overseeing all efforts to fix physical problems with Rosemont at Meadow Lane and to bring it into compliance with the TDHCA standards and procedures. As of this time, DevCo has replaced the previous property manager with Alpha Barnes Real Estate Services, LLC on five of the portfolio projects, and the lenders of four additional projects have requests pending that HUD approve property management changes.

We believe that all of the above circumstances indicate that the Officers and DevCo are acting in good faith to bring the problematic Rosemont at Meadow Lane into compliance in all respects, and to the best of our knowledge, any noncompliances noted for other properties in DevCo's Control per TDHCA rules have been resolved and close-out letters are in place.

9. Summary:

In summary, we think that this Debarment Determination against the Officers is faulty in that it should not have been brought against them, given the size of their various Controlled Actively Monitored Development portfolios. We accordingly request that the debarment proceeding be terminated without any penalties to the Officers.

If, however, the Board does not agree with our analysis of the underpinnings of this debarment proceeding, then we request that the Board reduce the debarment terms, taking into consideration the major efforts that have been undertaken to resolve the outstanding noncompliances, and the really major turn-around that was made to enable Rosemont at Meadow Lane to pass the recent NSPIRE inspection. We point out that the NSPIRE inspection noted that all of the noncompliances still outstanding from the 2023 REAC inspection (window screens and faulty swimming pool equipment) were observed to have been cured.

Thank you for the opportunity to submit this appeal of the Debarment Determination. If there are any questions, we are glad to provide clarification.

Sincerely,

Barry J. Palmer, Director

Enclosures:
Copy of Exhibit 2 from Debarment Determination
Exhibit A - Copies of organizational charts (Mondello, Positano & Costa Almadena)
Exhibit B - Capital Expenditures for Rosemont at Meadow Lane

cc: Bobby Wilkinson
David B. Ratliff
Michael Volz
Evan (Jack) Hunden
Mattye Gouldsby Jones
Tamea A. Dula

Exhibit 2: Actively Monitored Development Analysis

Property	David Ratliff	Michael Volz	Evan Hunden	Referred for penalty during last 3 years?	Control Began (date)	Actively Monitored
The Mondello HTC 07053 / CMTS 4080	Managing Member	Managing Member	Guarantor. No Control authority	4/2022 File Monitoring Referral	11/3/2021	Yes
Rosemont Ash Creek HTC 23420 / HTC 03410 / Bond 03410B / CMTS 3399	Managing Member	Managing Member	Managing Member	2/2022 UPCS Referral	12/29/2020	Yes
Rosemont Meadow Lane HTC 03433 / CMTS 3421	Managing Member	Managing Member	Managing Member	11/2021 UPCS Referral 4/2024 UPCS Referral	1/29/2021	Yes
Rosemont Lancaster HTC 02479 / Bond 20034 / CMTS 3279	Managing Member	Managing Member	Managing Member	2/2022 UPCS Referral 6/2022 File Monitoring Referral	12/29/2020	Yes
Park at Humble HTC 23434 / HTC 03465 / 03465B / CMTS 4036	Managing Member	Managing Member	Managing Member	No	8/2/2021	Yes
Positano HTC 23421 / HTC 04490 / CMTS 4184	Managing Member	Managing Member	No Control authority	No	12/17/2021	Yes
Tigoni Villas HTC 23424 / HTC 03136 / CMTS 3353	Managing Member of the Limited Partner, but has primary Control authority per Section 5.1. of LPA)	Managing Member of the Limited Partner, but has primary Control authority per Section 5.1. of LPA)	Managing Member of the Limited Partner, but has primary Control authority per Section 5.1. of LPA)	No	1/7/2022	Yes
Plainview Vistas HTC 04154 / CMTS 4073	No Control authority	No Control authority	No Control authority	No	1/7/2022	Yes, but not in Control. Verified by Coats Rose 5/15/2024

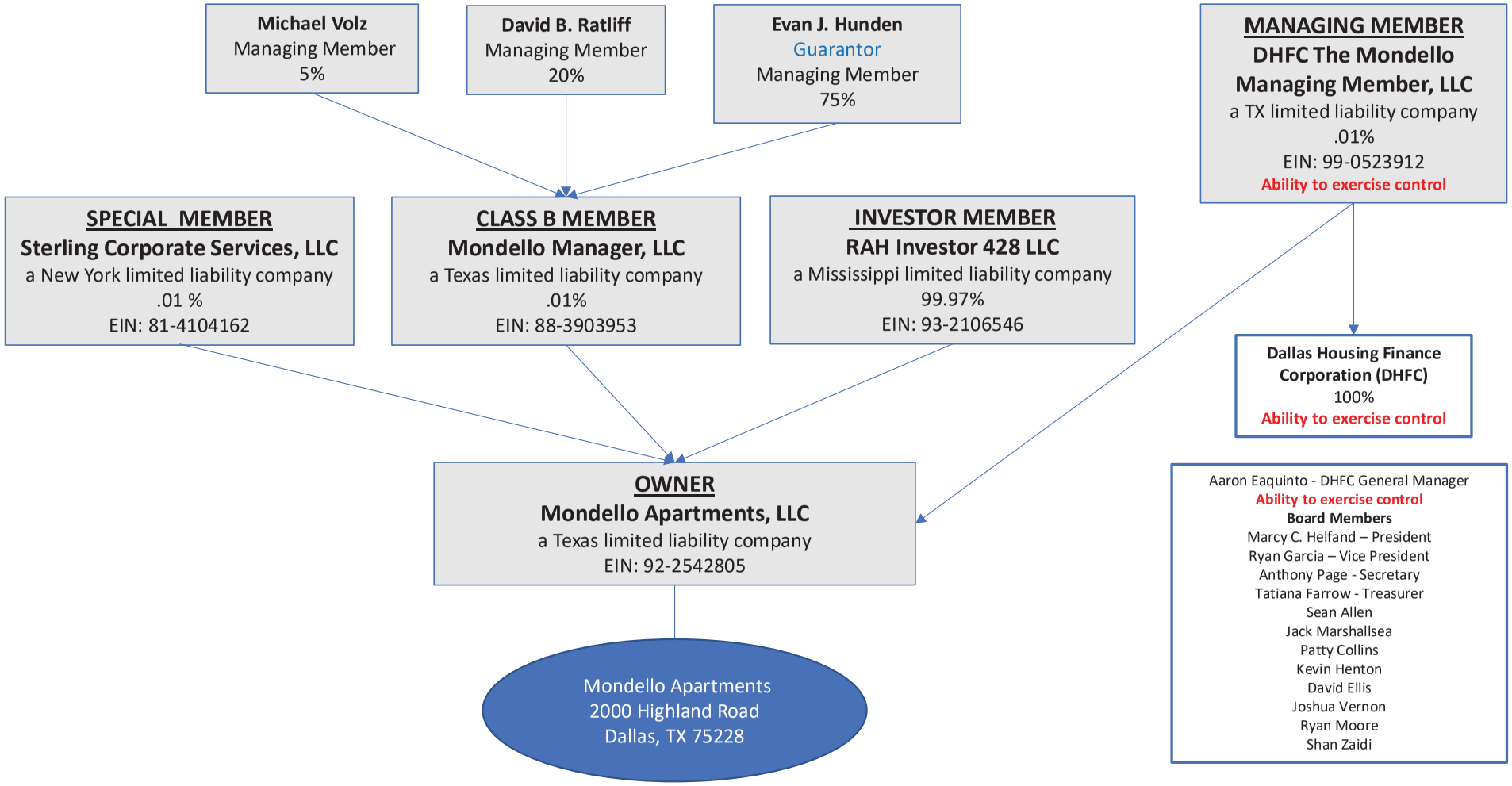
- *Continued from prior page* -

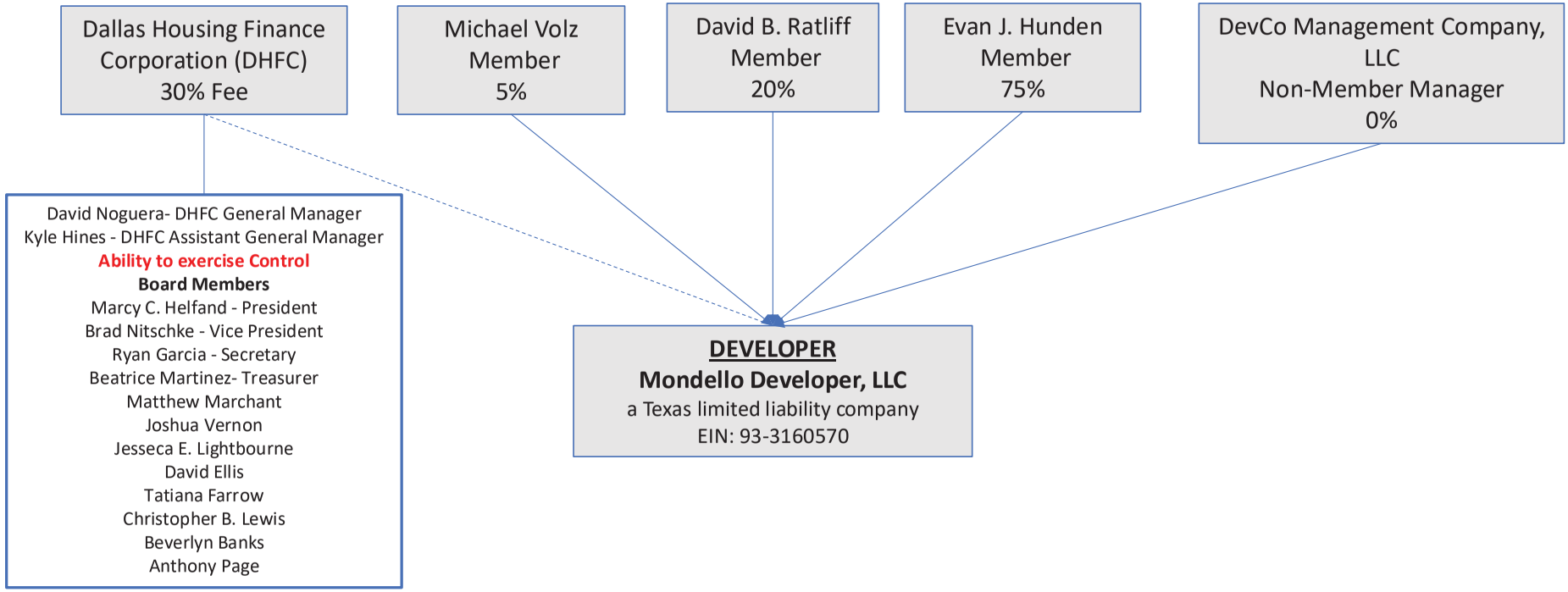
Property	David Ratliff	Michael Volz	Evan Hunden	Referred for penalty during last 3 years?	Control Began (date)	Actively Monitored
Costa Almedena HTC 23437 / HTC 060426 / CMTS 4429	Managing Member of Co-GP (primary control authority)	Managing Member of Co-GP (primary control authority)	No Control authority	No	12/1/2021	No. Inspected 7/7/2021. Report issued 8/6/2021. Corrections submitted by prior owner 10/18/2021. Property sold 12/1/2021. TDHCA close-out letter was issued 3/14/2022, after the sale, but none of the above monitoring events were during their Control, so it is not considered an Actively Monitored Development for purposes of this analysis
Brookside Gardens HTC 23454 / HTC 04611 / Bond 04611B / CMTS 4160	Managing Member	Managing Member	Managing Member & Guarantor	No	6/22/2022	No. Inspected 4/19/2022. Report issued 5/20/2022. Corrections submitted by prior owner 6/6/2022. Property sold 6/22/2022. TDHCA close-out letter was issued 10/3/2022, after the sale, but none of the above monitoring events were during their Control, so it is not considered an Actively Monitored Development for purposes of this analysis
Total Actively Monitored Developments in Control	**7**	**7**	**5**	**4 Developments referred**		

Exhibit A

Copies of organizational charts (Mondello, Positano & Costa Almadena)

Mondello Apartments, LLC Resyndication Org Chart of Owner & Developer DRAFT





*This is proposed partnership with DHFC and has not yet been finalized or approved by DHFC.

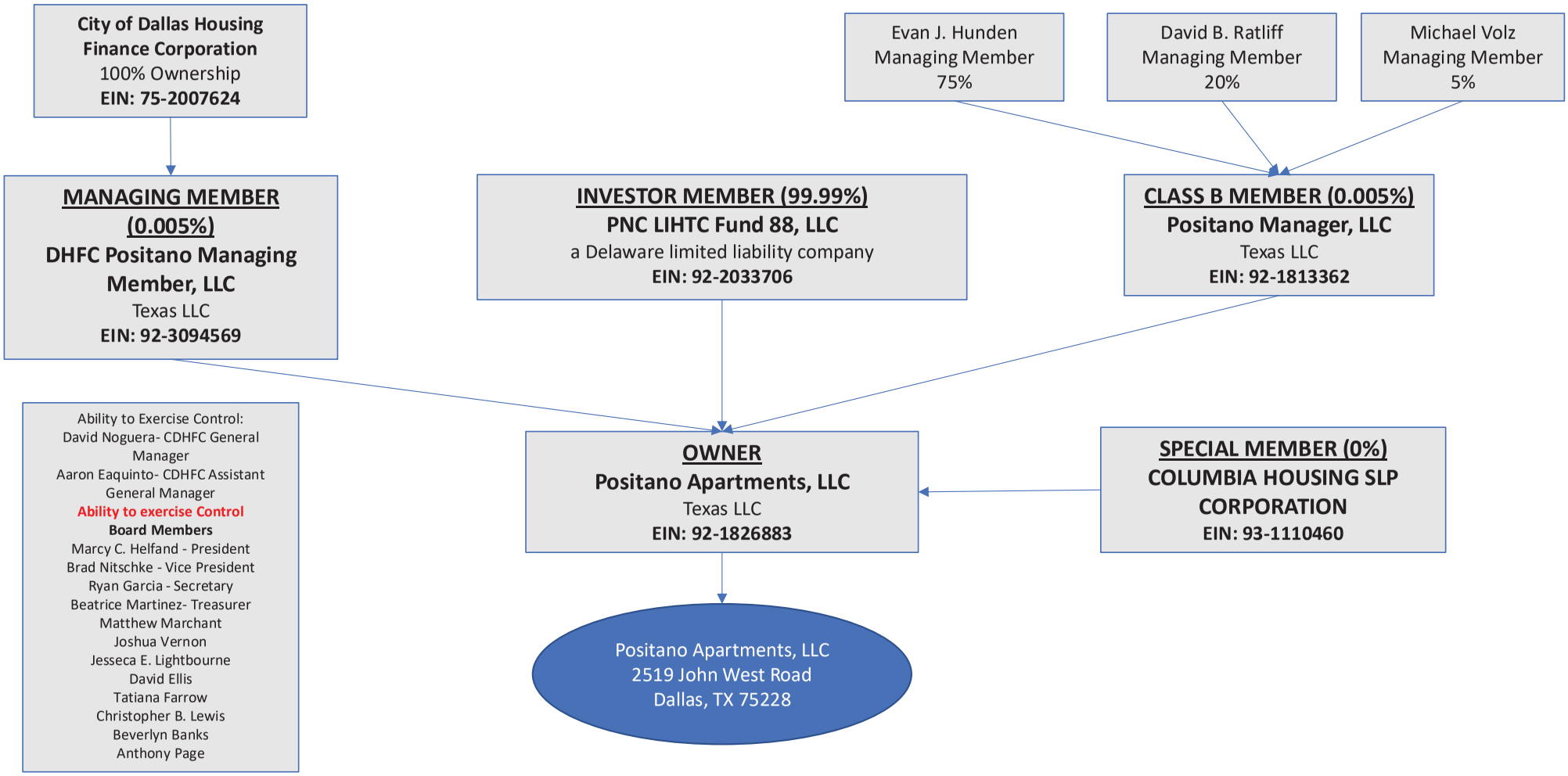
Guarantor Chart

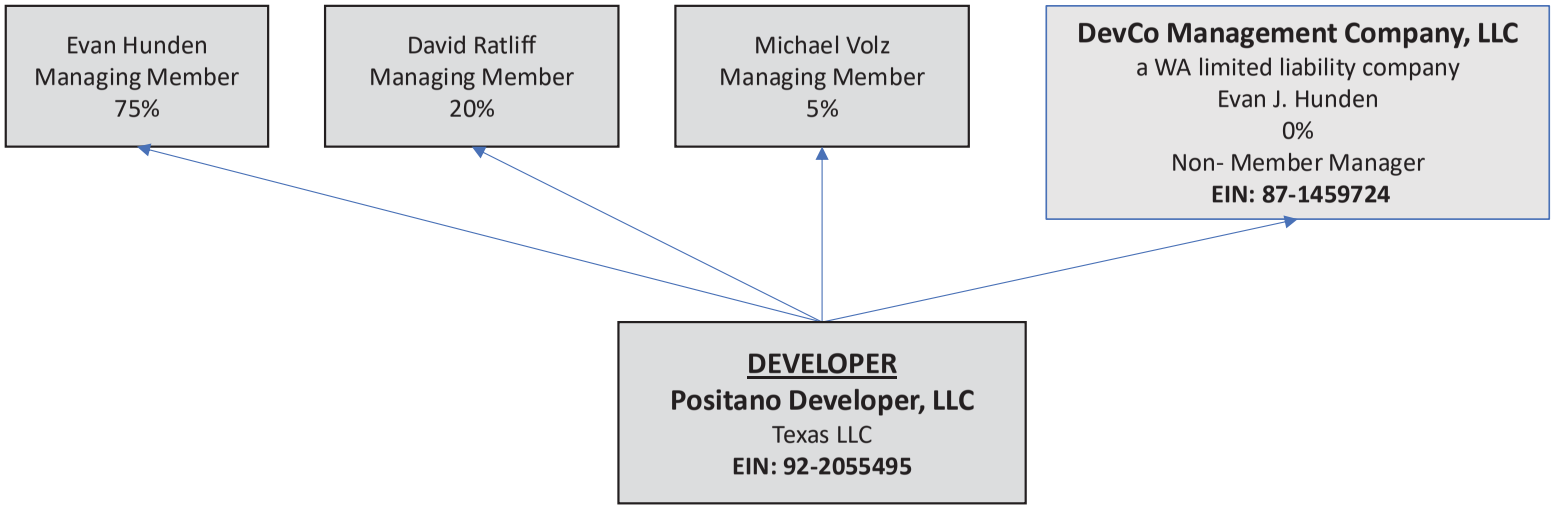
Evan J. Hunden

Sole Guarantor

Positano Apartments, LLC Resyndication Org Charts of Owner and Developer

Dated as of Amended & Restated OA 2023-08-23



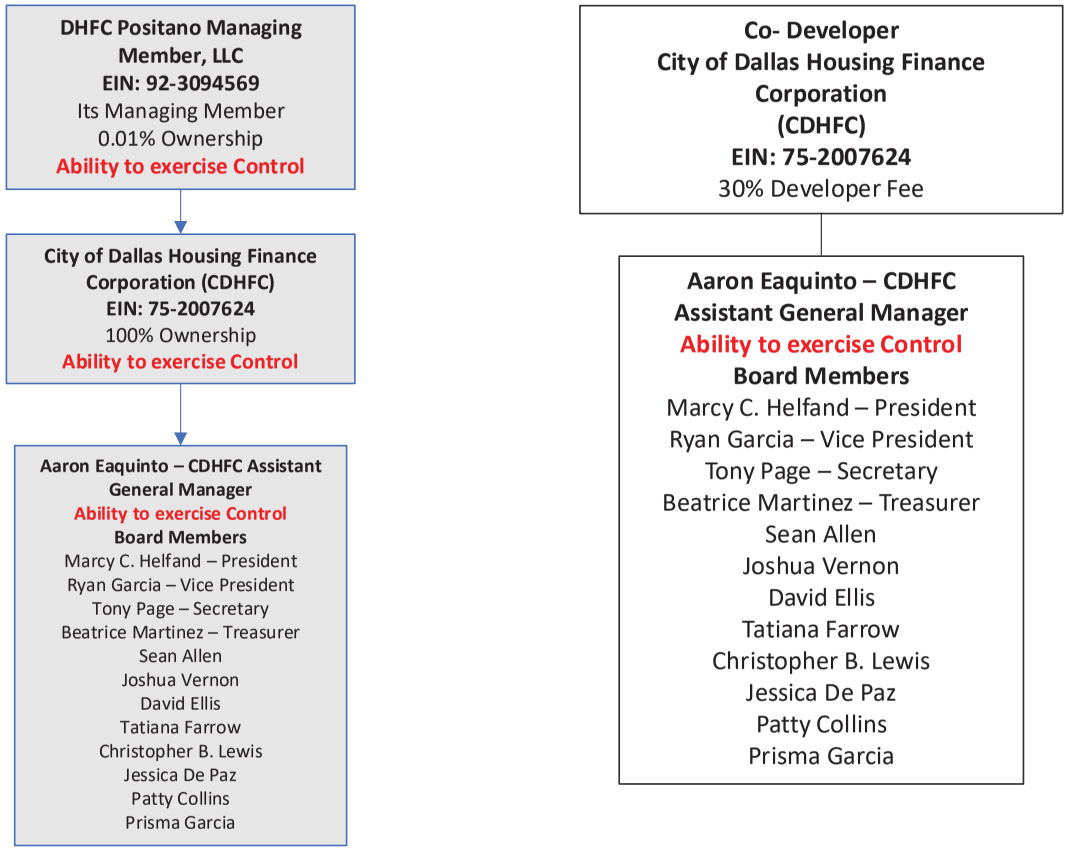

Evan Hunden
Managing Member
75%
David Ratliff
Managing Member
20%
Michael Volz
Managing Member
5%
DevCo Management Company, LLC
a WA limited liability company
Evan J. Hunden
0%
Non- Member Manager
EIN: 87-1459724
DEVELOPER
Positano Developer, LLC
Texas LLC
EIN: 92-2055495

Guarantor Chart

Evan J. Hunden

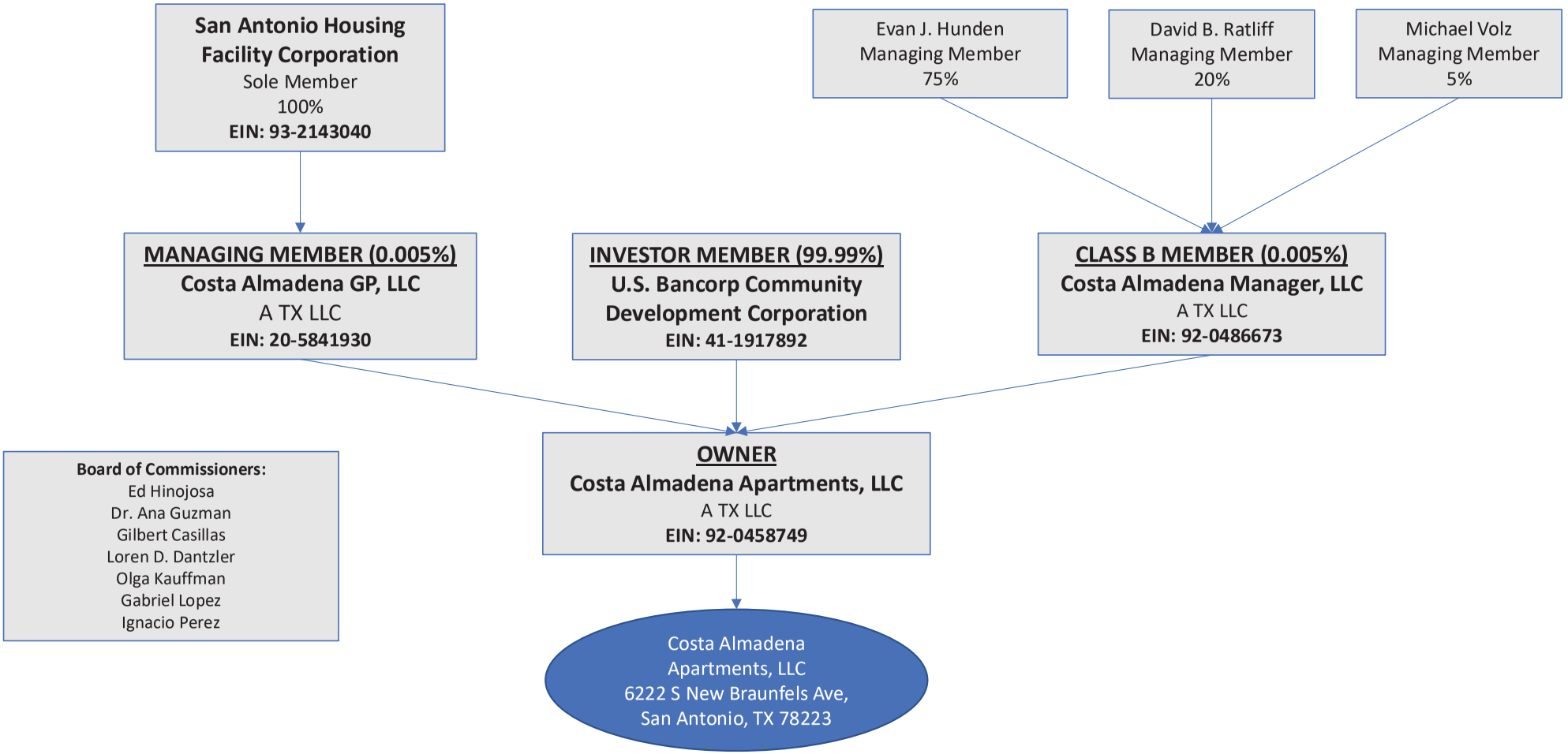
Sole Guarantor

DHFC Org Chart

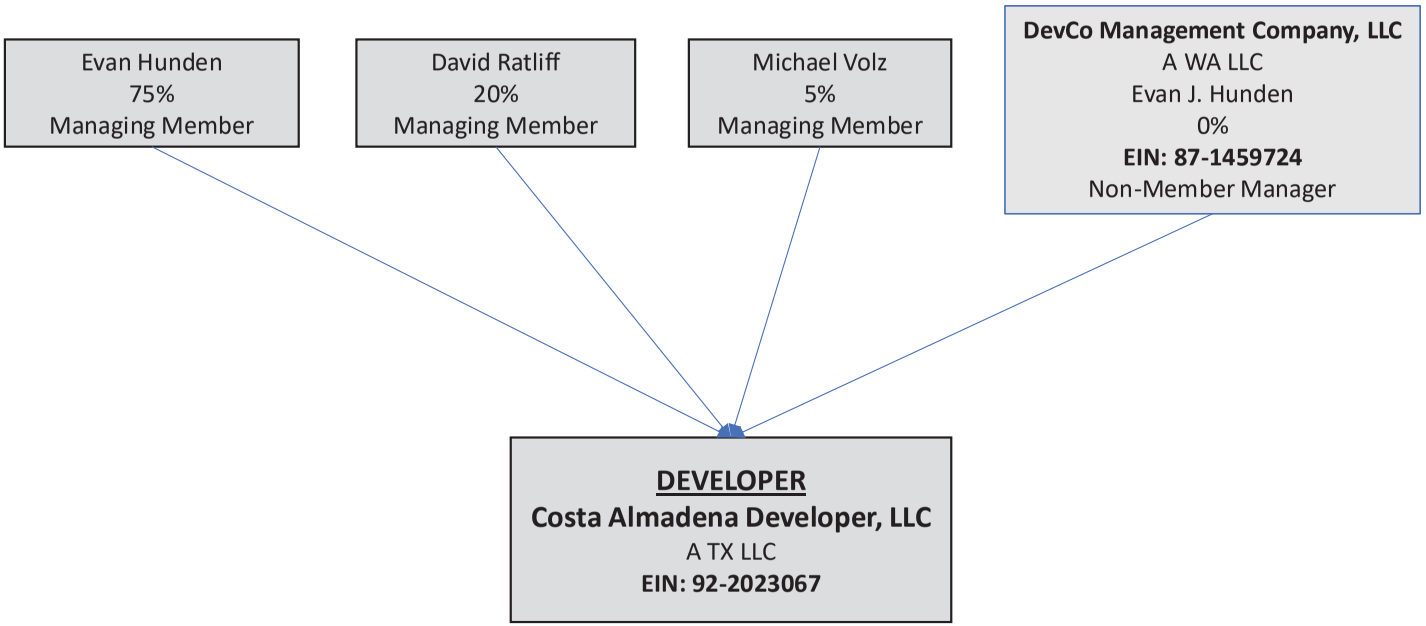


Costa Almadena Apartments, LLC Org Chart of Owner

Dated as of A&R OA 2023-07



Costa Almadena Developer Org Chart



Guarantor Chart

Evan J. Hunden

Sole Guarantor

Exhibit B

CAPITAL EXPENDITURES FOR ROSEMONT AT MEADOW LANE

(Repairs, replacements, deferred maintenance and making ready of over 100 vacant units)

December 2023 - Present

Item	Cost	Vendor	Date	Notes
Blind Replacement	$16,096	Various	12/31/2023	Blind replacement '23 YTD.
Cabinet Replacement	$17,900	Various	12/31/2023	Cabinet replacement '23 YTD.
Door and Hardware	$38,251	Various	12/31/2023	Door & hardware replacement '23 YTD.
HVAC Replacement (2023)	$147,316	Various	12/31/2023	HVAC system replacement '23 YTD.
Window Repair/Replacement (2023)	$26,324	Various	12/31/2023	Window repair/replacement '23 YTD.
Appliances (2023)	$31,323	Various	12/31/2023	Appliance replacement '23 YTD.
Flooring Replacement (2023)	$223,109	Various	12/31/2023	Flooring replacement '23 YTD.
Fence Repair	$12,331	Various	12/31/2023	Fence repair '23 YTD.
Landscaping - Tree Trimming (2023)	$36,156	Black Diamond	12/31/2023	
Roof Replacement	$596,844	Wells and Son	2/29/2024	
Surveillance Cameras	$105,860	Stealth Monitoring	3/31/2024	
Electrical Repair	$8,162	Cano Electric	4/30/2024	
Parking Lot Restripping	$15,720	Fireman's Paving	4/30/2024	
Window Screens	$56,195	Lone Star Solar Screens	5/8/2024	
Painting - Carports	$19,682	Centex	5/31/2024	
Painting - Fence	$26,884	Centex	5/31/2024	Includes all perimeter metal, pool, playground, and unit railings.
Concrete Repairs	$4,113	Centex	5/31/2024	
Speed Bump Installation	$12,021	Centex	5/31/2024	
Dumpster Enclosure Repairs/Repaint	$18,510	Centex	5/31/2024	
Gutter Repair/Replacement	$37,357	Centex	5/31/2024	
Splash Blocks	$7,500	Indigo Construction	5/31/2024	
Landscaping - Erosion Control	$17,861	Black Diamond	5/31/2024	
Landscaping - Tree Trimming	$25,385	Black Diamond	5/31/2024	
Landscaping - Irrigation Repair	$58,671	Rivera Brothers	5/31/2024	
Lighting Repair/Replacement	$60,056	Centex	5/31/2024	Includes carport, building, and site.
Storm Drain Repair	$12,000	Indigo Construction	5/31/2024	
Painting - Exterior Façade	$175,032	Centex	6/30/2024	
Carpentry - Exterior Repair/Replacement	$36,820	Centex	6/30/2024	Repair/replacement of all rotten wood on exterior façade.
Window Repair/Replacement	$14,300	AmeriStar	6/30/2024	
Appliances	$17,011	HD Supply	6/30/2024	Various appliance, YTD.
Flooring Replacement	$51,420	Various	6/30/2024	Carpet and vinyl flooring replacement, YTD.
Water Meter installation	$23,826	YES Energy Management	6/30/2024	Water & sewer meter installation.
HVAC Replacement	$15,114	Various	6/30/2024	HVAC system replacement, YTD.

Pool Repair	$17,781	Swim Solution	7/1/2024	Work is still pending on this item and should be completed by 8/9 weather dependent.
Entrance/Exit Gate Repair	$38,208	Indigo Construction, Guardian Construction, and GateWise	7/15/2024	
100% Unit Prevenative Mainteance	$22,500	ALFA2B Solutions	8/22/2024	Includes replacing A/C filters, smoke detectors, HVAC, GFCI and window inspections
100% Unit Pest Control	$23,599	Massey Services	8/16/2024	Unit and Attic Pest Control
HVAC Replacements, Window Replacements, Various Repair Costs	$50,246	ALFA2B Solutions	August and September 2024	Replaced multiple broken AC units, window replacements, electrical repairs and various other unit work that the prior Management Agent did not address
HVAC Drain Line Flushing	$30,360	ALFA2B Solutions	8/28/2024	A/C flushing and drain pan tablet installation
Unit Turns/Repairs/Painting	$48,390	Rivera's Painting	August and September 2024	Turned for occupancy multiple units that needed to be turned that the prior Management Unit did not address (including units needed rebuild work due to mitigation)
Unit Turns/Repairs/Painting	$40,493	I&G's Painting	9/1/2024	Engagement of a second vendor to work on turning 100 vacant units that Management had neglected
Unit Turns/Repairs/Painting	$26,350	S.A. Texas Construction	9/24/2024	Engagement of a third vendor to work on turning 100 vacant units that Management had neglected
Unit Appliances and Materials	$83,808	H.D. Supply	August and September 2024	Supplies and appliances to make the vacant units rent ready
Total	**$2,346,884**			

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1243 **Agenda Date:** 12/11/2025 **Agenda #:** 27.

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit (HTC) Application of The Lantern at Robstown (HTC #25177)

RECOMMENDED ACTION

WHEREAS, The Lantern at Robstown (Development) received an award of 9% Housing Tax Credits (HTCs) in 2025 for the new construction of an office/clubhouse and seven one-story residential buildings containing 39 dwelling units with attached one-car garages on a 7.164 acre site in Robstown, Nueces County;

WHEREAS, Lantern at Robstown, LP (Applicant) requested approval to significantly modify the site plan, increase the number of low income units from 39 to 46, increase the total number of units from 39 to 49, modify the unit mix from 15 one-bedroom units and 24 two-bedroom units to 15 one-bedroom units and 34 two-bedroom units, increase the square footage of the units by 9.0% from 36,084 square feet to 39,336 square feet, increase the Common Area by 384.7% from 1,888 to 9,151 square feet, significantly modify the architectural design of the Development, and increase the residential density by 23.3%, from 5.44 units per acre to 6.71 units per acre;

WHEREAS, Board approval is required for a significant modification of the site plan, modification of the number of units or bedroom mix of units, significant modification of the architectural design, and modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(1), (2), (5), and (6), and 10 TAC §10.405(a)(4)(A), (B), (E), and (F), and the Applicant has complied with the amendment requirements therein; and

WHEREAS, the requested changes do not materially alter the Development in a negative manner, were not reasonably foreseeable or preventable at the time of Application, and would not have adversely affected the selection of the Application for an award of Housing Tax Credits;

NOW, therefore, it is hereby

RESOLVED, that the requested Material Amendment of the Application for Lantern at Robstown is approved as presented to this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

The Lantern at Robstown received a 9% HTC award in 2025 to develop a 7.164 acre site approximately 470 feet west of CR 69 and 950 feet north of CR 44 in Robstown. Access to the site was via a driveway from CR 44. A few hundred feet of the southernmost end of the driveway was in Zone X (0.2%) of the 500-year floodplain. The Application proposed the new construction of a freestanding office/clubhouse and site amenities inside the course of the

development's circular driveway and seven one-story residential buildings along the outside of the driveway. Each of 39 proposed units had a driveway and one-car garage. The 39 driveways accounted for 39 of the development's surface parking spaces with three locations along the inside edge of the site's driveway accounting for 10 additional surface parking spaces. Garages and surface parking together totaled 88 parking spaces. In comparison, the amendment proposes a 7.301 acre site adjacent to and accessible from CR 69. The site contains a single three-story building containing 49 units and office/clubhouse spaces on each floor. Parking facilities consist of 81 surface parking spaces in a conventional rectangular parking lot. The Application proposed a residential density of 39 units per 7.164 acres or 5.44 units per acre (UPA). The amendment proposes 49 units per 7.301 acres or 6.71 UPA, a 23.3% increase.

The amendment proposes a modification of the number of units and bedroom mix of units. The Application proposed 15 one-bedroom units and 24 two-bedroom units. All one-bedroom units included a "home office" that would fit the definition of bedroom except for the absence of a closet. The two-bedroom units did not have an office. This difference caused the 14 non-ADA one-bedroom units and 23 non-ADA two-bedroom units to be the same size, 918 square feet. Similarly, the presence of offices in the sole one-bedroom ADA unit and absence of an office in the sole two-bedroom ADA unit caused both these unit types to be 1,059 square feet. In comparison, the amendment proposes 13 one-bedroom units of 652 square feet, two one-bedroom ADA units (1 mobility and 1 hearing/vision) of 657 square feet, and 34 two-bedroom units (including 1 mobility unit) of 869 square feet. In all, the Application proposed Net Rentable Area (NRA) of 36,084 square feet, and the amendment proposed NRA of 39,336 square feet, an increase of 9.0%. The Application proposed 3-30% units, 6-50% units, and 30-60% units. The amendment proposed 6-30% units, 7-50% units, 33-60%, and 3 market rate units. Therefore, the amendment increases the 30%, 50%, and 60% units by 3, 1, and 3, respectively, and adds 3 market rate units not previously proposed. The foregoing distributions of income and rent restricted units would produce the same score for the amendment as for the Application.

The Application proposed a separate clubhouse with 1,888 square feet of Common Area accessible to tenants, including a covered patio, covered porch and 1,339 square feet of conditioned space. The total Common Area of 1,888 square feet in the Application compares to total Common Area of 9,151 in the amendment, an increase of 384.6%. Net of the elevator shaft and interior corridors, the amendment's conditioned Common Area of 1,758 square feet is 31.3% more than the conditioned area of the Application.

The amendment proposes a significant modification of the site plan, modification of the number of units and bedroom mix of units, significant modification of the architectural design of the development, and modification of the residential density of the development of at least five percent. Each of these changes constitutes a Material Amendment of the Application that must be considered by the Board. The applicable sections of Statute and Code are §2306.6712 (d)(1), (2), (5) and (6), and 10 TAC §10.405(a)(4)(A), (B), (E), and (F).

It is the opinion of staff that the changes will not materially alter the Development in a negative manner. Staff reviewed the threshold and scoring documentation of the amendment against the corresponding documentation of the Application and found no adverse effect on the selection of the amended Application for an award in the application round. The Application

had an overwhelming excess of points scored over the only other application in its subregion, 166 points to 89 points per the final application log.

In staff's judgement, the changes that are requested were not reasonably foreseeable at the time the Application was presented, nor were they preventable. The changes would not have affected the selection of the Application for an award. The reasons given for the amendment request were inflation, supply chain issues and concern about the 500-year floodplain that affected a limited portion of the driveway. All these issues arose after the application was submitted.

The Development was re-underwritten under the proposed amendment, using revised and updated financial information. The analysis indicated that the Development remained financially feasible and no change in the funding amount was recommended.

Staff recommends approval of the amendment request as presented herein.

powered by Legistar™

From: Michael Beard
To: Ben Sheppard
Cc: ronnie@gyanicap.com; Lora Myrick
Subject: RE: 25177 Lantern at Robstown - regarding the reason for the amendment
Date: Wednesday, October 29, 2025 4:04:47 PM

Ben,

If you look at the original application submission, the design was single-story walk up and the units were much larger and even had garages. In addition to tariffs pushing up material costs, the fact that the original design required additional roofing materials, concrete, and paving is what really drove us to having to value engineer the design by making it more compact, with only one roof and one building foundation. As you can see, the redesign still ended up costing us more per sf on building costs at $115.17/sf compared to $106.10/sf at application, which shows the impact of tariffs and inflation. Please note the figures provided at original application are rough estimates, as we don't have enough time to get full bids and we don't have permit ready plans that early in the process.

Even after making all of these design adjustments and reducing the unit sizes it still ended up costing more per sf based on our latest discussions with the GC. By far the biggest benefit of this amendment is because we lowered the unit sizes and updated the design to a single building, we were able to add more units to get to a similar overall GC cost ($7.2MM at original application vs. $7.9MM at amendment). We were able to add 10 units by only increasing the NRA by 3,252 sf. and increasing the GC contract by ~$700k. This allowed us to generate more NOI for a relatively small cost increase.

As per the flooding concerns, it was never a concern of the buildings flooding. The County Commissioner specifically had concerns with CR 44 flooding after heavy rains. Once the County Commissioner expressed his concerns, our engineer took some time to speak with Randy Mata, the City's Director of Drainage and Streets about this to get more clarity. Mr. Mata stated that the problem may be related to when the NCDD drainage channel (located across from CR44) runs full, it may overflow into the street after heavy rains. This is the reason we have proposed to relocate the entrance off of CR 69 instead to minimize the risk of residents not being able to enter/exit the property if CR 44 floods.

I hope this helps provide some clarity on the need for the changes, which ultimately are resulting in more affordable units to TDHCA without sacrificing any previously promised scoring items. Please feel free to reach out if you have any additional questions or would like to discuss this further.

Thank you,

Michael Beard, CPA
Senior Development Consultant
Housing Lab by BETCO
812 San Antonio Suite L-20
Austin, TX 78701
Cell: (512) 993 - 7665

The Lantern at Robstown

TDHCA # 25177

Tab 0

Material Amendment Request

HOUSING LAB
BY BETCO

October 24, 2025

Via Email

Jessica Perez, Asset Manager (Region 10) – jessica.perez@tdhca.texas.gov

Texas Department of Housing and Community Affairs
221 E 11th Street
Austin, Texas 78701

Re: Material Amendment;
TDHCA Application #25177 – The Lantern at Robstown, Robstown, Texas;

On behalf of Lantern at Robstown, LP (the "Partnership"), we are writing to notify the Texas Department Housing and Community Affairs (the "Department") of a material amendment request for the Partnership. We are requesting the following changes to the Partnership's 2025 9% LIHTC application:

- Updated the site plan relocating the entrance away from flooding concerns and changing from a single-story garden-style design to a three-story single-building design;
- Updated the unit mix to 34 2-BR and 15-1BR, to allow for higher gross potential rents at the development. **This redesign resulted in an increase in affordable units from 39 to 46**, with an addition of 3 market rate units as well;
- The units were also redesigned to remove parking garages and increase total surface parking spaces to 81;
- Reduced the site size from 15 acres to 7.5 acres in an effort to cut costs on land, sitework, and infrastructure. This results in an increase in density of 135%, from 2.6 units per acre to 6.13 units per acre.
- Increase in the total NRA from 36,084 SF to 39,336 SF, an increase of 9.01%;
- Increase in total common area from 1,888 SF to 9,151 SF; an increase of 384.69%;
- Updates to the financial exhibits (Tabs 24 – 31, and 35) to account for the application of State Housing Tax Credits ("SHTC") and changes in costs, interest rates, program rent limits, and expenses.

The reason for the material amendment is the result of value engineering to offset price increases caused by tariffs and to accommodate for flooding concerns that were raised by the County Commissioner regarding the original site entrance (both of which occurred post application submission), as well as required submission updates needed to the pending SHTC application. Included in our request are copies of the updated architectural package (Tab 22), Tabs 23, 23a-c, and updated financial Tabs 24, 26, 27, 28, 29, 30, 31, and 35 LOIs. Additionally, we have included the updated PSA (site control) amendment and title commitment accounting for the closing extension and revised location of land under contract. A copy of the updated survey and Phase I ESA have been provided as well reflecting the new site boundary location. Changes in operating expenses reflected on Tab 26 reflect a reconciliation to feedback received from insurance providers for the area, removal of supportive services since there is no contract or agreement required by the City of Robstown, inclusion of elevator maintenance costs triggered from the redesign, as well as additional due diligence in market conditions performed by the Partnership since original application submission.

Lora Myrick (512) 785-3710 lora@betcohousinglab.com
2201 Northland Drive, Austin, Texas 78756 | 812 San Antonio Street, Suite L-14, Austin, Texas 78701

If you have any questions or would like to discuss these items further, please do not hesitate to contact me directly at (512) 785-3710 or via email at lora@betcohousinglab.com any time.

Sincerely,

Lora Myrick, Principal
BETCO Consulting, LLC

CC: Michael Beard, Rosalio Banuelos, Ronnie Gyani, Josh Goldberger

The Lantern at Robstown

TDHCA # 25177

Tab 1

SHTC Cover Page

HOUSING LAB
BY BETCO

2025 State Housing Tax Credit Request Form

Please fill out all applicable fields. When complete, submit the Excel and PDF version of this workbook using Serv-U to the same location as the original Application by 8/31/2025. Requesters should familiarize themselves with all requirements of Subchapter F of the 2025 Qualified Allocation Plan (QAP) related to State Housing Tax Credits. A Material amendment fee will be required in accordance with §11.901(10)

Please submit any questions to Joshua Goldberger, Competitive Housing Tax Credit Manager, at Joshua.Goldberger@tdhca.texas.gov.

App #:	25177				
Development Name:	The Lantern at Robstown				
Site Address:	NWC of CR 44 and CR 69				
City:	Robstown	**County:**	Nueces	**Zip:**	78380
Urban/Rural:	Rural	**Region:**	10		

The Lantern at Robstown

TDHCA # 25177

Tab 2

9% Application Information

HOUSING LAB
BY BETCO

Original Application and Contact Information

Original Application Information

Original Application Number	Year	Development Name	At-Risk	USDA	MFDL
25177	2025	The Lantern at Robstown			

Mark "X" to select all that apply to the Original Application.

Target Population: Elderly

Development Site Information

Address	City
NWC of CR 44 and CR 69	Robstown

Region	ZIP Code	County	Urban	Rural
10	78380	Nueces		x

Mark "X" to select the rural/urban designation associated with the Original Application.

Housing Tax Credit Request Information

State Housing Tax Credit Request Amount*	Number of New 30% Units Proposed	30% Units per request	9% Housing Tax Credit Request Amount
$ 500,000	2	$ 250,000.00	$ 1,258,361

* Please enter the FULL request amount over the entire credit period, not the yearly allocation.

Requester Contact Information

Name	Office Phone
Ronnie Gyani	917-698-8742
Email Address	**Mobile Phone**
ronnie@gyanicap.com	917-698-8742

Mailing Address:

Street		
3751 Far West Blvd., #3709		
City	**State**	**ZIP Code**
Austin	TX	78731

Consultant Contact Information (if applicable)

Name	Office Phone
Lora Myrick	512-785-3710
Email Address	**Mobile Phone**
lora@betcohousinglab.com	512-785-3710

Mailing Address:

Street		
812 San Antonio St., Ste. L-20		
City	**State**	**ZIP Code**
Austin	TX	78701

The Lantern at Robstown

TDHCA # 25177

Tab 3

SHTC Certifications

HOUSING LAB
BY BETCO

2025 State Housing Tax Credit Request | Certifications

The Requester certifies to the following (Requester must INITIAL each that applies):

KAG — There has been no change to the Applicant Eligibility or Original Owner Certification since the Original Application was submitted.

_____ There have been no changes from the Original Application that would require additional disclosure or mitigation, or render the proposed Development Site ineligible. Any change must be addressed under the requirements of §10.405 (relating to Amendments and Extensions).

_____ There has been no change to Site Control, other than extensions or purchase by the Requester, since the Original Application was submitted. If the nature of Site Control has changed, the Requester must submit the appropriate documentation as described in §11.204(9) of the 2025 QAP.

_____ There has been no change to the zoning status of the Development since the Original Application. If the zoning status of the Development has changed, the Requester must include all requirements of §11.204(10) of the 2025 QAP.

By signing in the yellow box below, the Requester certifies the information provided on and in connection with this Form is true and correct to the best of their knowledge.

Requester Printed Name
Kanwarjit Ronnie Gyani

Requester Signature

Sworn to and subscribed before me on the 26th **day of** August, 2025

by Kanwarjit Ronnie Gyani.

(Personalized Seal)

ANDREW BAAL
Notary Public - State of New York
NO. 01BA6395488
Qualified in Suffolk County 2027
My Commission Expires Jul 29, ~~2023~~

Notary Public Signature

Notary Public, State of New York

County of Suffolk

My Commission Expires: 07/29/2027

Date 08/26/2025

SHTC Certification MEMO:

The Development Owner did not initial three of the certifications because the zoning, site plan, and site control boundaries have all changed since the LIHTC application submission. Site Control was amended to move the 15 acres away from flooding areas, and the site plan has been modified to accommodate the new boundaries and to reduce costs through value engineering in an effort to mitigate cost increases caused by tariffs and to reflect updated unit mixes. Support documentation for these changes is included in this material amendment request submission package.

The Lantern at Robstown

TDHCA # 25177

Tab 4a

SHTC Financing Requirements Instructions

HOUSING LAB
BY BETCO

2025 State Housing Tax Credit Request Form | Financing Requirements Instructions

Pursuant to 10 TAC §11.1004, the State Housing Tax Credit Request must include updated exhibits and supporting information required under §11.204(7) of this chapter (relating to Required Documentation for Application Submission), along with an updated Development Cost Schedule. The Financing Narrative should describe the updated financial structure of the Tax Credit Request since the Original Application was submitted. Applicants should utilize 2025 rents in their updated exhibits; any resulting changes to operating expenses must include an explanation and rationale for the changes. Requests must include a term sheet from a syndicator that includes: (i) an estimate of the amount of equity dollars expected to be raised for the Development; (ii) the amount of State Housing Tax Credits requested for allocation to the Development Owner; and (iii) the credit price offered. The equity investor must include a term sheet consistent with the requirements of §11.1003. State Housing Tax Credit Requests that include Rehabilitation or Adaptive Reuse activities must include a letter from the Original Application Scope and Cost Review provider certifying that the scope of the project has not changed from the Original Application.

The Lantern at Robstown

TDHCA # 25177

Tab 4b

Syndication Letter

HOUSING LAB
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RBC Capital Markets®

RBC Community Investments
Three World Financial Center
200 Vesey Street, 9th Floor
New York, New York 10281-8098
Telephone: (212) 618-5619

October 22, 2025

Gyani Capital
99 Ninth Avenue
New York, NY 10011
Attn: Mr. Ronnie Gyani

Re: ***The Lantern at Robstown***
Robstown, TX

Dear Ronnie:

Thank you for the opportunity to work together on this proposal for The Lantern at Robstown in Robstown, TX (the "Project"). RBC Community Investments ("RBC") has reviewed your application, including the proposed rents and expenses used in preparing the operating budget, and expects to have investor interest to purchase a 99.98% Limited Partner interest in the Project. We have completed a preliminary underwriting of the Project to provide an estimate of the equity we would be able to invest.

1. **Project Assumptions.** The Project will consist of the new construction of 49 apartment units for rent to Seniors 55+. Within the Project, all units will be occupied by tenants in compliance with the low-income housing tax credit (LIHTC) requirements of Section 42 of the Internal Revenue Code. Total development costs are expected to be approximately $13 million. In addition to partner equity, there is expected to be a $1,992,000 first mortgage and $562,998 in deferred developer fee.

2. **LIHTC**. The Project is expected to receive an allocation of LIHTC in the annual amount of $1,258,361. The total LIHTC anticipated to be delivered to the Limited Partner is $12,581,093. The Project is also expected to receive an allocation of State LIHTC of $500,000.

3. **Purchase Price**. Based on our preliminary review of the Project and recent investor pricing indications for similar projects, we expect to be able to offer equity of approximately $10,113,193 ($9,813,253 in Federal LIHTC equity and $299,940 in State LIHTC equity) to purchase the Limited Partner interest in the Project. This capital contribution is based on the Project receiving the tax credit described above and represents approximately $0.78 price per LIHTC dollar and $.60 price per State LIHTC dollar. Please note that the anticipated pay-in schedule is based on the reserves being funded in accordance with the Agency's requirements.

Our anticipated pay-in schedule appears below:

Equity Contribution	**Percent**	**Total Equity**
Initial Closing, During Construction	19.00%	$ 1,962,651
Final CO	61.00%	$ 6,127,903
FCC, QO, PLC	15.00%	$ 1,516,979
Stabilization / 8609s	5.00%	$ 505,660
Total	100%	$ 10,113,193

4. **Fees and Compensation**. The following fees will be paid by the Partnership for services rendered in organizing, developing and managing the Partnership and the Project.

(a) Developer Fee. The Developer will earn a developer fee of $1,550,000. Any deferred portion of the developer fee shall accrue interest at 8% per annum commencing as of the date of RBC's final capital contribution. Payment of the deferred fee will be subordinate to all other Partnership debt as well as operating expense and reserve requirements.

(b) Incentive Management Fee. An incentive management fee will be payable to the General Partner on an annual basis in an amount equal to 90% of net cash flow.

(c) Property Management Fee. The property management fee will not exceed 10% of effective gross income. The management agent and the terms of the property management agreement are subject to the prior approval of RBC. If the management agent is an affiliate of any Guarantor, its fee will be subordinated to payment of operating costs and required debt service and reserve payments. The Management agent is subject to a due diligence review.

(d) Asset Management Fee. The Partnership will pay RBC Manager an annual asset management fee of $7,500 which will increase by 3% annually. The asset management fee will be paid quarterly commencing with the first anniversary of the closing date and is to be paid from available cash flow.

5. **Due Diligence, Opinions and Projections**.

(a) Due Diligence. The General Partner will provide RBC with all due diligence items set forth on its due diligence checklist, including but not limited to, financial statements for the Guarantors, schedule of real estate owned and contingent liabilities, plans and specifications, a current appraisal, a current (less than 6 months old) market study, a current (less than 6 months old) Phase I environmental report, rent and expense data from comparable properties, site/market visit and title and survey. The General Partner agrees to reasonably cooperate with RBC (including signing such consents as may be necessary) in obtaining background reports on the Developer, Guarantors and other Project entities as determined by RBC.

(b) Legal Opinions. The General Partner's counsel will deliver to RBC a local law opinion satisfactory to RBC. RBC's counsel will prepare a tax opinion and the General Partner agrees to cooperate to provide all necessary documentation requested by RBC's counsel.

(c) Diligence Reimbursement. The Partnership will reimburse RBC toward the costs of $75,000 incurred by RBC in conducting its due diligence review and for the costs and expenses of RBC's counsel in connection with the preparation of the tax opinion. RBC may deduct this amount from its first capital contribution.

(d) Projections. The projections to be attached to the Project Entity Agreement and that support the Tax Opinion will be prepared by RBC based on projections provided by the General Partner. RBC's projections will include development sources and uses, calculation of eligible basis, operating and construction period cash flow analysis, 15-year operating projection, 35-year debt analysis and 15-year capital account analysis.

Please keep in mind that this assessment is preliminary and does not represent a commitment on the part of RBC. Any actual commitment on the part of RBC will require further due diligence review and the approval of RBC's investment committee. We look forward to working with you on this project. Please let me know if we can be of any further assistance.

Very truly yours,

By: _____
Name: Chris Tully
Title: Managing Director

The Lantern at Robstown

TDHCA # 25177

Tab 4c (24)

Rent Schedule

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Rent Schedule

Unit types must be entered from smallest to largest based on "# of Bedrooms" and "Unit Size", then within the same "# of Bedrooms" and "Unit Size" from lowest to highest "Rent Collected/Unit". You are not required to distinguish the HC or AV Units from other Units that are the same size/floor plan.

If MFDL only or MFDL is the only permanent financing, there cannot be ANY market rate Units. If HTC and scattered site, there cannot be ANY market rate Units. New Construction, Reconstruction or Adaptive Reuse Developments (excluding Elderly Developments and Supportive Housing Developments), there cannot be more than 35% efficiency and/or one-Bedroom Units. For Historic Developments, this requirment will not apply to any units constructed within a Historic structure. For any New Construction or Reconstruction undertaken as part of a Historic Application, those newly constructed or reconstructed Units must meet this standard. The Units that are part of the Historic Structure will not be included in the total when determining if the Application meets this Requirment.

All market rate and employee occupied units should be selected in column A. The number of MFDL Match units should be entered in column G. For rehabs, enter in Column E any existing tax credit restrictions or TDHCA bond regulatory restrictions that are in place for these units.

Self Score Total: 132

Private Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):

Rent Designations (select from Drop down menu)

Federal HTC Units	MFDL HOME Units	MFDL NHTF Units	State HTC Units	Existing Restrictions	Other/ Subsidy Units	MFDL Match Units	# of Units	# of Bed-rooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit	Total Monthly Rent
							(A)			(B)	(A) x (B)			(E)	(A) x (E)
TC 30%							2	1	1.0	652	1,304	465	71	394	788
TC 50%							3	1	1.0	652	1,956	775	71	704	2,112
TC 60%							8	1	1.0	652	5,216	930	71	859	6,872
											0				-
TC 60%							2	1	1.0	657	1,314	930	71	859	1,718
											0				-
TC 30%							4	2	1.0	869	3,476	558	88	470	1,880
TC 50%							4	2	1.0	869	3,476	931	88	843	3,372
TC 60%							23	2	1.0	869	19,987	1,117	88	1,029	23,667
											0				-
											0				-
MR							3	2	1.0	869	2,607			1,385	4,155
											0				-
											0				-
			TOTAL		**49**						39,336				44,564
			Non Rental Income				$24.59	per unit/month f		*App Fees, NSF, Vending*					1,205
			Non Rental Income				0.00	per unit/month f							
			Non Rental Income				0.00	per unit/month f							
			+ **TOTAL NONRENTAL INCOME**				**$24.59**	per unit/month							1,205
			= POTENTIAL GROSS MONTHLY INCOME												45,769
			- Provision for Vacancy & Collection Loss							% of Potential Gross Income:	7.50%				(3,433)
			- Rental Concessions ***(enter as a negative number)***							**Enter as a negative value**					
			= EFFECTIVE GROSS MONTHLY INCOME												42,336
			x 12 = EFFECTIVE GROSS ANNUAL INCOME												508,035

TC 1205%

If a revised form is submitted, date of submission:

Rent Schedule (Continued)

		% of LI	% of Total	
FEDERAL HOUSING TAX CREDITS	TC20%			0
	TC30%	13%	12%	6
	TC40%			0
	TC50%	15%	14%	7
	TC60%	72%	67%	33
	TC70%			0
	TC80%			0
	HTC LI Total			46
	EO			0
	MR	7%	6%	3
	MR Total		6%	3
	Total Units			49
DIRECT LOAN (NHTF)	HTF30%			0
	NHTF LI Total			0
	HTF Total			0

State Housing Tax Credits	TC20%			0
	TC30%			0
	TC40%			0
	TC50%			0
	TC60%			0
	TC70%			0
	TC80%			0
	Total SHTC			0

BEDROOMS	0		0%	0
	1		31%	15
	2		69%	34
	3		0%	0
	4		0%	0
	5		0%	0

EFFICIENCY AND ONE-BEDROOMS	
30.61%	Of Total Units

NOTE: If this percentage exceeds 35.00%, the application is ineligible. Refer to 11.101(b)(1)(A)(vii) for exceptions.

DIRECT LOAN (HOME, TCAP RF, and/or NSP1 PI)	30%			0
	40%			0
	LH/50%			0
	HH/60%			0
	HH/80%			0
	Direct Loan LI Total			0
				0
	Total			0
OTHER	Total OT Units			0

Match Units	0

ACQUISITION + HARD		DO NOT USE THIS CALCULATION TO SCORE POINTS UNDER 11.9(e)(2). At the end of the Development Cost Schedule, you will have the ability to adjust your eligible costs to qualify. Points will be entered there.
Cost Per Sq. Ft	######	
HARD		
Cost Per Sq. Ft	######	
BUILDING		
Cost Per Sq. Ft	######	

The Lantern at Robstown

TDHCA # 25177

Tab 4d

Average Income Calc

NA

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The Lantern at Robstown

TDHCA # 25177

Tab 4e (26)

Annual Operating Expenses

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ANNUAL OPERATING EXPENSES

General & Administrative Expenses				
Accounting		$	12,000	
Advertising		$	1,000	
Legal fees		$	1,500	
Leased equipment		$		
Postage & office supplies		$	2,000	
Telephone		$	2,500	
Other	*Software*	$	3,000	
Other	*Dues and Subscriptions*	$	1,650	
Total General & Administrative Expenses:				$ 23,650
Management Fee:	Percent of Effective Gross Income: 4.00%			$ 20,321
Payroll, Payroll Tax & Employee Benefits				
Management		$	45,000	
Maintenance		$	45,000	
Other	*FICA/FUTA*	$	14,500	
Other	*describe*			
Total Payroll, Payroll Tax & Employee Benefits:				$ 104,500
Repairs & Maintenance				
Elevator		$	10,000	
Exterminating		$	3,500	
Grounds		$	15,000	
Make-ready		$	6,000	
Repairs		$	12,800	
Pool		$		
Other	*describe*	$		
Other	*describe*	$		
Total Repairs & Maintenance:				$ 47,300
Utilities (Enter Only Property Paid Expense)				
Electric	*SOURCE USED FOR ESTIMATE*	$	11,308	
Natural gas		$		
Trash	*SOURCE USED FOR ESTIMATE*	$	6,000	
Water/Sewer	*SOURCE USED FOR ESTIMATE*	$	17,098	
Other	*describe*	$		
Other	*describe*	$		
Total Utilities:				$ 34,406
Annual Property Insurance:	Rate per net rentable square foot:	$	1.31	$ 51,459
Property Taxes:				
Published Capitalization Rate: 10.50%	Source: uecescad.net/notice-of-capitalizati			
Annual Property Taxes		$	21,731	
Payments in Lieu of Taxes		$		
Percentage of Property Tax Abatement Assumed	50.00%			
Reason for Property Tax Abatement	CHDO			*Financial Feasibility*
Total Property Taxes:				$ 21,731
Reserve for Replacements:	Annual reserves per unit:	$	$ 250	$ 12,250
Other Expenses				
Cable TV		$		
Security		$		
Supportive Services (Staffing/Contracted Services)		$		
TDHCA Compliance fees ($40/HTC unit)		$	1,840	
TDHCA Direct Loan Compliance Fees ($34/MDL unit)		$		
TDHCA Bond Compliance Fees (TDHCA as Bond Issuer Only - $25/unit)		$		
Bond Trustee Fees (**ALL Tax-Exempt Bond Developments; entry or explanation required**)		$		*Enter explanation here*
Local Issuer Ongoing Compliance Fees (**entry or explanation required**)		$		*Enter explanation here*
Other	*describe*	$		*Enter explanation here*
Other	*describe*	$		*Enter explanation here*
Total Other Expenses:				$ 1,840
TOTAL ANNUAL EXPENSES	Expense per unit:	$	6479	$ 317,457
	Expense to Income Ratio:		**62.49%**	
NET OPERATING INCOME (before debt service)				$ 190,578
Annual Debt Service				
Perm Loan		$	148,543	*Enter explanation here*
		$		*Enter explanation here*
		$		*Enter explanation here*
		$		*Enter explanation here*
		$		*Enter explanation here*
TOTAL ANNUAL DEBT SERVICE	Debt Coverage Ratio:		1.283	$ 148,543
NET CASH FLOW				$ 42,034

If a revised form is submitted, date of submission:

The Lantern at Robstown

TDHCA # 25177

Tab 4f (27)

Pro Forma

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15 Year Rental Housing Operating Pro Forma (All Programs)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
INCOME	$534,768	$545,463	$556,373	$567,500	$578,850	$639,097	$705,615
Secondary Income	$ 14,459	$ 14,748	$ 15,043	$ 15,344	$ 15,651	$ 17,280	$ 19,078
POTENTIAL GROSS ANNUAL INCOME	$549,227	$560,211	$571,416	$582,844	$594,501	$656,377	$724,693
Provision for Vacancy & Collection Loss	($41,192)	($42,016)	($42,856)	($43,713)	($44,588)	($49,228)	($54,352)
Rental Concessions	$0						
HOME-ARP COCA	$ -	$ -	$ -	$ -	$ -	$ -	$ -
EFFECTIVE GROSS ANNUAL INCOME	$508,035	$518,196	$528,560	$539,131	$549,913	$607,149	$670,341
EXPENSES							
General & Administrative Expenses	$23,650	$24,360	$25,090	$25,843	$26,618	$30,858	$35,773
Management Fee	$ 20,321	$ 20,728	$ 21,142	$ 21,565	$ 21,997	$ 24,286	$ 26,814
Payroll, Payroll Tax & Employee Benefits	$ 104,500	$ 107,635	$ 110,864	$ 114,190	$ 117,616	$ 136,349	$ 158,066
Repairs & Maintenance	$ 47,300	$ 48,719	$ 50,181	$ 51,686	$ 53,237	$ 61,716	$ 71,545
Electric & Gas Utilities	$ 11,308	$ 11,647	$ 11,997	$ 12,357	$ 12,727	$ 14,754	$ 17,104
Water, Sewer & Trash Utilities	$ 23,098	$ 23,791	$ 24,505	$ 25,240	$ 25,997	$ 30,138	$ 34,938
Annual Property Insurance Premiums	$ 51,459	$ 53,003	$ 54,593	$ 56,231	$ 57,918	$ 67,142	$ 77,836
Property Tax	$ 21,731	$ 22,383	$ 23,054	$ 23,746	$ 24,458	$ 28,354	$ 32,870
Reserve for Replacements	$ 12,250	$ 12,618	$ 12,996	$ 13,386	$ 13,787	$ 15,983	$ 18,529
Other Expenses	$ 1,840	$ 1,895	$ 1,952	$ 2,011	$ 2,071	$ 2,401	$ 2,783
TOTAL ANNUAL EXPENSES	$317,457	$326,778	$336,374	$346,254	$356,426	$411,981	$476,259
NET OPERATING INCOME	$190,578	$191,418	$192,186	$192,877	$193,488	$195,168	$194,083
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543
Second Deed of Trust Annual Loan Payment							
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment							
Other Annual Required Payment							
ANNUAL NET CASH FLOW	$42,034	$42,874	$43,642	$44,334	$44,944	$46,624	$45,539
CUMULATIVE NET CASH FLOW	$42,034	$84,908	$128,551	$172,884	$217,828	$446,750	$677,159
Debt Coverage Ratio	1.2830	1.2886	1.2938	1.2985	1.3026	1.3139	1.3066
Other (Describe)							
Other (Describe)							

If a revised form is submitted, date of submission:

The Lantern at Robstown

TDHCA # 25177

Tab 4g (28)

Off-Site Cost

HOUSING LAB
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Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

Column A: The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

Columns B and C: *In determining actual construction cost, two different methods may be used:*

The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; ***OR***

The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:

If based on labor and materials, add Column B and Column C together to arrive at total construction costs.

If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

*****This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.*****

A.	B.	C.	D.
Activity	**Labor or Unit Price**	**Materials or # of Units**	**Total Construction Costs**
New Sanitary Serwer Lateral Main from Proposed Site to Existing Sanitary Lift Station West of Bauer Road	$ 300.00	1100	$ 330,000.00
Upgrades to Existing Sanitary Lift Station and Wastewater Line Improvements	$ 101,700.00	1	$ 101,700
Tie-in to 12-in Water Transmission @ CR44; Restore CR44 Asphalt Pavemt	$ 580.00	85	$ 49,300
Extend 24-in RCP Storm Line from Site to NCDD2 Drainage Ditch; In-Flow Structure at Drainage Ditch	$ 1,400.00	65	$ 91,000
Total			**$ 572,000**

Firm's TBPE&LS No. F-1415

Signature of Registered Engineer responsible for Budget Justification

Ricardo Martinez, PE

Printed Name

27-Feb-25

Date

Seal

If a revised form is submitted, date of submission:

The Lantern at Robstown

TDHCA # 25177

Tab 4h (29)

Site Work Cost

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Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

Columns B and C: *In determining actual construction cost, two different methods may be used:*

The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; ***OR***

The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:

If based on labor and materials, add Column B and Column C together to arrive at total construction costs.

If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

*****This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.*****

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

A.	B.	C.	D.
Activity	**Labor or Unit Price**	**Materials or # of Units**	**Total Construction Costs**
Site Clearing, Rough, Fine Grading	$ 103,605.00	1	$ 103,605.00
Drives and Driveways	$ 341,508.00	1	$ 341,508.00
Sidewalks, Walkways, Trails	$ 70,663.00	1	$ 70,663.00
Perimeter Fencing	$ 35,844.00	1	$ 35,844.00
Landscaping, Seeding, Sodding, Erosion Control	$ 24,590.00	1	$ 24,590.00
Trash Enclosure, Paving Markings	$ 18,866.00	1	$ 18,866.00
Wastewater Items, Manholes	$ 401,424.00	1	$ 401,424.00
Water Items	$ 125,208.00	1	$ 125,208.00
Sotrm Water Detentions	$ 42,772.00	1	$ 42,772.00
Storm Water Items	$ 189,880.00	1	$ 189,880.00
Total			**$ 1,354,360**

Signature of Registered Engineer

RICARDO MARTINEZ, PE

Printed Name

Seal

Date OCTOBER 24, 2025

If a revised form is submitted, date of submission:

The Lantern at Robstown

TDHCA # 25177

Tab 4i (30)

Development Cost Schedule

HOUSING LAB
BY BETCO

Development Cost Schedule

Self Score Total: 132

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

	TOTAL DEVELOPMENT SUMMARY			Scratch Paper/Notes
	Total Cost	Eligible Basis (If Applicable)		
		Acquisition	New/Rehab.	
ACQUISITION				
Site acquisition cost	350,000			encumbering entire site in LURA
Existing building acquisition cost				
Closing costs & acq. legal fees	18,500			
Other (specify) - see footnote 1				
Other (specify) - see footnote 1				
Subtotal Acquisition Cost	$368,500	$0	$0	
OFF-SITES[2]				
Off-site concrete				ALL OFF-SITE COSTS REQUIRE DOCUMENTATION. THOSE ENTERED IN BASIS REQUIRE MORE DOCUMENTATION!!! SEE 10 TAC §11.204(7)(E)(ii).
Storm drains & devices	91,000		91000	
Water & fire hydrants				
Off-site utilities	49,300		49300	
Sewer lateral(s)	330,000		330,000	
Off-site paving				
Off-site electrical				
Lift Station upgrades	101,700		101700	
Other (specify) - see footnote 1				
Subtotal Off-Sites Cost	$572,000	$0	$572,000	
SITE WORK[3]				
Demolition				
Asbestos Abatement (Demolition Only)				
Detention	42,772		40,633	
Rough grading	80,884		76,840	
Fine grading	22,721		21,585	
On-site concrete	431,037		431,037	
On-site electrical				
On-site paving				
On-site utilities	716,512		716,512	
Decorative masonry				
Bumper stops, striping & signs				
Erosion Control and Perimeter Fencing	60,434		0	
Subtotal Site Work Cost	$1,354,360	$0	$1,286,607	
SITE AMENITIES				
Landscaping	93,888		93,888	
Pool and decking				
Athletic court(s), playground(s)				
Fencing	70,416		70,416	
Walking Trail/Dog Park				
Subtotal Site Amenities Cost	$164,304	$0	$164,304	
BUILDING COSTS*:				
Concrete	422,920		422,920	
Masonry	74,661		74,661	
Metals	71,551		71,551	
Woods and Plastics	1,056,546		1,056,546	
Thermal and Moisture Protection	215,162		215,162	
Roof Covering	219,269		219,269	
Doors and Windows	270,233		270,233	
Finishes	690,576		690,576	
Specialties	86,269		86,269	
Equipment	167,965		167,965	
Furnishings	166,939		166,939	

Special Construction				
Conveying Systems (Elevators)	168,505		168,505	
Mechanical (HVAC; Plumbing)	428,588		428,588	
Electrical	428,690		428,690	
Individually itemize costs below:				
Detached Community Facilities/Building				
Carports and/or Garages				
Lead-Based Paint Abatement				
Asbestos Abatement (Rehabilitation Only)				
Structured Parking				
Commercial Space Costs				
Cameras/Project Signage	62,279		62,279	
Subtotal Building Costs Before 11.9(e)(2)	$4,530,154	$0	$4,530,154	
Voluntary Eligible Building Costs (After 11.9(e)(2))* Enter amount to be used to achieve desired score.		$115.17 psf	$4,530,154	needs to be $150.68 or less

If NOT seeking to score points under §11.9(e)(2), E77:E78 should remain BLANK. True eligible building cost should be entered in line items E33:E74. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E77:E78 that produces the target cost per square foot in D77:D78. Enter Requested Score for §11.9e)(2) at the bottom of the schedule in D202.

TOTAL BUILDING COSTS & SITE WORK (including site amenities)		$6,048,818	$0	$5,981,065		
Contingency	5.00%	$331,041	$0	330,440	5.04%	
						Estimated Sales Tax savings:
TOTAL HARD COSTS		$6,951,858	$0	$6,883,505		$191,607.00
OTHER CONSTRUCTION COSTS	**%THC**				%EHC	
General requirements (<6%)	6.00%	417,112	0	413,010	6.00%	
Field supervision (within GR limit)						
Contractor overhead (<2%)	2.00%	139,037	0	137,670	2.00%	
G & A Field (within overhead limit)						Cost per SF
Contractor profit (<6%)	6.00%	417,112	0	413,010	6.00%	$201.47
TOTAL CONTRACTOR FEES		$973,260	$0	$963,691		
						GC cost per unit:
TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2)		$7,925,119	$0	$7,847,196		$203,208.17
Voluntary Eligible "Hard Costs" (After 11.9(e)(2))* Enter amount to be used to achieve desired score.			$0.00 psf			

If NOT seeking to score points under §11.9(e)(2), E96:E97 should remain BLANK. True eligible cost should be entered in line items E83 and E87:E91. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E96:E97 that produces the target cost per square foot in D96:D97. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.

SOFT COSTS[3]						
Architectural - Design fees		180,989		180,989		
Architectural - Supervision fees		56,483		56,483		
Engineering fees		220,612		220,612		
Real estate attorney/other legal fees		82,472		82,472		
Accounting fees		72,472		72,472		
Impact Fees		24,945		24,945		
Building permits & related costs		14,945		10,945		
Appraisal		0		0		
Market analysis		10,472		10,472		
Environmental assessment		7,772		7,772		
Soils report		12,472		12,472		
Survey		30,928		30,928		
Marketing		43,646				
Hazard & liability insurance		20,500		20,500		
General Contractor Insurance		81,861		81,861		Part of the GC quote
Builder's Risk Insurance						
Real property taxes		15,967		15,967		
Personal property taxes		2,472		2,472		
Tenant Relocation						
FF&E (Furniture, Fixture, & Equipment)		128,717		128,717		
3rd Party Const. Admin Fee		200,000		200,000		e.g. delinquent fees, taxes, charges
Contingency		30,700		30,700		0.059803569
Other (specify) - see footnote 1						
Subtotal Soft Cost		$1,238,428	$0	$1,190,782		

FINANCING:						
CONSTRUCTION LOAN(S)[3]						
Interest		675,517		651,000		651000
Loan origination fees		93,000		70,392		
Title & recording fees		68,128		51,096		
Closing costs & legal fees		30,000		19,500		
Inspection fees		30,000		30,000		
Credit Report						
Discount Points						
Appraisal & Review Fee		50,000		50,000		
PERMANENT LOAN(S)						
Loan origination fees		24,900				
Title & recording fees		10,000				
Closing costs & legal		25,000				
Bond premium						
Credit report						
Discount points						
Credit enhancement fees						
Prepaid MIP						
Other (specify) - see footnote 1						
Other (specify) - see footnote 1						
BRIDGE LOAN(S)						
Interest						
Loan origination fees						
Title & recording fees						
Closing costs & legal fees						
Other (specify) - see footnote 1						
Other (specify) - see footnote 1						
OTHER FINANCING COSTS[3]						
Tax credit fees		57,554				
Tax and/or bond counsel						
Payment bonds						
Performance bonds		59,294		59,294		Part of the GC quote
Credit enhancement fees						
Mortgage insurance premiums						
Cost of underwriting & issuance						BREAKDOWN MUST BE PROVIDED
Syndication organizational cost		50,000				
Tax opinion						
Refinance (existing loan payoff amt)						
Other (specify) - see footnote 1						
Other (specify) - see footnote 1						
Subtotal Financing Cost		$1,173,393	$0	$931,282		
DEVELOPER FEES[3]						
Housing consultant fees[4]		180,000	0	180,000		
G&A: Travel, dining, courier fee, etc			0			
Profit or fee		1,550,000	0	1,550,000		
Subtotal Developer Fees	17.24%	$1,730,000	$0	$1,730,000	17.35%	
RESERVES						
Rent-up - new funds						
Rent-up - existing reserves*						
Operating - new funds		233,000				Funded post construction
Operating - existing reserves*						
Replacement - new funds						$ 233,000.40
Replacement - existing reserves*						
Escrows - new funds						
Escrows - existing reserves*						
Subtotal Reserves		$233,000	$0	$0		
***Any existing reserve amounts should be listed on the Schedule of Sources.**						Max credit request under 11% TDC: $1,392,895.06
TOTAL HOUSING DEVELOPMENT COSTS[5]		$12,668,441	$0	$11,699,260		

The following calculations are for HTC Applications only.

				Cost per unit:
Deduct From Basis:				$258,539.61
Federal grants used to finance costs in Eligible Basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units §42(d)(5)				
Historic Credits (residential portion only)				
Total Eligible Basis		$0	$11,699,260	
**High Cost Area Adjustment (100% or 130%)			130%	
Total Adjusted Basis		$0	$15,209,039	0.93877551
Applicable Fraction			93%	0.933724832
Total Qualified Basis	$14,201,057	$0	$14,201,057	
Applicable Percentage[6]			9.00%	
Credits Supported by Eligible Basis	$1,278,095	$0	$1,278,095	
Credit Request (from 17.Development Narrative)	$ 1,258,361			

Requested Score for 11.9(e)(2)	12

*11.9(e)(2) Cost Per Square Foot: DO NOT ROUND! **Applicants are advised to ensure that the figure is not rounding down to the maximum dollar figure to support the elected points.**

50% Test for Bond Financing for 4% Tax Credits		* Enter Land Cost Explanation Here:
Tax-Exempt Bond Amount Utilized		
Land Cost *(will pull from C13 or can be manually adjusted by applicant; any adjustment requires an explanation*)*	$ 350,000	
Depreciable Bldg Cost **	$ 11,777,183	
Aggregate Basis for 50% Test	**$ 12,127,183**	
Percent Financed by Tax-Exempt Bonds	**0.00%**	

**Depreciable building cost includes: Total construction contract, total building acquisition, total developer fee, plus eligible financing and soft costs.

Name of contact for Cost Estimate: **Ronnie Gyani**

Phone Number for Contact: **917-698-8742**

If a revised form is submitted, date of submission:

Footnotes:

[1] An itemized description of all "other" costs must be included at the end of this exhibit.

[2] All Off-Site costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Offsite Cost Breakdown form.

[3] (HTC Only) Site Work expenses, indirect construction costs, developer fees, construction loan financing and other financing costs may or may not be included in Eligible Basis. Site Work costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Site Work Cost Breakdown form.

[4] *(HTC Only)* Only fees paid to a consultant for duties which are not ordinarily the responsibility of the developer, can be included in Eligible Basis. Otherwise, consulting fees are included in the calculation of maximum developer fees.

[5] *(HTC Only)* Provide **all** costs & Eligible Basis associated with the Development.

[6] (HTC Only) Use the appropriate Applicable Percentages as defined in §11.1 of the QAP.

The Lantern at Robstown

TDHCA # 25177

Tab 4j (31)

Schedule of Sources

HOUSING LAB
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Schedule of Sources of Funds and Financing Narrative

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).

Tax Exempt Bond Developments ONLY. Amount listed here does not add into total sources.

Name of Bond Issuer	Certificate of Reservation Amount

Debt

Financing Participants	Funding Description	Construction Period Loan/Equity Amount	Construction Period Term (Mos	Construction Period Interest Rate (%)	Lien Position	Permanent Period Loan/Equity Amount	Permanent Period Interest Rate (%)	Permanent Period Amort - ization	Permanent Period Term (Yrs)	Permanent Period Syndication Rate	Lien Position
Stellar Bank	Perm Loan	$0				$ 1,992,000	6.75%	35	15		1
Stellar Bank	Construction Loan	$9,300,000	24	7.00%	1						
Third Party Equity											
RBC	FHTC $ 1,258,361	$ 1,962,651				$ 9,813,253				0.78	
RBC	SHTC $ 500,000					$ 299,940				0.6	
Grant											
City of Robstown	§11.9(d)(2)LPS Contribution	$ 250				$ 250					
Deferred Developer Fee											
G2 Equity Inc.	36%	$ 1,405,540				$ 562,998					
Other											
	Direct Loan Match										
	Total Sources of Funds	$ 12,668,441				$ 12,668,441					
	Total Uses of Funds					$ 12,668,441					

Describe any special, complex, or unique aspects of the financing plan for the Development, including any cash from operations, interest income, etc that is being used as a source and provide a description of how those amounts are calculated. Provide the status (dates and deadlines) for applications, approvals and closings, etc. associated with the term sheets for soft or other government sources, including the funding source; and any refinancing or loan assumptions for USDA loans, etc. For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).
See attached financing narrative
Describe the replacement reserves. Are there any existing reserve accounts that will transfer with the property? If so, describe what will be done with these funds.
Replacement reserves will be funded from operations at $250/unit, increasing by 3% annually.
Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.
n/a

If a revised form is submitted, date of submission: _____

Lantern at Robstown LP

FINANCING NARRATIVE

Construction Sources - $12,668,441

Construction sources include:

1. Construction Loan in the amount of **$9,300,000** provided by Stellar Bank and funded through construction draws (see included term sheet from Stellar),
2. Tax credit equity in the amount of **$1,962,651** from RBC,
3. City of Robstown grant in the amount of **$250** to be funded at closing, and
4. Deferred Developer Fee in the amount of $**1,405,540.**

Permanent Sources - $12,668,441

Permanent sources include:

1. Permanent Loan in the amount of **$1,992,000** provided by Stellar Bank funded after construction and converting after completion (see included term sheet from Stellar),
2. LIHTC equity from RBC in the amount of **$9,813,253**, which will in large part be used to pay off the outstanding construction loan at project completion with approximately 20% funded during construction (see equity LOI for installment benchmarks),
3. SHTC equity from RBC in the amount of **$299,940**,
4. City of Robstown grant in the amount of **$250** to be funded at closing, and
5. Deferred Developer Fee of **$562,998**.

The Lantern at Robstown

TDHCA # 25177

Tab 4k (35)

Supporting Docs

HOUSING LAB
BY BETCO

Supporting Documents Checklist

ALL SUPPORTING DOCUMENTS MUST BE CONSISTENT WITH THE SOURCES AND USES

- [ ] Executed Pro Forma from Permanent or Construction Lender
- [x] Evidence of **all** Permanent and Construction Financing (term sheets, loan agreements)

  NOTE: Term sheets and/or loan documents from debt and equity providers must **include a statement confirming they are aware the Applicant intends to elect income averaging**. If the term sheet speaks to unit designations, ensure those unit designations are consistent with the rent schedule and site plan.
- [ ] Evidence of any Gap Financing, terms included
- [ ] Evidence of any Owner Contributions, with financial support if required
- [x] Evidence of Equity Financing (HTC applications only)
- [ ] Letter from Texas Historical Commission (THC) indicating preliminary eligibility for historic (rehabilitation) tax credits and documentation of Certified Historic Structure status as detailed in QAP §11.9(e)(6).
- [x] Letter from Local Political Subdivision evidencing a loan, grant, reduced fees or contribution of other value to benefit the Development. [QAP §11.9(d)(2)]
- [ ] Evidence of Rental Assistance/Subsidy
- [ ] Construction contracts, construction bids, and/or an updated Scope and Cost Review Supplement

RBC Capital Markets®

RBC Community Investments
Three World Financial Center
200 Vesey Street, 9th Floor
New York, New York 10281-8098
Telephone: (212) 618-5619

October 22, 2025

Gyani Capital
99 Ninth Avenue
New York, NY 10011
Attn: Mr. Ronnie Gyani

Re: ***The Lantern at Robstown***
Robstown, TX

Dear Ronnie:

Thank you for the opportunity to work together on this proposal for The Lantern at Robstown in Robstown, TX (the "Project"). RBC Community Investments ("RBC") has reviewed your application, including the proposed rents and expenses used in preparing the operating budget, and expects to have investor interest to purchase a 99.98% Limited Partner interest in the Project. We have completed a preliminary underwriting of the Project to provide an estimate of the equity we would be able to invest.

1. **Project Assumptions.** The Project will consist of the new construction of 49 apartment units for rent to Seniors 55+. Within the Project, all units will be occupied by tenants in compliance with the low-income housing tax credit (LIHTC) requirements of Section 42 of the Internal Revenue Code. Total development costs are expected to be approximately $13 million. In addition to partner equity, there is expected to be a $1,992,000 first mortgage and $562,998 in deferred developer fee.

2. **LIHTC**. The Project is expected to receive an allocation of LIHTC in the annual amount of $1,258,361. The total LIHTC anticipated to be delivered to the Limited Partner is $12,581,093. The Project is also expected to receive an allocation of State LIHTC of $500,000.

3. **Purchase Price**. Based on our preliminary review of the Project and recent investor pricing indications for similar projects, we expect to be able to offer equity of approximately $10,113,193 ($9,813,253 in Federal LIHTC equity and $299,940 in State LIHTC equity) to purchase the Limited Partner interest in the Project. This capital contribution is based on the Project receiving the tax credit described above and represents approximately $0.78 price per LIHTC dollar and $.60 price per State LIHTC dollar. Please note that the anticipated pay-in schedule is based on the reserves being funded in accordance with the Agency's requirements.

Our anticipated pay-in schedule appears below:

Equity Contribution	**Percent**	**Total Equity**
Initial Closing, During Construction	19.00%	$ 1,962,651
Final CO	61.00%	$ 6,127,903
FCC, QO, PLC	15.00%	$ 1,516,979
Stabilization / 8609s	5.00%	$ 505,660
Total	100%	$ 10,113,193

4. **Fees and Compensation**. The following fees will be paid by the Partnership for services rendered in organizing, developing and managing the Partnership and the Project.

(a) Developer Fee. The Developer will earn a developer fee of $1,550,000. Any deferred portion of the developer fee shall accrue interest at 8% per annum commencing as of the date of RBC's final capital contribution. Payment of the deferred fee will be subordinate to all other Partnership debt as well as operating expense and reserve requirements.

(b) Incentive Management Fee. An incentive management fee will be payable to the General Partner on an annual basis in an amount equal to 90% of net cash flow.

(c) Property Management Fee. The property management fee will not exceed 10% of effective gross income. The management agent and the terms of the property management agreement are subject to the prior approval of RBC. If the management agent is an affiliate of any Guarantor, its fee will be subordinated to payment of operating costs and required debt service and reserve payments. The Management agent is subject to a due diligence review.

(d) Asset Management Fee. The Partnership will pay RBC Manager an annual asset management fee of $7,500 which will increase by 3% annually. The asset management fee will be paid quarterly commencing with the first anniversary of the closing date and is to be paid from available cash flow.

5. **Due Diligence, Opinions and Projections**.

(a) Due Diligence. The General Partner will provide RBC with all due diligence items set forth on its due diligence checklist, including but not limited to, financial statements for the Guarantors, schedule of real estate owned and contingent liabilities, plans and specifications, a current appraisal, a current (less than 6 months old) market study, a current (less than 6 months old) Phase I environmental report, rent and expense data from comparable properties, site/market visit and title and survey. The General Partner agrees to reasonably cooperate with RBC (including signing such consents as may be necessary) in obtaining background reports on the Developer, Guarantors and other Project entities as determined by RBC.

(b) Legal Opinions. The General Partner's counsel will deliver to RBC a local law opinion satisfactory to RBC. RBC's counsel will prepare a tax opinion and the General Partner agrees to cooperate to provide all necessary documentation requested by RBC's counsel.

(c) Diligence Reimbursement. The Partnership will reimburse RBC toward the costs of $75,000 incurred by RBC in conducting its due diligence review and for the costs and expenses of RBC's counsel in connection with the preparation of the tax opinion. RBC may deduct this amount from its first capital contribution.

(d) Projections. The projections to be attached to the Project Entity Agreement and that support the Tax Opinion will be prepared by RBC based on projections provided by the General Partner. RBC's projections will include development sources and uses, calculation of eligible basis, operating and construction period cash flow analysis, 15-year operating projection, 35-year debt analysis and 15-year capital account analysis.

Please keep in mind that this assessment is preliminary and does not represent a commitment on the part of RBC. Any actual commitment on the part of RBC will require further due diligence review and the approval of RBC's investment committee. We look forward to working with you on this project. Please let me know if we can be of any further assistance.

Very truly yours,

By: _____
Name: Chris Tully
Title: Managing Director

stellar BANK™

October 23, 2025

Lantern at Robstown, LP
Gyani Capital / G2 Equity Inc.
Ronnie Gyani
3751 Far West Blvd. #3709
Austin, Texas 78731

Re: Lantern at Robstown Apartments, Robstown, Texas – TDHCA #25177

Dear Ronnie,

Stellar Bank (the "Bank") is pleased to provide the following term sheet for construction and permanent financing to Lantern at Robstown, LP ("Borrower") for the development of Lantern at Robstown Apartments, a 49-unit LIHTC senior affordable housing development to be built in Robstown, Nueces County, Texas 78380. The proposed terms and conditions are as follows:

Summary of Terms

Borrower: Lantern at Robstown, LP

Guaranty: Construction loan will be guaranteed by Ronnie Gyani (personally) and an Entity to be added as co-guarantor acceptable to Stellar Bank. The General Contractor will provide full project Payment and Performance Bond from "A" rated surety.

Permanent loan will be non-recourse except for industry standard carve outs ("Carve Outs"). Carve Outs include guarantees against fraud, misrepresentation, bankruptcy and environmental issues.

Project: Lantern at Robstown Apartments

Credit Facilities: A) Construction loan of approximately $9,300,000:

- Construction Loan priced at 7.00% fixed
- 24-month construction loan term
- One 6-month extension subject to 1) completion of project, 2) project sources and uses being balanced, 3) receipt of required tax credit equity payments, 4) No event of default has occurred or potential for default to occur, 5) 85% occupancy and 6) No material adverse change in the financial condition of the Project, Borrower and Guarantor(s).
- Interest only due monthly during construction period
- Total construction loan period including extension is 36-months

B) Permanent loan of up to approximately $1,992,000 at an assumed underwriting rate of interest of 6.75% based on a 35-year amortization

- Subject to final approval, the permanent loan rate will be locked at 6.75%.
- 15-year term upon conversion to permanent status based on 90% occupancy for 90 days and a 1.15:1 debt service coverage.
- No pre-payment penalty – You may pay off the loan at anytime without penalty.
- Principal and interest due monthly during permanent period based on a 35-year amortization; balloon payment due at maturity.
- Replacement reserves to be $250 per unit per year with agreed upon increases for future years.
- Operating deficit and other reserve requirements subject to Bank review and approval. It is expected that these reserve requirements will mirror the equity LOI, but that all reserves noted above will be held at Stellar Bank. It is expected that any release provisions of operating reserve funds (aside from normal usage) will be subject to review and approval by Bank.

Note: Construction draws will be processed through the Bank, Title Company, and with approval of a 3rd party construction engineering firm hired by or acceptable to the Bank.

Loan-to-value: 1) Construction loan amount will be based on LTV not to exceed 80% based on rent-restricted value plus value of the tax credits; 2) Permanent period LTV not to exceed 80% based on the appraisal's identified decontrol value. Please note that the decontrol value determines the value of the property on a market rate basis (non-restricted) but adjusting the valuation for the mandated 3-year decontrol period if the property is taken back through foreclosure. The 3-year decontrol period is mandated by Section 42 requirements that tenants be given a maximum 3-year period to transition out of the property if it is converting to market rate due to the LURA being removed by Bank foreclosure. Appraisal report will be in form and substance acceptable to the Bank.

Collateral:

- 1st leasehold deed of trust and assignment of leases and rents on the subject property
- UCC filing on furniture, fixtures, and equipment
- Assignment of Tax Credits
- Security interest in operating and replacement reserve funds
- Assignment and subordination of deferred developer fee and other management fees collected by general partner or a related entity.
- Assignment and subordination of management, construction, architectural contracts, etc.

Fees: An origination fee of 1.00% for the construction loan and 1.00% for the permanent loan will both be payable at construction loan closing. An extension fee of 0.25% (of the outstanding loan balance) will be charged upon exercise of the 6-month construction loan extension.

Borrower will also pay for all reasonable costs incurred by the Bank in connection with the loans including, but not limited to, legal fees and expenses, appraisal/survey fees, title insurance premiums and search fees, UCC searches, environmental assessment fees, and inspecting architect fees, whether or not the facilities contemplated herein are funded. This obligation will survive whether or not the loans are approved.

The following are **estimates** for the Bank's costs aside from origination fees noted above:

1) Legal – $45,000 - $50,000
2) Appraisal – approx. $7,500
3) Plan and Cost Review – approx. $7,500
4) Appraisal Review, Environmental, and Insurance Review – approx. $7,500

Reporting Requirements: Include but are not limited to:

- Annual audited financial statements of Borrower
- Annual financial statements of Guarantors
- Annual evidence of tax credit compliance
- Monthly operating statements on the property once construction is complete
- Quarterly operating statements on the property during the permanent loan period

Summary of Conditions

This proposal is subject to all of the following conditions being met prior to construction closing:

Tax Credit Allocation: Receipt of an annual allocation of Federal Low-Income Housing Tax Credits from the Texas Department of Housing & Community Affairs (TDHCA) in a minimum amount of $1,258,361, along with receipt of an annual allocation of State Low-Income Housing Tax Credits in a minimum amount of $50,000.

Other Funds: The Bank acknowledges amounts and terms of other anticipated sources of project financing are to include the following estimated amounts:

- Federal Low-Income Housing Tax Credit Equity Proceeds - $9,813,253
- State Low-Income Housing Tax Credit Equity Proceeds - $299,940
- City of Robstown (grant) - $250
- Deferred Developer Fee - $562,998

Tax Credit Equity: Tax credit investor and equity terms (including price and pay-in schedule) subject to Bank approval. Borrower's current model reflects Federal Low-Income housing Tax Credit investor pricing of $0.78/per credit to source $9,813,253 to the project. Stellar Bank understands that 20% of the total Federal LIHTC equity contribution will be made at project closing. Project will require a minimum 30% aggregate equity contribution (closing and completion equity installments combined) in the project with receipt of the completion installment.

Borrower's current model reflects State Low-Income Housing Tax Credit investor pricing of $0.60/per credit to source $299,940. These proceeds are to be injected into the project upon Project Stabilization / Conversion to Permanent Loan Status.

Developer Fee: Timing of payment of developer profit to be mutually agreed upon between Bank and Borrower.

Project Budget: The Bank's current understanding of the project budget is based on information provided by Borrower via email on 10/23/2025. The Bank acknowledges that this project budget is subject to change. However, significant changes to the budget that materially affect the project may result in changes to the terms and conditions proposed herein.

Other Conditions: Borrower will bring in Crossroads Housing Development Corporation as CHDO allowing the property to receive a 50% Real Estate tax exemption.

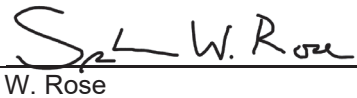
Receipt and approval of those items listed in the Due Diligence Checklist.

This discussion letter does not represent a commitment by the Bank for the proposed financing, nor does it define all the terms and conditions of loan documents, but is a framework upon which a loan request may be submitted and considered. Issuance of a commitment by the Bank is subject to the approval of the loan request under the Bank's internal approval process, which includes, but is not limited to, a review of the Borrower's then current financial condition and review and approval of all third party reports, in addition to completion of loan documents in form and substance acceptable to the Bank.

If you should have any questions concerning these terms and conditions, please feel free to call me at (713) 308-5754. Ronnie, thank you for giving us the opportunity to consider financing for this project.

Sincerely,

Stellar Bank

By: 
Stephen W. Rose
Executive Vice President

CITY OF ROBSTOWN
RESOLUTION NO. 011525-A

A RESOLUTION OF THE CITY OF ROBSTOWN CITY COUNCIL SUPPORTING THE APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 COMPETITIVE TAX CREDITS FOR THE LANTERN AT ROBSTOWN APARTMENTS LOCATED AT COUNTY ROAD 69 AND COUNTY ROAD 44 AND SETTING AN EFFECTIVE DATE.

WHEREAS, Lantern at Robstown LLC has proposed a development for affordable Senior (55+) rental housing at approx. Corner of County Rd 69 & County Rd 44 named The Lantern at Robstown in the City of Robstown, Nueces County; and

WHEREAS, Lantern at Robstown LLC has communicated to the City of Robstown that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits, the city commits to providing reduced fees or a contribution of other value that equals a minimum of $250 for the benefit of The Lantern at Robstown: and

RESOLVED, that the City of Robstown, acting through its City Council hereby confirms that it supports the proposed The Lantern at Robstown located at approximately Corner of County Rd 69 & County Rd 44 and that this formal action has been taken to put on record the opinion expressed by the City of Robstown City Council on January 15, 2025: and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ROBSTOWN:

SECTION 1. The findings and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by the city council and made a part hereof for all purposes.

SECTION 2. In accordance with the requirements of Tex. Gov't Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the City Council in accordance with Tex. Gov't Code, §2306.67071(a); and

2. The City Council has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

3. The City Council has held a public meeting at which public comment may be made on the proposed Development in accordance with Tex. Gov't Code, §2306.67071(b); and

4. After due consideration of the information provided by the Applicant and public comment, the City Council does not object to the proposed Application;

SECTION 3. The City of Robstown hereby supports the proposed The Lantern at Robstown Apartments and confirms that its City Council has voted specifically to approve the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4).

SECTION 4. The City Council further directs the City Secretary to send a certified and true copy of this Resolution to representatives of Lantern at Robstown LLC, for inclusion in its TDHCA Application to the Texas Department of Housing and Community Affairs.

ON BEHALF OF THE CITY COUNCIL OF THE CITY OF ROBSTOWN, TEXAS WE HEREBY AUTHORIZED, EMPOWERED, AND DIRECTED TO CERTIFY THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS ON THIS THE 15TH DAY OF JANUARY 2025.

APPROVED:

David Martinez, *Mayor*

ATTEST:

Gabby Garcia, *Interim City Secretary*

The Lantern at Robstown

TDHCA # 25177

Tab 12

Site Control Documents

HOUSING LAB
BY BETCO

Docusign Envelope ID: B71651D2-02B3-4FDE-A4D1-6991503F31B3

TEXAS REALTORS

COMMERCIAL CONTRACT AMENDMENT

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AMENDMENT TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

+/-7.5 Acres on County Rd 69 & 44, Robstown, TX

Effective 10/21/2025, Seller and Buyer amend the contract as follows: *(Check all applicable boxes.)*

☑ A. Sales Price: The sales price in Paragraph 3 of the contract is changed to:

Cash portion payable by Buyer at closing. . . . . $ $350,000

Sum of all financing described in the contract. . . . . $

Sales price (sum of cash portion and sum of all financing) . . . . . $ $350,000

☒ B. Property Description: The Property's legal description in Paragraph 2A of the contract is changed to the legal description described on the attached Exhibit **Amended Exhibit A** or as follows:
HERRERA GRANT S POR 35.898 ACS OUT W PT 172.70 AC TR
A ~7.5-Acre portion of Nueces County Property ID: 200099772 (see Amended Exhibit A for location of 7.5-Acre portion)

☐ C. Repairs: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing:

☐ D. Extension of Feasibility Period: Prior to the expiration of the feasibility period, Buyer may extend the feasibility period until 11:59 p.m. on _____ *(date)* by delivering $_____ to the title company as additional earnest money.

(1) $_____ of the additional earnest money will be retained by Seller as additional independent consideration for Buyer's unrestricted right to terminate, but will be credited to the sales price only upon closing of the sale. If Buyer terminates under this Paragraph D, the additional earnest money will be refunded to Buyer and Seller will retain the additional independent consideration.

(2) Buyer authorizes escrow agent to release and deliver to Seller the following at any time upon Seller's request without further notice to or consent from Buyer:
(a) The additional independent consideration.
(b) *(Check no boxes or only one box.)*
☐ all or ☐ $_____ of the remaining portion of the additional earnest money, which will be refunded to Buyer if Buyer terminates under this Paragraph 7B or if Seller defaults under the contract.

If no dollar amount is stated in this Paragraph D as additional earnest money or as additional independent consideration, or if Buyer fails to timely deliver the additional earnest money, the extension of the feasibility period will not be effective.

Cravey Real Estate Services, Inc., 5541 Bear Lane, Suite 240 Corpus Christi TX 78405 Phone: 361.289.5168 Fax: 361.289.5442 1702 Highway 181
Matthew Cravey
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Amendment to Commercial Contract concerning **+/-7.5 Acres on County Rd 69 & 44, Robstown, TX**

☐ E. Extension of Financing Deadline: The deadline for Buyer to give notice of inability to obtain the:

☐ (1) Third party loan(s) described in Subparagraph A(2) of the Commercial Contract Financing Addendum is extended until _____ *(date)*.

☐ (2) Assumption approval described in Subparagraph B(6) of the Commercial Contract Financing Addendum is extended until _____ *(date)*.

☐ (3) Buyer has paid Seller additional consideration of $ _____ for the extension financing deadline. This additional consideration ☐ will ☐ will not be credited to the sales price upon the closing of the sale.

☑ F. Closing: The closing date in Paragraph 10A of the contract is changed to on or before 02/28/2026. .

☐ G. Expenses: At closing Seller will pay the first $ _____ of Buyer's expenses under Paragraph 13 of the contract.

☐ H. Waiver of Right to Terminate: Upon final acceptance of this Amendment, Buyer waives the right to terminate under Paragraph 7B of the contract.

☐ I. Counterparts: If this amendment is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.

☒ J. Other Modifications:

The Closing Date is hereby extended to occur on or before February 28, 2026.

The Property subject to this contract has been reduced in size to approximately 7.500 acres, representing the portion of Seller's ~36-acre parent tract described and depicted in the amended Exhibit A, attached hereto and incorporated herein by reference. The amended Exhibit A is labeled "Phase 1 – 7.500-Acres."

Except as expressly modified herein, all other terms and conditions of the original contract shall remain unchanged and in full force and effect.

Seller: Fox & Tree Landscape Nursery

By: _____

By (signature): Daniel Caballero (Oct 21, 2025 16:33:27 CDT)
Printed Name: Daniel Caballero
Title: Owner

By: _____

By (signature): _____
Printed Name: _____
Title: _____

Buyer: G2 Equity Inc.

By: _____

By (signature): DocuSigned by: 38C74237DC6D4D9...
Printed Name: Ronnie Gyani
Title: President

By: _____

By (signature): _____
Printed Name: _____
Title: _____

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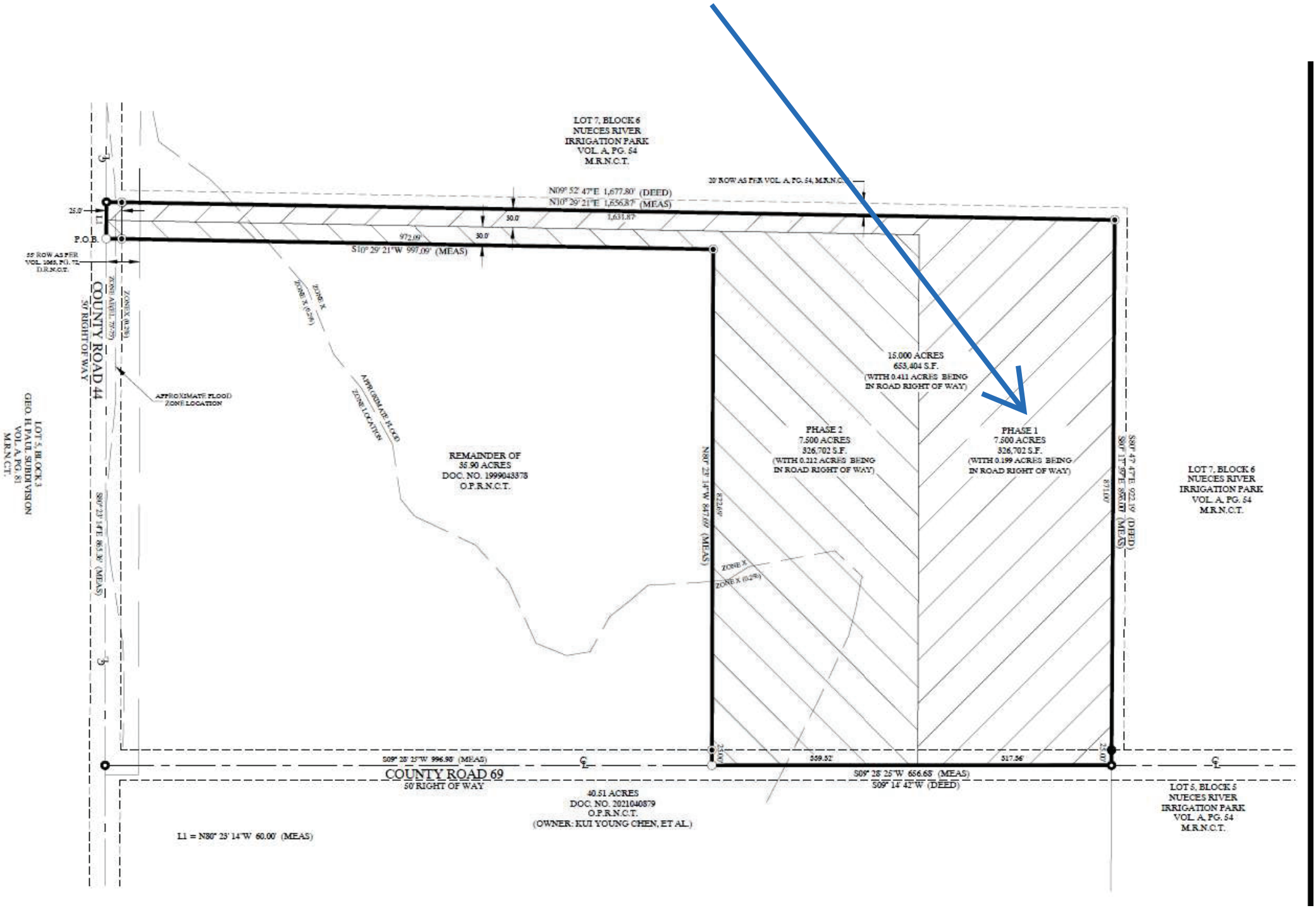
Docusign Envelope ID: B71651D2-02B3-4FDE-A4D1-6991503F31B3

Amended Exhibit A as of 10/07/2025

+/- 7.5 Acres on County Road 69 & 44 of Robstown, TX 78380 - Property ID: 200099772. Further described below.



10.21.25_Commercial_Contract_Amendment_15_AC_on_CR_69_&_44__(1)

Final Audit Report 2025-10-21

Created:	2025-10-21
By:	Megan Trujillo (megan@craveyrealestate.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfVTx5v8pur3rzrYFM5nY40gcmfTWNyvC

"10.21.25_Commercial_Contract_Amendment_15_AC_on_CR_69_&_44__(1)" History

Document created by Megan Trujillo (megan@craveyrealestate.com)
2025-10-21 - 6:28:00 PM GMT

Document emailed to dcbad@sbcglobal.net for signature
2025-10-21 - 6:28:05 PM GMT

Email viewed by dcbad@sbcglobal.net
2025-10-21 - 9:30:06 PM GMT

Signer dcbad@sbcglobal.net entered name at signing as Daniel Caballero
2025-10-21 - 9:33:25 PM GMT

Document e-signed by Daniel Caballero (dcbad@sbcglobal.net)
Signature Date: 2025-10-21 - 9:33:27 PM GMT - Time Source: server

Agreement completed.
2025-10-21 - 9:33:27 PM GMT

Adobe Acrobat Sign

COMMERCIAL CONTRACT AMENDMENT

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AMENDMENT TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

+/-15.0 Acres on County Rd 69 & 44, Robstown, TX

Effective _____, Seller and Buyer amend the contract as follows: *(Check all applicable boxes.)*

☑ A. Sales Price: The sales price in Paragraph 3 of the contract is changed to:

Cash portion payable by Buyer at closing. . . . . $ $600,000

Sum of all financing described in the contract. . . . . $ _____

Sales price (sum of cash portion and sum of all financing) . . . . . $ $600,000

☒ B. Property Description: The Property's legal description in Paragraph 2A of the contract is changed to the legal description described on the attached Exhibit **Amended Exhibit A** or as follows:
Amending the location of the 15-Acre portion of Nueces County Property ID: 200099772 the buyer will purchase. The new location of the +/-15 acre portion is shown in the amended Exhibit A (dated 6.17.2025) of the contract attached.

☐ C. Repairs: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing:

☐ D. Extension of Feasibility Period: Prior to the expiration of the feasibility period, Buyer may extend the feasibility period until 11:59 p.m. on _____ *(date)* by delivering $_____ to the title company as additional earnest money.

(1) $_____ of the additional earnest money will be retained by Seller as additional independent consideration for Buyer's unrestricted right to terminate, but will be credited to the sales price only upon closing of the sale. If Buyer terminates under this Paragraph D, the additional earnest money will be refunded to Buyer and Seller will retain the additional independent consideration.

(2) Buyer authorizes escrow agent to release and deliver to Seller the following at any time upon Seller's request without further notice to or consent from Buyer:
(a) The additional independent consideration.
(b) *(Check no boxes or only one box.)*
☐ all or ☐ $_____ of the remaining portion of the additional earnest money, which will be refunded to Buyer if Buyer terminates under this Paragraph 7B or if Seller defaults under the contract.

If no dollar amount is stated in this Paragraph D as additional earnest money or as additional independent consideration, or if Buyer fails to timely deliver the additional earnest money, the extension of the feasibility period will not be effective.

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Matthew Cravey
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☐ E. Extension of Financing Deadline: The deadline for Buyer to give notice of inability to obtain the:

☐ (1) Third party loan(s) described in Subparagraph A(2) of the Commercial Contract Financing Addendum is extended until _____ *(date)*.

☐ (2) Assumption approval described in Subparagraph B(6) of the Commercial Contract Financing Addendum is extended until _____ *(date)*.

☐ (3) Buyer has paid Seller additional consideration of $ _____ for the extension financing deadline. This additional consideration ☐ will ☐ will not be credited to the sales price upon the closing of the sale.

☑ F. Closing: The closing date in Paragraph 10A of the contract is changed to 10/31/2025. .

☐ G. Expenses: At closing Seller will pay the first $ _____ of Buyer's expenses under Paragraph 13 of the contract.

☐ H. Waiver_of_Right_to_Terminate: Upon final acceptance of this Amendment, Buyer waives the right to terminate under Paragraph 7B of the contract.

☐ I. Counterparts: If this amendment is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.

☒ J. Other_Modifications:
Buyer will agree to provide any needed private utility easements to Seller's adjacent property. Buyer agrees to provide fencing for their apartment complex. Closing date extended to 10/31/2025, extension options remain as is.

Seller: **Fox & Tree Landscape Nursery**

By: _____

By (signature): Daniel Caballero
Daniel Caballero (Jun 18, 2025 15:42 CDT)
Printed Name: **Daniel Caballero**
Title: **Owner**

By: _____

By (signature): _____
Printed Name: _____
Title: _____

Buyer: **G2 Equity Inc.**

By: _____

By (signature): _____ 6/17/2025
Printed Name: **Ronnie Gyani**
Title: **President**

By: _____

By (signature): _____
Printed Name: _____
Title: _____

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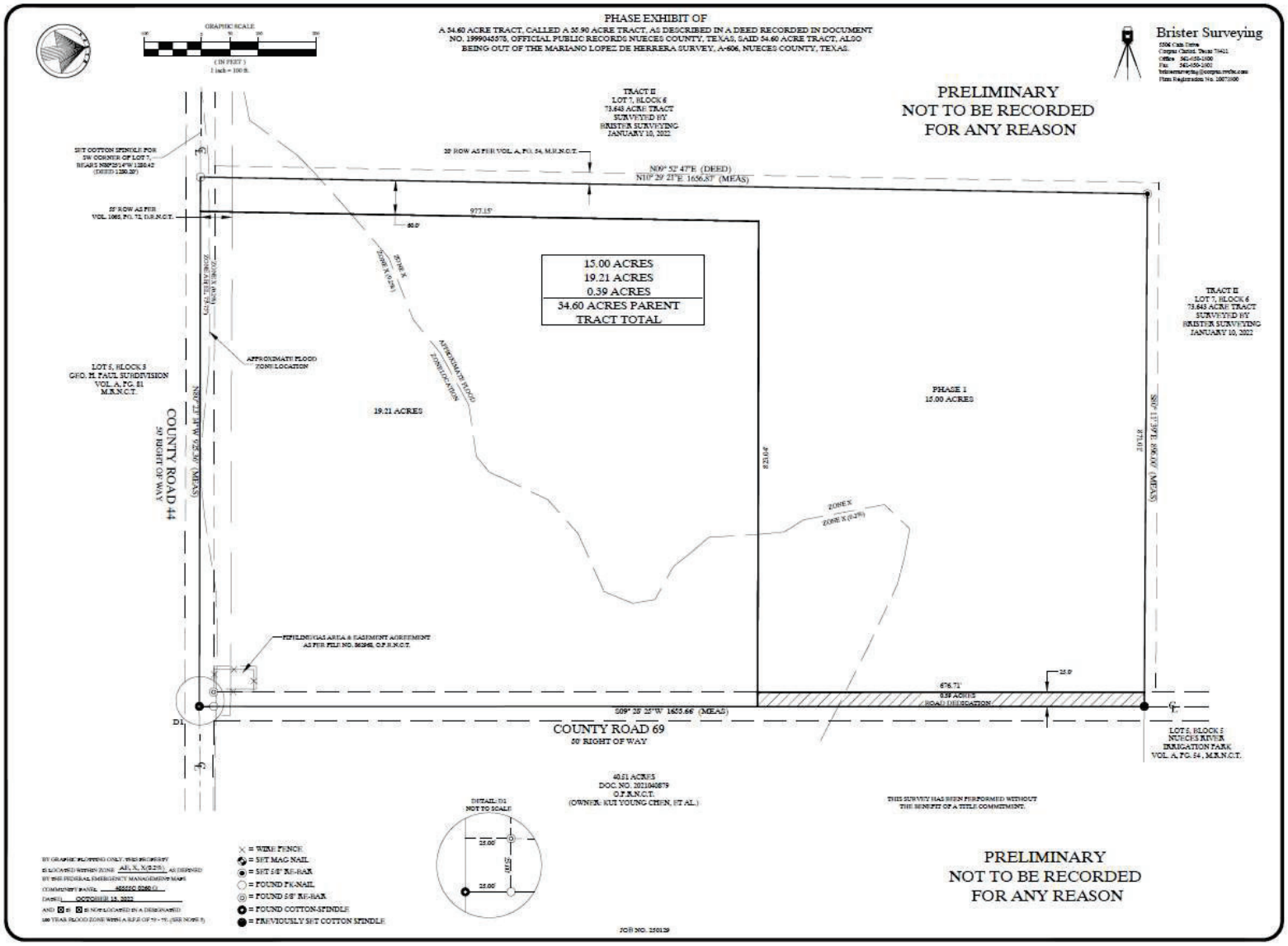
Amended Exhibit A as of 06/17/2025

+/- 15 Acres on County Road 69 & 44 of Robstown, TX 78380 - Property ID: 200099772. Further described below

New location for +/- 15 Acre portion buyer will purchase is shown below.

Approx. 676 Feet wide frontage on County Rd 69 and approx. 871 feet long with small access piece of land to County Rd 44



6.17.25_Commercial Contract Amendment_15 AC on CR 69 & 44

Final Audit Report 2025-06-18

Created:	2025-06-18
By:	Megan Trujillo (megan@craveyrealestate.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgV9ne2dwt2a_zlYX_8YHzzKuAEpbVMJC

"6.17.25_Commercial Contract Amendment_15 AC on CR 69 & 44" History

Document created by Megan Trujillo (megan@craveyrealestate.com)
2025-06-18 - 8:39:07 PM GMT

Document emailed to dcbad@sbcglobal.net for signature
2025-06-18 - 8:39:11 PM GMT

Email viewed by dcbad@sbcglobal.net
2025-06-18 - 8:39:41 PM GMT

Signer dcbad@sbcglobal.net entered name at signing as Daniel Caballero
2025-06-18 - 8:42:25 PM GMT

Document e-signed by Daniel Caballero (dcbad@sbcglobal.net)
Signature Date: 2025-06-18 - 8:42:27 PM GMT - Time Source: server

Agreement completed.
2025-06-18 - 8:42:27 PM GMT

COMMERCIAL CONTRACT AMENDMENT

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AMENDMENT TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

+/-15.0 Acres on County Rd 69 & 44, Robstown, TX

Effective _____, Seller and Buyer amend the contract as follows: *(Check all applicable boxes.)*

☐ A. Sales Price: The sales price in Paragraph 3 of the contract is changed to:

Cash portion payable by Buyer at closing. . . . . $ _____

Sum of all financing described in the contract. . . . . $ _____

Sales price (sum of cash portion and sum of all financing) . . . . . $ _____

☒ B. Property Description: The Property's legal description in Paragraph 2A of the contract is changed to the legal description described on the attached Exhibit **Amended Exhibit A** or as follows:
Amending the location of the 15-Acre portion of Nueces County Property ID: 200099772 the buyer will purchase. The new location of the +/-15 acre portion is shown in the amended Exhibit A (dated 2.4.2025) of the contract attached.

☐ C. Repairs: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing:

☐ D. Extension of Feasibility Period: Prior to the expiration of the feasibility period, Buyer may extend the feasibility period until 11:59 p.m. on _____ *(date)* by delivering $_____ to the title company as additional earnest money.

(1) $_____ of the additional earnest money will be retained by Seller as additional independent consideration for Buyer's unrestricted right to terminate, but will be credited to the sales price only upon closing of the sale. If Buyer terminates under this Paragraph D, the additional earnest money will be refunded to Buyer and Seller will retain the additional independent consideration.

(2) Buyer authorizes escrow agent to release and deliver to Seller the following at any time upon Seller's request without further notice to or consent from Buyer:
(a) The additional independent consideration.
(b) *(Check no boxes or only one box.)*
☐ all or ☐ $_____ of the remaining portion of the additional earnest money, which will be refunded to Buyer if Buyer terminates under this Paragraph 7B or if Seller defaults under the contract.

If no dollar amount is stated in this Paragraph D as additional earnest money or as additional independent consideration, or if Buyer fails to timely deliver the additional earnest money, the extension of the feasibility period will not be effective.

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☐ E. Extension of Financing Deadline: The deadline for Buyer to give notice of inability to obtain the:

☐ (1) Third party loan(s) described in Subparagraph A(2) of the Commercial Contract Financing Addendum is extended until _____ *(date)*.

☐ (2) Assumption approval described in Subparagraph B(6) of the Commercial Contract Financing Addendum is extended until _____ *(date)*.

☐ (3) Buyer has paid Seller additional consideration of $ _____ for the extension financing deadline. This additional consideration ☐ will ☐ will not be credited to the sales price upon the closing of the sale.

☐ F. Closing: The closing date in Paragraph 10A of the contract is changed to _____ .

☐ G. Expenses: At closing Seller will pay the first $ _____ of Buyer's expenses under Paragraph 13 of the contract.

☐ H. Waiver of Right to Terminate: Upon final acceptance of this Amendment, Buyer waives the right to terminate under Paragraph 7B of the contract.

☐ I. Counterparts: If this amendment is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.

☒ J. Other Modifications:
Buyer will agree to provide any needed private utility easements to Seller's adjacent property.
Buyer agrees to provide fencing for their apartment complex.

Seller: **Fox & Tree Landscape Nursery**

By: _____

By (signature): Daniel Caballero (Feb 11, 2025 15:25 CST)
Printed Name: **Daniel Caballero**
Title: **Owner**

By: _____

By (signature): _____
Printed Name: _____
Title: _____

Buyer: **G2 Equity Inc.**

By: _____

By (signature): _____
Printed Name: **Ronnie Gyani**
Title: **President**

By: _____

By (signature): _____
Printed Name: _____
Title: _____

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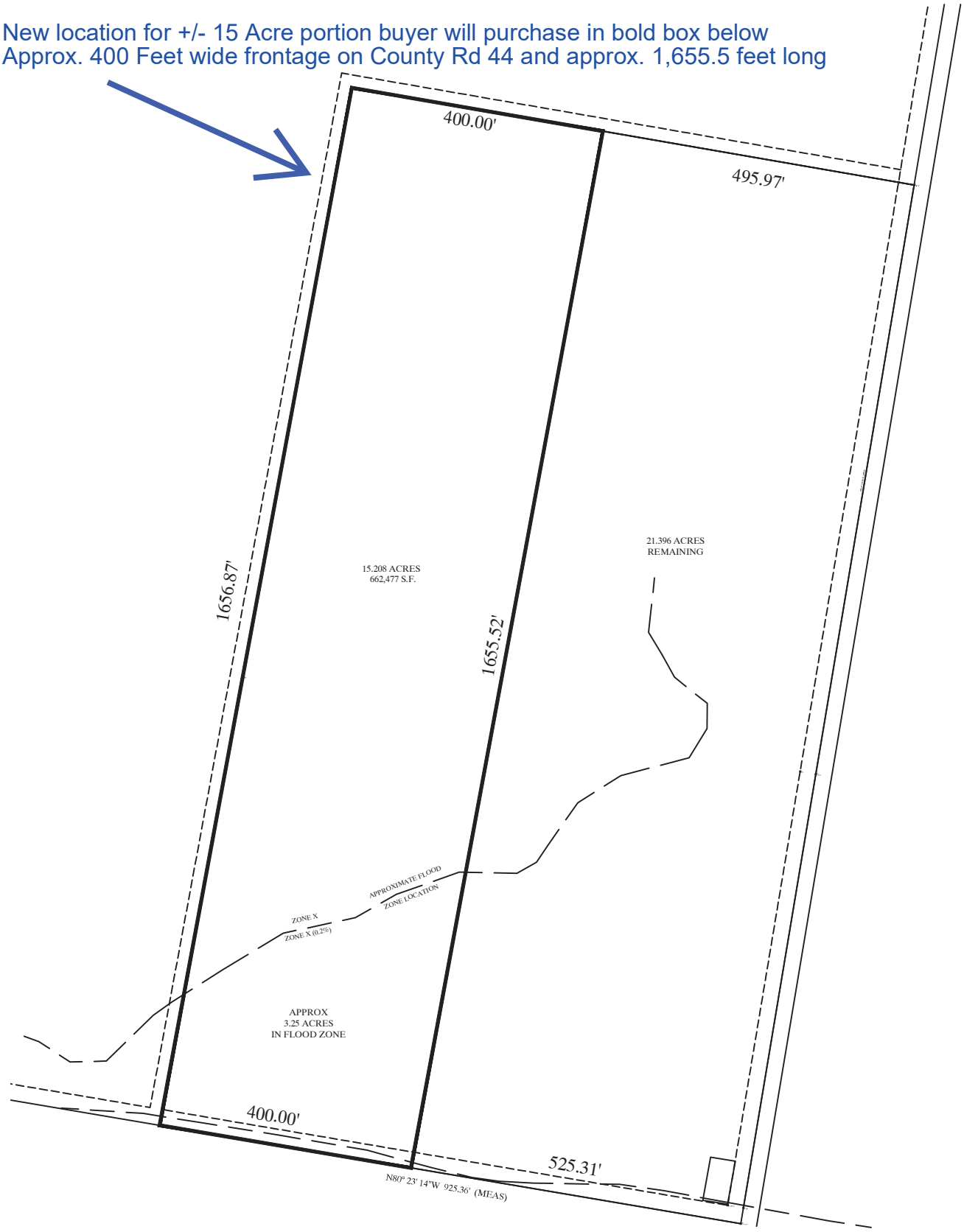
Amended Exhibit A as of 02/04/2025
+/- 15 Acres on County Road 69 & 44 of Robstown, TX 78380 - Property ID: 200099772
Further described below

New location for +/- 15 Acre portion buyer will purchase in bold box below
Approx. 400 Feet wide frontage on County Rd 44 and approx. 1,655.5 feet long



Commercial Contract Amendment_15 AC on CR 69 & 44

Final Audit Report 2025-02-11

Created:	2025-02-10
By:	Megan Trujillo (megan@craveyrealestate.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAM9QJTZ73INIBFOE6pimQdIYNkYB7GNfq

"Commercial Contract Amendment_15 AC on CR 69 & 44" History

Document created by Megan Trujillo (megan@craveyrealestate.com)
2025-02-10 - 4:08:05 PM GMT

Document emailed to dcbad@sbcglobal.net for signature
2025-02-10 - 4:08:10 PM GMT

Email viewed by dcbad@sbcglobal.net
2025-02-11 - 5:27:43 PM GMT

Signer dcbad@sbcglobal.net entered name at signing as Daniel Caballero
2025-02-11 - 9:25:45 PM GMT

Document e-signed by Daniel Caballero (dcbad@sbcglobal.net)
Signature Date: 2025-02-11 - 9:25:47 PM GMT - Time Source: server

Agreement completed.
2025-02-11 - 9:25:47 PM GMT

TEXAS REALTORS

COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

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1. PARTIES: Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: **FOX TREE & LANDSCAPE NURSERY**

Address: **5949 LA COSTA CORPUS CHRISTI, TX 78414-2407**
Phone: _____ E-mail: _____
Mobile: _____ Fax or Other: _____

Buyer: **G2 Equity, Inc., or Assigns**

Address: **99 9th Ave., NY, NY 10011**
Phone: _____ E-mail: **ronnie@gyanicap.com**
Mobile: **(917) 698-8742** Fax or Other: _____

2. PROPERTY:

A. "Property" means that real property situated in **Nueces** County, Texas at **+/- 15.0 Acres on County Road 69 & 44 of Robstown, TX 78380** *(address)* and that is legally described on the attached Exhibit **A** or as follows:

Legal Description:

DC DC **HERRERA GRANT S POR 35.898 ACS OUT W PT 172.70 AC TR**
A 15-Acre portion (hard corner) of Nueces County Property ID: 200099772

B. Seller will sell and convey the Property together with:
(1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
(2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
(3) Seller's interest in all licenses and permits related to the Property.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
(If mineral rights are to be reserved an appropriate addendum should be attached.)

3. SALES PRICE:

A. At or before closing, Buyer will pay the following sales price for the Property:

(1) Cash portion payable by Buyer at closing . . . . . $ _____

(2) Sum of all financing described in Paragraph 4 . . . . . $ **525,000.00**

(3) Sales price (sum of 3A(1) and 3A(2)) . . . . . $ **525,000.00**

B. Adjustment to Sales Price: *(Check (1) or (2) only.)*

[X] (1) The sales price will not be adjusted based on a survey.
[ ] (2) The sales price will be adjusted based on the latest survey obtained under Paragraph 6B.

(a) The sales price is calculated on the basis of $ _____ per:
[ ] (i) square foot of [ ] total area [ ] net area.
[ ] (ii) acre of [ ] total area [ ] net area.

(b) "Total area" means all land area within the perimeter boundaries of the Property. "Net area" means total area less any area of the Property within:
[ ] (i) public roadways;
[ ] (ii) rights-of-way and easements other than those that directly provide utility services to the Property; and
[ ] (iii) _____
_____.

(c) If the sales price is adjusted by more than _____ % of the stated sales price, either party may terminate this contract by providing written notice to the other party within _____ days after the terminating party receives the survey. If neither party terminates this contract or if the variance is less than the stated percentage, the adjustment to the sales price will be made to the cash portion of the sales price payable by Buyer.

4. FINANCING: Buyer will finance the portion of the sales price under Paragraph 3A(2) as follows:

[X] A. Third Party Financing: One or more third party loans in the total amount of $ **See Exhibit B** .
This contract:
[ ] (1) is not contingent upon Buyer obtaining third party financing.
[ ] (2) is contingent upon Buyer obtaining third party financing in accordance with the attached Commercial Contract Financing Addendum (TXR-1931).

[ ] B. Assumption: In accordance with the attached Commercial Contract Financing Addendum (TXR-1931), Buyer will assume the existing promissory note secured by the Property, which balance at closing will be $ _____ .

[ ] C. Seller Financing: Buyer will deliver a promissory note and deed of trust to Seller under the terms of the attached Commercial Contract Financing Addendum (TXR-1931) in the amount of $ _____ .

5. EARNEST MONEY:

A. Not later than 3 days after the effective date, Buyer must deposit $ **5,000.00** as earnest money with **Independence Title Company** (title company) at 5900 Shepherd Mountain Cove, Bldg II, Suite 200, Austin, TX 78730 (address) **Dan Phares** (closer). If Buyer fails to timely deposit the earnest money, Seller may terminate this contract or exercise any of Seller's other remedies under Paragraph 15 by providing written notice to Buyer before Buyer deposits the earnest money.

B. Buyer will deposit an additional amount of $ **See Exhibit B** with the title company to be made part of the earnest money on or before:
[ ] (i) _____ days after Buyer's right to terminate under Paragraph 7B expires; or
[X] (ii) **See Exhibit B** .
Buyer will be in default if Buyer fails to deposit the additional amount required by this Paragraph 5B within 3 days after Seller notifies Buyer that Buyer has not timely deposited the additional amount.

C. Buyer may instruct the title company to deposit the earnest money in an interest-bearing account at a federally insured financial institution and to credit any interest to Buyer.

6. TITLE POLICY AND SURVEY:

A. Title Policy:

(1) Seller, at Seller's expense, will furnish Buyer an Owner's Policy of Title Insurance (the title policy) issued by any underwriter of the title company in the amount of the sales price, dated at or after closing, insuring Buyer against loss under the title policy, subject only to:
(a) those title exceptions permitted by this contract or as may be approved by Buyer in writing; and
(b) the standard printed exceptions contained in the promulgated form of title policy unless this contract provides otherwise.

(2) The standard printed exception as to discrepancies, conflicts, or shortages in area and boundary lines, or any encroachments or protrusions, or any overlapping improvements:
☐ (a) will not be amended or deleted from the title policy.
☒ (b) will be amended to read "shortages in areas" at the expense of ☒ Buyer ☐ Seller.

(3) Within 15 days after the effective date, Seller will furnish Buyer a commitment for title insurance (the commitment) including legible copies of recorded documents evidencing title exceptions. Seller authorizes the title company to deliver the commitment and related documents to Buyer at Buyer's address.

B. Survey: Within 120 days after the effective date:

☒ (1) Buyer will obtain a survey of the Property at Buyer's expense and deliver a copy of the survey to Seller. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition. Seller will reimburse Buyer **$0.00** *(insert amount)* of the cost of the survey at closing, if closing occurs.

☐ (2) Seller, at Seller's expense, will furnish Buyer a survey of the Property dated after the effective date. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition.

☐ (3) Seller will deliver to Buyer and the title company a true and correct copy of Seller's most recent survey of the Property along with an affidavit required by the title company for approval of the existing survey. If the existing survey is not acceptable to the title company, ☐ Seller ☐ Buyer (updating party), will, at the updating party's expense, obtain a new or updated survey acceptable to the title company and deliver the acceptable survey to the other party and the title company within 30 days after the title company notifies the parties that the existing survey is not acceptable to the title company. The closing date will be extended daily up to 30 days if necessary for the updating party to deliver an acceptable survey within the time required. The other party will reimburse the updating party _____ *(insert amount or percentage)* of the cost of the new or updated survey at closing, if closing occurs.

C. Buyer's Objections to the Commitment and Survey:

(1) Within 60 days after Buyer receives the last of the commitment, copies of the documents evidencing the title exceptions, and any required survey, Buyer may object in writing to matters disclosed in the items if: (a) the matters disclosed are a restriction upon the Property or constitute a defect or encumbrance to title other than those permitted by this contract or liens that Seller will

satisfy at closing or Buyer will assume at closing; or (b) the items show that any part of the Property lies in a special flood hazard area (an "A" or "V" zone as defined by FEMA). If the commitment or survey is revised or any new document evidencing a title exception is delivered, Buyer may object in writing to any new matter revealed in such revision or new document. Buyer's objection must be made within the same number of days stated in this paragraph, beginning when the revision or new document is delivered to Buyer. If Paragraph 6B(1) applies, Buyer is deemed to receive the survey on the earlier of: (i) the date Buyer actually receives the survey; or (ii) of the deadline specified in Paragraph 6B.

(2) Seller may, but is not obligated to, cure Buyer's timely objections within 15 days after Seller receives the objections. The closing date will be extended as necessary to provide such time to cure the objections. If Seller fails to cure the objections by the time required, Buyer may terminate this contract by providing written notice to Seller within 5 days after the time by which Seller must cure the objections. If Buyer terminates, the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer.

(3) Buyer's failure to timely object or terminate under this Paragraph 6C is a waiver of Buyer's right to object except that Buyer will not waive the requirements in Schedule C of the commitment.

7. PROPERTY CONDITION:

A. Present Condition: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing: _____

_____

_____

_____

_____.

B. Feasibility Period: Buyer may terminate this contract for any reason within **See Exhibit B** days after the effective date (feasibility period) by providing Seller written notice of termination.

(1) Independent Consideration. *(Check only one box and insert amounts.)*

[X] (a) If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer less $ _____ that Seller will retain as independent consideration for Buyer's unrestricted right to terminate. Buyer has tendered the independent consideration to Seller upon payment of the amount specified in Paragraph 5A to the title company. The independent consideration is to be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(1) or if Buyer fails to deposit the earnest money, Buyer will not have the right to terminate under this Paragraph 7B.

[ ] (b) Not later than 3 days after the effective date, Buyer must pay $ _____ as independent consideration for Buyer's right to terminate by tendering such amount to the title company. Buyer authorizes escrow agent to release and deliver the independent consideration to Seller at any time upon Seller's request without further notice to or consent from Buyer. If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer and Seller will retain the independent consideration. The independent consideration will be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(2) or if Buyer fails to pay the independent consideration, Buyer will not have the right to terminate under this Paragraph 7B.

[X] (2) Feasibility Period Extension: Prior to the expiration of the initial feasibility period, Buyer may extend the feasibility period for a single additional period of **Ex B** days by delivering $**See Exhibit B** to the title company as additional earnest money.

(a) $_____ of the additional earnest money will be retained by Seller as additional independent consideration for Buyer's unrestricted right to terminate, but will be credited to the

sales price only upon closing of the sale. If Buyer terminates under this Paragraph 7B, the additional earnest money will be refunded to Buyer and Seller will retain the additional independent consideration.

(b) Buyer authorizes escrow agent to release and deliver to Seller the following at any time upon Seller's request without further notice to or consent from Buyer:
(i) The additional independent consideration.
(ii) *(Check no boxes or only one box.)*
☐ all or ☐ $ _____ of the remaining portion of the additional earnest money, which will be refunded to Buyer if Buyer terminates under this Paragraph 7B or if Seller defaults under this contract.

If no dollar amount is stated in this Paragraph 7B(2) as additional earnest money or as additional independent consideration, or if Buyer fails to timely deliver the additional earnest money, the extension of the feasibility period will not be effective.

C. Inspections, Studies, or Assessments:

(1) ~~During the feasibility period,~~ Buyer, at Buyer's expense, may complete or cause to be completed any and all inspections, studies, or assessments of the Property (including all improvements and fixtures) desired by Buyer.
(2) Buyer must:
(a) employ only trained and qualified inspectors and assessors;
(b) notify Seller, in advance, of when the inspectors or assessors will be on the Property;
(c) abide by any reasonable entry rules or requirements of Seller;
(d) not interfere with existing operations or occupants of the Property; and
(e) restore the Property to its original condition if altered due to inspections, studies, or assessments that Buyer completes or causes to be completed.

(3) Except for those matters that arise from the negligence of Seller or Seller's agents, Buyer is responsible for any claim, liability, encumbrance, cause of action, and expense resulting from Buyer's inspections, studies, or assessments, including any property damage or personal injury. Buyer will indemnify, hold harmless, and defend Seller and Seller's agents against any claim involving a matter for which Buyer is responsible under this paragraph. This paragraph survives termination of this contract.

D. Property Information:

(1) Delivery of Property Information: Within **30** days after the effective date, Seller will deliver to Buyer the following to the extent in Seller's possession or control: *(Check all that apply.)*
☒ (a) copies of all current leases, including any mineral leases, pertaining to the Property, including any modifications, supplements, or amendments to the leases;
☐ (b) copies of all notes and deeds of trust against the Property that Buyer will assume or that Seller will not pay in full on or before closing;
☒ (c) copies of all previous environmental assessments, geotechnical reports, studies, or analyses made on or relating to the Property;
☒ (d) copies property tax statements for the Property for the previous 2 calendar years;
☒ (e) plats of the Property;
☒ (f) copies of current utility capacity letters from the Property's water and sewer service provider; and
☐ (g) _____

(2) Return of Property Information: If this contract terminates for any reason, Buyer will, not later than 10 days after the termination date: *(Check all that apply.)*

☐ (a) return to Seller all those items described in Paragraph 7D(1) that Seller delivered to Buyer in other than an electronic format and all copies that Buyer made of those items;

☒ (b) delete or destroy all electronic versions of those items described in Paragraph 7D(1) that Seller delivered to Buyer or Buyer copied in any format; and

☐ (c) deliver to Seller copies of all inspection and assessment reports related to the Property that Buyer completed or caused to be completed.

This Paragraph 7D(2) survives termination of this contract.

E. Contracts Affecting Operations: Until closing, Seller: (1) will operate the Property in the same manner as on the effective date under reasonably prudent business standards; and (2) will not transfer or dispose of any part of the Property, any interest or right in the Property, or any of the personal property or other items described in Paragraph 2B or sold under this contract. After the feasibility period ends, Seller may not enter into, amend, or terminate any other contract that affects the operations of the Property without Buyer's written approval.

8. LEASES:

A. Each written lease Seller is to assign to Buyer under this contract must be in full force and effect according to its terms. Seller may not enter into any new lease, fail to comply with any existing lease, or make any amendment or modification to any existing lease without Buyer's written consent. Seller must disclose, in writing, if any of the following exist at the time Seller provides the leases to the Buyer or subsequently occur before closing:

(1) any failure by Seller to comply with Seller's obligations under the leases;
(2) any circumstances under any lease that entitle the tenant to terminate the lease or seek any offsets or damages;
(3) any advance sums paid by a tenant under any lease;
(4) any concessions, bonuses, free rents, rebates, brokerage commissions, or other matters that affect any lease; and
(5) any amounts payable under the leases that have been assigned or encumbered, except as security for loan(s) assumed or taken subject to under this contract.

B. Estoppel Certificates: Within _____ days after the effective date, Seller will deliver to Buyer estoppel certificates signed not earlier than _____ by each tenant that leases space in the Property. The estoppel certificates must include the certifications contained in the current version of TXR Form 1938 - Commercial Tenant Estoppel Certificate and any additional information requested by a third party lender providing financing under Paragraph 4 if the third party lender requests such additional information at least 10 days prior to the earliest date that Seller may deliver the signed estoppel certificates.

9. BROKERS:

A. The brokers to this sale are:

Principal Broker:

Cravey Real Estate Services Inc
Agent: Lynann Pinkham
Address: 5541 Bear Ln Suite 240, Corpus Christi, TX 78405
Phone & Fax: (361) 289-5168
E-mail: lynann@craveyrealestate.com
License No.: 319336

Cooperating Broker: Pinnacle Realty Advisors
Agent: Kanwarjit Gyani
Address: 3824 Cedar Springs Rd. #801-7724
Phone & Fax: 972-591-3988
E-mail:
License No.: 732291

Principal Broker: *(Check only one box)*
- [X] represents Seller only.
- [ ] represents Buyer only.
- [ ] is an intermediary between Seller and Buyer.

Cooperating Broker represents Buyer.

B. Fees: *(Check only (1) or (2) below.)*
(Complete the Agreement Between Brokers on page 14 only if (1) is selected.)

[ ] (1) Seller will pay Principal Broker the fee specified by separate written commission agreement between Principal Broker and Seller. Principal Broker will pay Cooperating Broker the fee specified in the Agreement Between Brokers found below the parties' signatures to this contract.

[☑] (2) At the closing of this sale, Seller will pay:

Principal Broker a total cash fee of:
[X] 3% % of the sales price.
[ ] _____.

Cooperating Broker a total cash fee of
[X] 3% % of the sales price.
[ ] _____.

The cash fees will be paid in Nueces County, Texas. Seller authorizes the title company to pay the brokers from the Seller's proceeds at closing.
NOTICE: Chapter 62, Texas Property Code, authorizes a broker to secure an earned commission with a lien against the Property.

C. The parties may not amend this Paragraph 9 without the written consent of the brokers affected by the amendment.

10. CLOSING:

A. The date of the closing of the sale (closing date) will be on or before the later of:
(1) [ ] _____ days after the expiration of the feasibility period.
[ ] _____ *(specific date)*.
[X] **See Exhibit B**.
(2) 7 days after objections made under Paragraph 6C have been cured or waived.

B. If either party fails to close by the closing date, the non-defaulting party may exercise the remedies in Paragraph 15.

C. At closing, Seller will execute and deliver, at Seller's expense, a ☐ general ☐ special warranty deed. The deed must include a vendor's lien if any part of the sales price is financed. The deed must convey good and indefeasible title to the Property and show no exceptions other than those permitted under Paragraph 6 or other provisions of this contract. Seller must convey the Property:
(1) with no liens, assessments, or other security interests against the Property which will not be satisfied out of the sales price, unless securing loans Buyer assumes;
(2) without any assumed loans in default; and
(3) with no persons in possession of any part of the Property as lessees, tenants at sufferance, or trespassers except tenants under the written leases assigned to Buyer under this contract.

D. At closing, Seller, at Seller's expense, will also deliver to Buyer:
(1) tax statements showing no delinquent taxes on the Property;
~~(2) an assignment of all leases to or on the Property~~;
(3) to the extent assignable, an assignment to Buyer of any licenses and permits related to the Property;
(4) evidence that the person executing this contract is legally capable and authorized to bind Seller;
(5) an affidavit acceptable to the title company stating that Seller is not a foreign person or, if Seller is a foreign person, a written authorization for the title company to: (i) withhold from Seller's proceeds an amount sufficient to comply with applicable tax law; and (ii) deliver the amount to the Internal Revenue Service (IRS) together with appropriate tax forms; and
(6) any notices, statements, certificates, affidavits, releases, and other documents required by this contract, the commitment, or law necessary for the closing of the sale and issuance of the title policy, all of which must be completed by Seller as necessary.

E. At closing, Buyer will:
(1) pay the sales price in good funds acceptable to the title company;
(2) deliver evidence that the person executing this contract is legally capable and authorized to bind Buyer;
~~(3) sign and send to each tenant in a lease for any part of the Property a written statement that:~~
~~(a) acknowledges Buyer has received and is responsible for the tenant's security deposit; and~~
~~(b) specifies the exact dollar amount of the security deposit;~~
~~(4) sign an assumption of all leases then in effect; and~~
(5) execute and deliver any notices, statements, certificates, or other documents required by this contract or law necessary to close the sale.

F. Unless the parties agree otherwise, the closing documents will be as found in the basic forms in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.

11. POSSESSION: Seller will deliver possession of the Property to Buyer upon closing and funding of this sale in its present condition with any repairs Seller is obligated to complete under this contract, ordinary wear and tear excepted. Any possession by Buyer before closing or by Seller after closing that is not authorized by a separate written lease agreement is a landlord-tenant at sufferance relationship between the parties.

12. SPECIAL PROVISIONS: The following special provisions apply and will control in the event of a conflict with other provisions of this contract. *(If special provisions are contained in an Addendum, identify the Addendum here and reference the Addendum in Paragraph 22D.)*
See Exhibit B

13. SALES EXPENSES:

A. Seller's Expenses: Seller will pay for the following at or before closing:
(1) releases of existing liens, other than those liens assumed by Buyer, including prepayment penalties and recording fees;
(2) release of Seller's loan liability, if applicable;
(3) tax statements or certificates;
(4) preparation of the deed;
(5) one-half of any escrow fee;
(6) costs to record any documents to cure title objections that Seller must cure; and
(7) other expenses that Seller will pay under other provisions of this contract.

B. Buyer's Expenses: Buyer will pay for the following at or before closing:
(1) all loan expenses and fees;
(2) preparation of any deed of trust;
(3) recording fees for the deed and any deed of trust;
(4) premiums for flood insurance as may be required by Buyer's lender;
(5) one-half of any escrow fee;
(6) other expenses that Buyer will pay under other provisions of this contract.

14. PRORATIONS:

A. Prorations:
(1) Interest on any assumed loan, taxes, rents, and any expense reimbursements from tenants will be prorated through the closing date.
(2) If the amount of ad valorem taxes for the year in which the sale closes is not available on the closing date, taxes will be prorated on the basis of taxes assessed in the previous year. If the taxes for the year in which the sale closes vary from the amount prorated at closing, the parties will adjust the prorations when the tax statements for the year in which the sale closes become available. This Paragraph 14A(2) survives closing.
(3) If Buyer assumes a loan or is taking the Property subject to an existing lien, Seller will transfer all reserve deposits held by the lender for the payment of taxes, insurance premiums, and other charges to Buyer at closing and Buyer will reimburse such amounts to Seller by an appropriate adjustment at closing.

B. Rollback Taxes: If Seller's use or change in use of the Property before closing results in the assessment of additional taxes, penalties, or interest (assessments) for periods before closing, the assessments will be the obligation of the Seller. If this sale or Buyer's use of the Property after closing results in additional assessments for periods before closing, the assessments will be the obligation of Buyer. This Paragraph 14B survives closing.

C. Rent and Security Deposits: At closing, Seller will tender to Buyer all security deposits and the following advance payments received by Seller for periods after closing: prepaid expenses, advance rental payments, and other advance payments paid by tenants. Rents prorated to one party but received by the other party will be remitted by the recipient to the party to whom it was prorated within 5 days after the rent is received. This Paragraph 14C survives closing.

15. DEFAULT:

A. If Buyer fails to comply with this contract, Buyer is in default and Seller, as Seller's sole remedy(ies), may terminate this contract and receive the earnest money, as liquidated damages for Buyer's failure

except for any damages resulting from Buyer's inspections, studies or assessments in accordance with Paragraph 7C(3) which Seller may pursue; or

(Check if applicable)

☐ enforce specific performance, or seek such other relief as may be provided by law.

B. If, without fault, Seller is unable within the time allowed to deliver the estoppel certificates, survey or the commitment, Buyer may:
   (1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
   (2) extend the time for performance up to 15 days and the closing will be extended as necessary.

C. Except as provided in Paragraph 15B, if Seller fails to comply with this contract, Seller is in default and Buyer may:
   (1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
   (2) enforce specific performance, or seek such other relief as may be provided by law, or both.

16. CONDEMNATION: If before closing, condemnation proceedings are commenced against any part of the Property, Buyer may:

A. terminate this contract by providing written notice to Seller within 15 days after Buyer is advised of the condemnation proceedings and the earnest money, less any independent consideration paid under Paragraph 7B(1), will be refunded to Buyer; or

B. appear and defend in the condemnation proceedings and any award will, at Buyer's election, belong to:
   (1) Seller and the sales price will be reduced by the same amount; or
   (2) Buyer and the sales price will not be reduced.

17. ATTORNEY'S FEES: If Buyer, Seller, any broker, or the title company is a prevailing party in any legal proceeding brought under or with relation to this contract or this transaction, such party is entitled to recover from the non-prevailing parties all costs of such proceeding and reasonable attorney's fees. This Paragraph 17 survives termination of this contract.

18. ESCROW:

A. At closing, the earnest money will be applied first to any cash down payment, then to Buyer's closing costs, and any excess will be refunded to Buyer. If no closing occurs, the title company may require payment of unpaid expenses incurred on behalf of the parties and a written release of liability of the title company from all parties.

B. If one party makes written demand for the earnest money, the title company will give notice of the demand by providing to the other party a copy of the demand. If the title company does not receive written objection to the demand from the other party within 15 days after the date the title company sent the demand to the other party, the title company may disburse the earnest money to the party making demand, reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and the title company may pay the same to the creditors.

C. The title company will deduct any independent consideration under Paragraph 7B(1) before disbursing any earnest money to Buyer and will pay the independent consideration to Seller.

D. If the title company complies with this Paragraph 18, each party hereby releases the title company from all claims related to the disbursal of the earnest money.

E. Notices under this Paragraph 18 must be sent by certified mail, return receipt requested. Notices to the title company are effective upon receipt by the title company.

F. Any party who wrongfully fails or refuses to sign a release acceptable to the title company within 7 days after receipt of the request will be liable to the other party for: (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.

G. ☐ Seller ☐ Buyer intend(s) to complete this transaction as a part of an exchange of like-kind properties in accordance with Section 1031 of the Internal Revenue Code, as amended. All expenses in connection with the contemplated exchange will be paid by the exchanging party. The other party will not incur any expense or liability with respect to the exchange. The parties agree to cooperate fully and in good faith to arrange and consummate the exchange so as to comply to the maximum extent feasible with the provisions of Section 1031 of the Internal Revenue Code. The other provisions of this contract will not be affected in the event the contemplated exchange fails to occur.

19. MATERIAL FACTS: To the best of Seller's knowledge and belief: *(Check only one box.)*

☐ A. Seller is not aware of any material defects to the Property except as stated in the attached Commercial Property Condition Statement (TXR-1408).

☒ B. Except as otherwise provided in this contract, Seller is not aware of:
(1) any subsurface: structures, pits, waste, springs, or improvements;
(2) any pending or threatened litigation, condemnation, or assessment affecting the Property;
(3) any environmental hazards or conditions that materially affect the Property;
(4) whether the Property is or has been used for the storage or disposal of hazardous materials or toxic waste, a dump site or landfill, or any underground tanks or containers;
(5) whether radon, asbestos containing materials, urea-formaldehyde foam insulation, lead-based paint, toxic mold (to the extent that it adversely affects the health of ordinary occupants), or other pollutants or contaminants of any nature now exist or ever existed on the Property;
(6) any wetlands, as defined by federal or state law or regulation, on the Property;
(7) any threatened or endangered species or their habitat on the Property;
(8) any present or past infestation of wood-destroying insects in the Property's improvements;
(9) any contemplated material changes to the Property or surrounding area that would materially and detrimentally affect the ordinary use of the Property;
(10) any condition on the Property that violates any law or ordinance.

(Describe any exceptions to (1)-(10) in Paragraph 12 or an addendum.)

20. NOTICES: All notices between the parties under this contract must be in writing and are effective when hand-delivered, mailed by certified mail return receipt requested, sent by a national or regional overnight delivery service that provides a delivery receipt, or sent by confirmed facsimile transmission to the parties addresses or facsimile numbers stated in Paragraph 1. The parties will send copies of any notices to the broker representing the party to whom the notices are sent.

☒ A. Seller also consents to receive any notices by e-mail at Seller's e-mail address stated in Paragraph 1.
☒ B. Buyer also consents to receive any notices by e-mail at Buyer's e-mail address stated in Paragraph 1.

21. DISPUTE RESOLUTION: The parties agree to negotiate in good faith in an effort to resolve any dispute related to this contract that may arise. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator. This paragraph survives termination of this contract. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

22. AGREEMENT OF THE PARTIES:

A. This contract is binding on the parties, their heirs, executors, representatives, successors, and permitted assigns. This contract is to be construed in accordance with the laws of the State of Texas. If any term or condition of this contract shall be held to be invalid or unenforceable, the remainder of this

contract shall not be affected thereby. All individuals signing represent that they have the authority to sign on behalf of and bind the party for whom they are signing.

B. This contract contains the entire agreement of the parties and may not be changed except in writing.

C. If this contract is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.

D. Addenda which are part of this contract are: *(Check all that apply.)*

- [X] (1) Property Description Exhibit identified in Paragraph 2;
- [ ] (2) Commercial Contract Financing Addendum (TXR-1931);
- [ ] (3) Commercial Property Condition Statement (TXR-1408);
- [ ] (4) Commercial Contract Addendum for Special Provisions (TXR-1940);
- [ ] (5) Notice to Purchaser of Real Property in a Water District (MUD);
- [ ] (6) Addendum for Coastal Area Property (TXR-1915);
- [ ] (7) Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916);
- [X] (8) Information About Brokerage Services (TXR-2501);
- [ ] (9) Information About Mineral Clauses in Contract Forms (TXR-2509);
- [ ] (10) Notice of Obligation to Pay Improvement District Assessment (TXR-1955, PID); and
- [X] (11) **Exhibit A, Exhibit B**

(Note: Counsel for Texas REALTORS® has determined that any of the foregoing addenda which are promulgated by the Texas Real Estate Commission (TREC) or published by Texas REALTORS® are appropriate for use with this form.)

E. Buyer [X] may [ ] may not assign this contract. If Buyer assigns this contract, Buyer will be relieved of any future liability under this contract only if the assignee assumes, in writing, all obligations and liability of Buyer under this contract.

23. TIME: Time is of the essence in this contract. The parties require strict compliance with the times for performance. If the last day to perform under a provision of this contract falls on a Saturday, Sunday, or federal reserve bank holiday, the time for performance is extended until the end of the next day which is not a Saturday, Sunday, or federal reserve bank holiday.

24. EFFECTIVE DATE: The effective date of this contract for the purpose of performance of all obligations is the date the title company receipts this contract after all parties execute this contract.

25. ADDITIONAL NOTICES:

A. Buyer should have an abstract covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a title policy.

B. If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fees of the district before final execution of this contract.

C. Notice Required by §13.257, Water Code: "The real property, described below, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before

the execution of a binding contract for the purchase of the real property described in the notice or at closing of purchase of the real property." The real property is described in Paragraph 2 of this contract.

D. If the Property adjoins or shares a common boundary with the tidally influenced submerged lands of the state, §33.135 of the Texas Natural Resources Code requires a notice regarding coastal area property to be included as part of this contract *(the Addendum for Coastal Area Property (TXR-1915) may be used).*

E. If the Property is located seaward of the Gulf Intracoastal Waterway, §61.025, Texas Natural Resources Code, requires a notice regarding the seaward location of the Property to be included as part of this contract *(the Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916) may be used).*

F. If the Property is located outside the limits of a municipality, the Property may now or later be included in the extra-territorial jurisdiction (ETJ) of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and ETJ. To determine if the Property is located within a municipality's ETJ, Buyer should contact all municipalities located in the general proximity of the Property for further information.

G. Brokers are not qualified to perform property inspections, surveys, engineering studies, environmental assessments, or inspections to determine compliance with zoning, governmental regulations, or laws. Buyer should seek experts to perform such services. Buyer should review local building codes, ordinances and other applicable laws to determine their effect on the Property. Selection of experts, inspectors, and repairmen is the responsibility of Buyer and not the brokers. Brokers are not qualified to determine the credit worthiness of the parties.

H. NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

I. PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, Seller is required by §5.014, Property Code to give Buyer a written notice concerning the obligation to pay assessments. The form of the required notice is available as a part of the Notice of Obligation to Pay Improvement District Assessment (TXR-1955).

J. LICENSE HOLDER DISCLOSURE: Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: _____.

26. CONTRACT AS OFFER: The execution of this contract by the first party constitutes an offer to buy or sell the Property. Unless the other party accepts the offer by 5:00 p.m., in the time zone in which the Property is located, on January 6, 2025, the offer will lapse and become null and void.

READ THIS CONTRACT CAREFULLY. The brokers and agents make no representation or recommendation as to the legal sufficiency, legal effect, or tax consequences of this document or transaction. CONSULT your attorney BEFORE signing.

Seller:	**Buyer:** DocuSigned by: 3BC74237DC6D4D9...
By:	By: G2 Equity Inc
By (signature): Daniel Caballero (Jan 3, 2025 17:38 CST)	By (signature):
Printed Name: Daniel Caballero	Printed Name: Ronnie Gyani
Title: Owner	Title: President
By:	By:
By (signature):	By (signature):
Printed Name:	Printed Name:
Title:	Title:

AGREEMENT BETWEEN BROKERS

(use only if Paragraph 9B(1) is effective)

Principal Broker agrees to pay _____ (Cooperating Broker) a fee when the Principal Broker's fee is received. The fee to be paid to Cooperating Broker will be:

- ☐ $ _____, or
- ☐ _____ % of the sales price, or
- ☐ _____ % of the Principal Broker's fee.

The title company is authorized and directed to pay Cooperating Broker from Principal Broker's fee at closing. This Agreement Between Brokers supersedes any prior offers and agreements for compensation between brokers.

Principal Broker: _____ Cooperating Broker: _____

By: _____ By: _____

ATTORNEYS

Seller's attorney: _____ Buyer's attorney: _____

Address: _____ Address: _____

Phone & Fax: _____ Phone & Fax: _____

E-mail: _____ E-mail: _____

Seller's attorney requests copies of documents, notices, and other information:
- ☐ the title company sends to Seller.
- ☐ Buyer sends to Seller.

Buyer's attorney requests copies of documents, notices, and other information:
- ☐ the title company sends to Buyer.
- ☐ Seller sends to Buyer.

ESCROW RECEIPT

The title company acknowledges receipt of:

- ☒ A. the contract on this day JAN. 6, 2025 (effective date);
- ☐ B. earnest money in the amount of $ 5,000.00 in the form of wire on JANUARY 6, 2025.

Title company: Independence Title Address: 5900 Shepherd Mountain Cove BLD 2 STE 200 AUSTIN TX 78730

By: _____ Phone & Fax: 512 765 7912; 512 767 6350

DAN PHARES

Assigned file number (GF#): 2500365-COM E-mail: dphares@independencetitle.com

Texas Comm. & Industrial R.E., 1620-F West Loop 340 Ste 10 Waco TX 76712 Phone: 2546629800 Fax: 2547652662
Christopher Gutierrez

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Docusign Envelope ID: 2EB44F32-454A-4E1A-BBDE-5D6C1F3E1341

EXHIBIT A

+/- 15 Acres (hard corner) on County Road 69 & 44 of Robstown, TX 78380
Property ID: 200099772
Further described below.

DC
DC

Docusign Envelope ID: 2EB44F32-454A-4E1A-BBDE-5D6C1F3E1341

EXHIBIT B

SPECIAL PROVISIONS ADDENDUM
COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

THIS SPECIAL PROVISIONS ADDENDUM ("**Addendum**") is attached to and made a part of that Commercial Contract – Unimproved Property (the "**Contract**") executed by **FOX TREE & LANDSCAPE NURSERY** a Texas Domestic Limited-Liability Company ("**Seller**"), and **G2 Equity, Inc.**, a New York Corporation ("**Buyer**"). All of the terms used herein shall have the same meanings ascribed to such terms in the Contract. In the event of a conflict or inconsistency between the provisions contained in the Contract and this Addendum, the provisions of this Addendum shall prevail.

1. Earnest Money Release.

   a. Upon receipt of the fully executed Contract, Buyer shall deposit Five Thousand ($5,000.00) in Earnest Money Deposit with the Escrow Agent under Paragraph 5A. If the Contract is not terminated on or before April 1, 2025, $5,000.00 of the initial Earnest Money Deposit shall be (i) non-refundable to Buyer for any reason, including but not limited to, termination under Paragraph 7B of the Contract (but not including Paragraph 15C of the Contract), but (ii) shall remain applicable to the sales price if the transaction closes.

2. Feasibility Period/Financing Termination.

   a. Should Buyer fail to make any timely earnest money deposits outlined in the Contract, Seller may terminate the Contract by providing written notice to Buyer.

   b. It is the intent of Buyer and Seller that this Addendum serve as the only authorization needed for the Escrow Agent to release any earnest money funds required to be released to Seller or pursuant to the terms of this Addendum or the Contract.

3. Governmental Approvals. Buyer may, at its option and expense, prepare and submit applications for, and seek to obtain approval by the applicable governmental authorities and/or third parties of, approvals, permits, licenses, easements and agreements required for Buyer's intended development and use of the Property, including without limitation, those for utilities, zoning, special uses, building, construction, access, subdivision, platting, easements, ingress/egress easements, site construction and off-site improvements (collectively, the "Governmental Approvals"). Seller shall cooperate with Buyer in connection with the preparation of the applications and seeking the Governmental Approvals, including without limitation, Seller's timely execution and delivery of all applications, documents, and plats, provided that Seller shall not be obligated to incur any expense in connection therewith.

4. Representations and Warranties. Seller represents and warrants to Buyer that Seller is the owner of good and indefeasible fee simple title in and to the property, as each of their sole and separate property (as opposed to community property). Seller represents and warrants to Buyer that (a) there are no outstanding written or oral leases affecting the Property, and (b) no party has any rights with respect to any of the Property (whether by option to purchase, right of first refusal, contract, lease, or otherwise), nor will any party have any such rights at the time of closing, that may prevent or interfere with Buyer taking title to, and exclusive possession of, all of the Property at closing.

5. Closing and Extensions. Closing of the sale and purchase of the Property shall take place on or before July 31, 2025. Buyer shall have the right to extend the closing for up to three periods of thirty days by submitting an additional $10,000 earnest money per period "Extension Fee"), which shall be immediately released to seller. Each Extension Fee shall shall be applicable to the sales price at closing.

6. Rollback Taxes. If (i) the sale contemplated hereby, (ii) a change in use or zoning of the Property, or (iii) a denial of special use valuation of the Property, would result in the assessment of additional ad-valorem taxes, penalties, or interest applicable to the Property for periods before closing, Buyer shall be responsible for payment of the same. This provision shall survive Closing.

7. Tax Credit Provisions. Notwithstanding anything to the contrary set forth in this Contract or otherwise, Seller hereby acknowledges that Buyer intends to apply for, syndicate and sell certain housing tax credits (whether under state or federal law, collectively, "**Tax Credits**") with the assistance of the Texas Department of Housing and Community Affairs. Seller hereby agrees to reasonably assist Buyer, at Buyer's sole cost and expense, in obtaining and submitting such information as is necessary to apply for or obtain the Tax Credits.

8. TDHCA Requirement. Notwithstanding any other provision of this Contract, Buyer shall have no obligation to purchase the Property, and no transfer of title to the Buyer may occur, unless and until Texas Department of Housing and Community Affairs (the "**Department**") has provided Buyer and/or Seller with a written notification that: (i) the Department has completed a federally required environmental review and its request for release of federal funds has been approved and, subject to any other contingencies in this Contract, (A) the purchase may proceed, or (B) the purchase may proceed only if certain conditions to address issues in the environmental review shall be satisfied before or after the purchase of the Property; or (ii) the Department has determined that the purchase is exempt from federal environmental review and a request for release of funds is not required.

9. Default/Notices. Notwithstanding the terms of Paragraph 15 and elsewhere in the Contract, neither Seller nor Buyer shall be deemed in default under the Contract until the non-defaulting party has delivered written notice of such default to the defaulting party and the defaulting party does not cure such default within ten (10) days of its receipt of said notice.

10. The terms of this Addendum are incorporated in and made a part of the Contract. If there is a discrepancy between the Contract and this Addendum, this Addendum shall control.

11. Seller may receive back-up offers prior to closing but has no rights to supersede or terminate the terms of this contract.

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[Executed on the folowing page]

Docusign Envelope ID: 2EB44F32-454A-4E1A-BBDE-5D6C1F3E1341

Seller:

FOX TREE & LANDSCAPE NURSERY

By: Daniel Caballero (Jan 3, 2025 17:38 CST)

Name: Daniel Caballero

Title: Owner

Buyer:

G2 Equity, Inc.,
a New York Corporation

By: DocuSigned by: 38C74237DC6D4D9...

Name: RONNIE GYANI

Title: PRESIDENT

Commitment for Title Insurance

Issued by Old Republic National Title Insurance Company

We (Old Republic National Title Insurance Company) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

Issued through the Office of:

Authorized Countersignatory

ORT Form T-7
Commitment for Title Insurance
Effective 1-3-2014

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By *President*

Attest *Secretary*

COMMITMENT FOR TITLE INSURANCE T-7
ISSUED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SCHEDULE A

Effective Date: **October 12, 2025, 8:00 am** GF No. **2500365-COM**
Commitment No. **2500365-COM**, issued **October 22, 2025**

1. The policy or policies to be issued are:

   a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
   (Not applicable for improved one-to-four family residential real estate)
   Policy Amount: **$350,000.00**
   PROPOSED INSURED: **G2 Equity, Inc., a New York corporation**

   b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
   ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
   Policy Amount:
   PROPOSED INSURED:

   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
   Policy Amount:
   PROPOSED INSURED:
   Proposed Borrower:

   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
   Policy Amount:
   PROPOSED INSURED:
   Proposed Borrower:

   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
   Binder Amount:
   PROPOSED INSURED:
   Proposed Borrower:

   f. OTHER
   Policy Amount:
   PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:
   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
   Fox Tree & Landscape Nursery, Inc., a Texas corporation

4. Legal description of land:
   Being a tract of land stated to contain 7.50 acres, more or less, being a portion of the Mariano Lopez de Herrera Grant, A-606, Nueces County, Texas, as more particularly described on Exhibit A attached hereto and incorporated herein.

   The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct and references to the quantity are for informational purposes only.

STATE OF TEXAS
COUNTY OF NUECES

Field notes of a 7.500 acre tract, called "Phase 1", out of a 34.60 acre tract, called a 35.90 acres, described in a deed recorded in Document No. 1999043378, Official Public Records Nueces County, Texas. Said 7.500 acre tract also being out of the "Mariano Lopez De Herrera" Survey, Abstract 606, Nueces County, Texas. Said 7.500 acre tract being more particularly described as follows:

BEGINNING at a PK nail set in the center of County Road 44, in the south line of said 35.90 acre tract, in the north line of Lot 5, Block 3, "Geo H. Paul Subdivision" as shown on a plat recorded in Volume "A", Page 81, Map Records Nueces County, Texas, and for the lower southeast corner of this survey, from **WHENCE** a cotton spindle found in the intersection of the centers of County Road 69 and County Road 44, for the southwest corner of a 40.51 acre tract as described in a deed recorded in Document No. 2021040879, Official Public Records of Nueces County, Texas, and for the southeast corner of said 35.90 acre tract, bears South 80°23'14" East, at a distance of 30.00 feet pass a PK nail found, and in all a total distance of 895.36 feet.

THENCE with the common line of the center of County Road 44, said 35.90 acre tract, said Lot 5, Block 3, and this survey, North 80°23'14" West, a distance of 30.00 feet to a cotton spindle found in the center of County Road 44, for the lower southeast corner of Lot 7, Block 6, "Nueces River Irrigation Park" as shown on a map recorded in Volume "A", Page 54, Map Records of Nueces County, Texas and for the southwest corner of this survey.

THENCE with the common line of said Lot 7, said 35.90 acre tract, and this survey, North 10°29'21" East, at a distance of 25.00 feet pass a 5/8" re-bar found as an offset in the north right of way of County Road 44, and in all a total distance of 1,656.87 feet to a 5/8" re-bar found for an inside corner of said Lot 7, for the northwest corner of said 35.90 acre tract, and for the northwest corner of this survey.

THENCE with the common line of said Lot 7, said 35.90 acre tract, and this survey, South 80°11'39" East, at a distance of 871.00 feet pass a point in the west right of way of County Road 69, and in all a total distance of 896.00 feet to a cotton spindle found in the center of County Road 69, for the northwest corner of said 40.51 acre tract, for the southwest corner of Lot 5, Block 5, of said "Nueces River Irrigation Park", and for the northeast corner of this survey.

THENCE with the common line of the center of County Road 69, said 35.90 acre tract, said 40.51 acre tract, and this survey, South 09°28'25" West, a distance of 317.36 feet to a PK nail set in the common line of the center of County Road 69, said 35.90 acre tract, said 40.51 acre, and for the upper southeast corner of this survey, from **WHENCE** a PK nail found in the center of the center of County Road 69, in the common line of said 35.90 acre tract and said 40.51 acre, bears South 09°28'25" West, a distance of 339.32 feet.

THENCE with an inside line of this survey, across said 35.90 acre tract, North 80°23'16" West, at a distance of 25.00 feet pass a 5/8" re-bar set as an offset in the west right of way of County Road 69, and in all a total distance of 871.66 feet to a 5/8" re-bar found for an inside corner of this survey.

THENCE with an inside line of this survey, across said 35.90 acre tract, South 10°29'21" West, at a distance of 1,311.45 feet pass a 5/8" re-bar set as an offset in the north right of way of County Road 44, and in all a total distance of 1,336.45 feet to the **POINT OF BEGINNING** of this tract, and containing 7.500 acres of land, more or less.

Notes:
1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
2.) A Map of equal date accompanies this Metes and Bounds description.
3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day October 16, 2025 and is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: October 21, 2025

Exhibit A

Job No. 251587

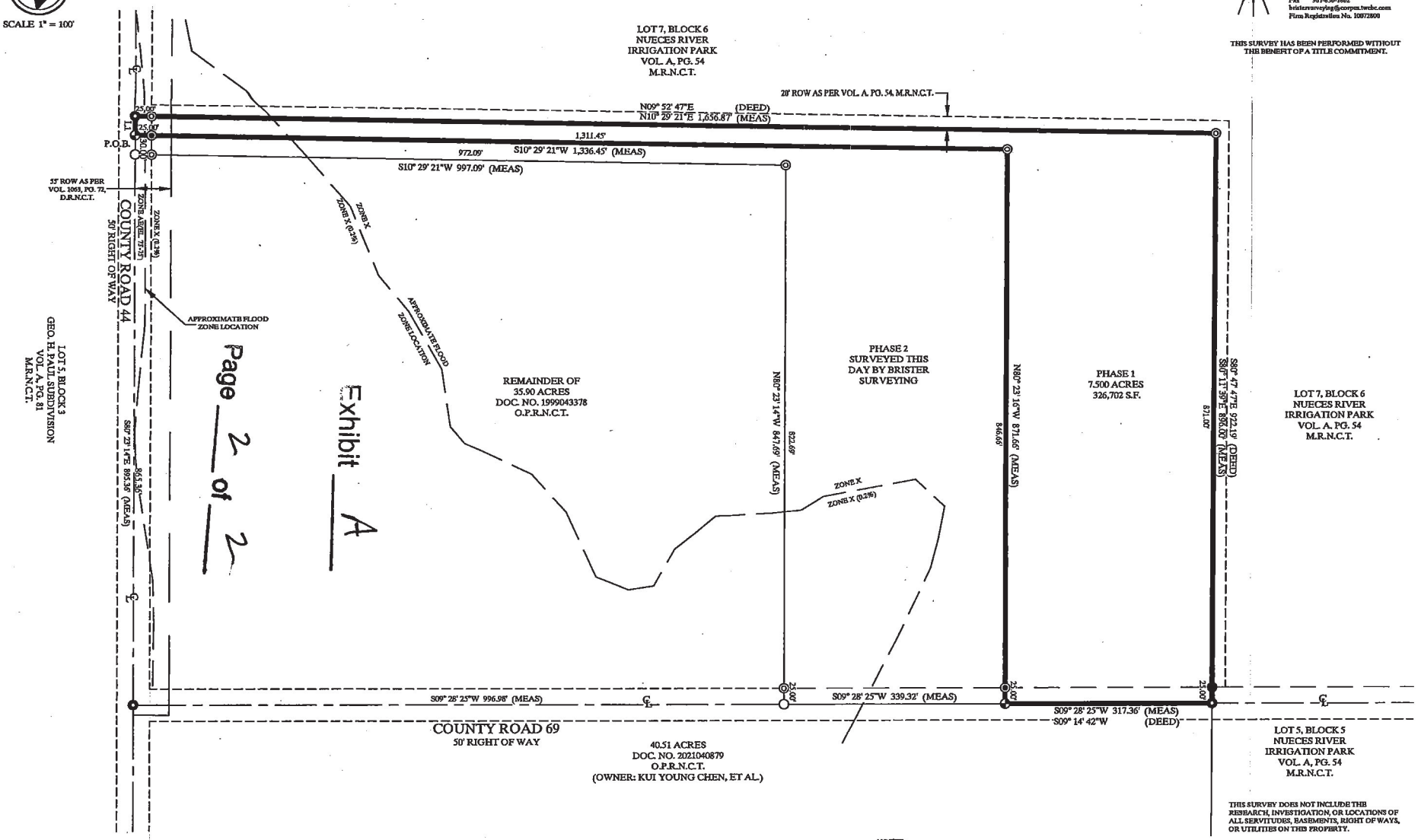
SURVEY OF

A 7.500 ACRE TRACT, CALLED "PHASE 1", BEING A PORTION OF A 34.60 ACRE TRACT, CALLED A 35.90 ACRES, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 1999043378, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS. SAID 7.500 ACRE TRACT ALSO BEING OUT OF THE "MARIANO LOPEZ DE HERRERA" SURVEY, ABSTRACT 606, NUECES COUNTY, TEXAS.

Brister Surveying
5506 Cole Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

SCALE 1" = 100'

THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



Page 2 of 2

Exhibit A

L1 = N80° 23' 14"W 30.00' (MEAS)
N80° 40' 13"W (DEED)

THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE AE, X & X(0.2%) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS COMMUNITY PANEL 48355C 0260 G DATED OCTOBER 13, 2022 AND ☒ IS ☒ IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE WITH A B.F.E OF 74.5'. (SEE NOTE 5)

- ◆ = SET PK-NAIL
- ○ = FOUND PK-NAIL
- ◉ = SET 5/8" RE-BAR
- ◎ = FOUND 5/8" RE-BAR
- ● = FOUND COTTON-SPINDLE
- ● = PROPERTY CORNER NO ACCESS DUE TO WATER

NOTES:
1.) TOTAL SURVEYED AREA IS 7.500 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.
5.) 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

STATE OF TEXAS
REGISTERED
RONALD E BRISTER
5407
PROFESSIONAL
LAND SURVEYOR

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY OCTOBER 16, 2025 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

RONALD E. BRISTER R.P.L.S. NO. 5407

DATE OCTOBER 21, 2025

JOB NO. 251587

SCHEDULE B

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

   Item No. 1, Schedule B, is hereby deleted.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,

   a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

   (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year **2026**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ and subsequent years.")

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

.1 Rights of parties in and to portions of the land included within County Road 44 and within County Road 69 as such portions are shown and located on survey dated October 21, 2025 prepared by Ronald E. Brister, RPLS No. 5407 (the "Survey").

.2 Right of Way:
Recorded: Volume 252, Page 200, Deed Records, Nueces County, Texas.
To: Southern Pipe Line Corporation

.3 Easement for electric transmission or distribution line, together with supporting facilities:
Recorded: Volume 959, Page 531, Deed Records, Nueces County, Texas.
To: South Texas Electric Cooperative, Inc.

.4 Right of Way Easement
Recorded: Volume 1063, Page 72, Deed Records, Nueces County, Texas.
To: County of Nueces

.5 Intentionally Omitted.
.6 Intentionally Omitted.

.7 All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

.8 All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the public records, whether they are listed in Schedule B or not, as provided by Sect. 2703.056(a) of the Texas Insurance Code.

End of Schedule B.

SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:

   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,

   b. all standby fees, taxes, assessments and charges against the property have been paid,

   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,

   d. there is legal right of access to and from the land,

   e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. **Requirement is made that the current title holder confirm that following described lien has not been renewed, and extended beyond the original stated maturity date and/or the debt secured by the below described lien has been previously paid in full:**

   Deed of Trust to secure a Note:

Recorded:	**Document No. 2007019319, Official Public Records, Nueces County, Texas**
Grantor:	**Fox Tree & Landscape Nursery, Inc.**
Trustee:	**Townes Mahaffey**
Beneficiary:	**American Bank, N.A.**
Amount:	**$1,500,000.00**
Dated:	**3/30/2007**

6. **Requirement is made that satisfactory documentation be provided as to the authority, authorization and capacity of the person(s)/entity(ies) executing documents on behalf of Fox Tree & Landscape Nursey Inc., a Texas corporation.**

7. **Requirement is made that satisfactory documentation be provided as to the authority, authorization and capacity of the person(s)/entity(ies) executing documents on behalf of G2 Equity, Inc.. a New York corporation.**

8. **Company requires current titleholders to execute a satisfactory closing affidavit confirming what encumbrances on the property to be insured are known to the current titleholder as of the date of closing.**

9. **Requirement is made that the ESCROW DISBURSEMENT PROTOCOL FOR WIRE TRANSFER OF FUNDS as set forth on attachment C-1 be used for all receipt/disbursement of wired funds.**

10. **Good Funds in an amount equal to all disbursements must be received and deposited before any funds may be disbursed. Partial disbursements prior to the receipt and deposit of good funds are not permitted. Good Funds means cash, wire transfer, certified checks, cashier's checks and teller checks. Company reserves the right to require wired transfer of funds in accordance with Procedural Rule P-27 where immediate disbursement is requested.**

11. **ARBITRATION: The Owner Policy of Title Insurance (Form T-1) and the Loan Policy of Title Insurance (Form T-2) contain an arbitration provision. It allows the Insured or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If the insured wants to retain the right to sue the Company in case of a dispute over a claim, the Insured must request deletion of the arbitration provision before the Policy is issued. The Insured may do this by signing the Deletion of Arbitration Provision form and returning it to the Company at or before the closing of the real estate transaction or by writing to the Company. {The Arbitration Provision may not be deleted on the Texas Residential Owner Policy of Title Insurance (Form T-1R).}**

Countersigned
Independence Title

By _____

5900 SHEPHERD MOUNTAIN COVE
BUILDING 2, SUITE 200
AUSTIN, TEXAS 78730
PHONE 512 454 4500

ESCROW DISBURSEMENT PROTOCOL FOR WIRE TRANSFER OF FUNDS

No funds will be disbursed by title using wiring instructions that have not been verified by title by both separate written verification and phone verification acceptable to title.

Wiring verifications must be received/completed at least one business day prior to any such disbursement being made. Failure to complete to the satisfaction of title required verifications will result in delay of disbursement until satisfactory verifications are completed.

Any party wiring funds to title must verify title's wiring instructions by phone call to Whitney White, Regina Saldaña, Corinna Carmona, Dan Phares or Karen Burnett at 512 454 4500. Failure to verify title's wiring instructions could result in the uncompensated loss of wired funds.

ATTACHMENT C-1

COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

GF No. **2500365-COM**

Effective Date: **October 12, 2025, 8:00 am**

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

DIRECTORS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CRAIG R. SMIDDY
MICHAEL D. KENNEDY
JOHN ERIC SMITH
STEVEN J. BATEMAN
PETER B. MCNITT
JOHN M. DIXON
CHARLES J. KOVALESKI
GLENN W. REED
BARBARA ADACHI
STEVE R. WALKER
LISA J. CALDWELL
FREDERICKA TAUBITZ
SPENCER LEROY, III

OFFICERS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CAROLYN J. MONROE, President & CEO
CURTIS J. HOFFMAN, Executive Vice President
DANA C. SOLMS, Executive Vice President
DANIEL M. WOLD, Executive Vice President, Secretary
CHRIS G. LIESER, Executive Vice President & CFO
MARK M. BUDZINSKI, Executive Vice President
BENEDICT CORBETT, Vice President & Treasurer
IVY ANDERSON, Executive Vice President

Shareholders owning or controlling, directly or indirectly, ten percent (10%) or more of the shares of Old Republic National Title Insurance Company: Old Republic Title Insurance Companies, Inc.-100%, a wholly owned subsidiary of Old Republic National Title Holding Company, a wholly owned subsidiary of Old Republic Title Insurance Group, Inc., a wholly owned subsidiary of Old Republic International Corporation.

2. The following disclosures are made by the Title Insurance Agent Secured Land Transfers, LLC dba Independence Title issuing this commitment:

(a) (1%) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent or more of theTitle Insurance Agent that will receive a portion of the premium is as follows:
RE Closing Buyer Corp.

(b) (10%) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium is as follows:
Anywhere Integrated Services LLC

(c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent are as follows:

Scott Storck, President; Donald J. Casey, Chief Executive Officer; H. Illene Topper , Senior Vice President and Chief Financial Officer; Michael P. Gozdan, Senior Vice President and Secretary; Marilyn J. Wasser, Executive Vice President and Assistant Secretary; Donald W. Evans, Jr., Executive Vice President ; Lynette K. Gladdis, Senior Vice President and Assistant Secretary; Timothy B. Gustavson, Senior Vice President; Deborah Higgins, Senior Vice President; Seth I. Truwit, Senior Vice President and Assistant Secretary; Brian Alan Pitman, Vice President; Jay Fitzgerald, Vice President.

(d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person

shall receive is disclosed in paragraph 3.

(e) For purposes of this paragraph 2, "having, owning, or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	**$0.00**
Loan Policy	**$0.00**
Endorsement Charges	**$0.00**
Other	**$0.00**
Total	**$0.00**

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company: 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount	To Whom	For Services

" *The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.	El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.
The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.	El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-888-678-1700 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.

2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of _____.

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.
Information about your transactions we secure from our files, or from [our affiliates or] others.
Information we receive from a consumer reporting agency.
Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your personal information.

Independence Title
PRIVACY POLICY

Rev. 3/9/2021

FACTS	WHAT DOES INDEPENDENCE TITLE DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Independence Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	**Does share?**	**Can you limit this sharing?**
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions?	Go to https://www.trgc.com/privacypolicy

Who we are	
Who is providing this notice?	Independence Title
What we do	
How does Independence Title **protect my personal information?**	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does Independence Title **collect my personal information?**	We collect your personal information, for example, when you • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • Sharing for affiliates' everyday business purposes –information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, Realogy Brokerage Group LLC, Cartus and Realogy Title Group LLC.*
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • Independence Title *does not share with nonaffiliates so they can market to you.*
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or service to you. • Independence Title *does not share with nonaffiliated financial companies for joint marketing purposes.*
Other Important Information	
For European Union Customers	Please see our Privacy Policy located at https://www.trgc.com/privacypolicy
For our California Customers	Please see our notice about the California Consumer Protection Act located at https://www.trgc.com/privacypolicy

DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE _____ DATE _____

The Lantern at Robstown

TDHCA # 25177

Tab 22

Architectural Drawings

HOUSING LAB
BY BETCO

THE LANTERN AT ROBSTOWN

ROBSTOWN, NUECES COUNTY, TEXAS

INDEX TO DRAWINGS

AP0 COVER SHEET
AP1 BUILDING AND UNIT MATRIX
AP2 PROPOSED SITE PLAN
AP3 BUILDING PLANS
AP4 1-BR & 2-BR UNIT PLANS
AP5 COMMON AREA PLANS
AP6 BUILDING EXTERIOR ELEVATIONS
AP7 BUILDING EXTERIOR ELEVATIONS
AP8 SAMPLE RENDERINGS

PROJECT LOCATION

SAMPLE EXTERIOR RENDERING

THE LANTERN AT ROBSTOWN

ROBSTOWN, NUECES COUNTY, TEXAS

AP0

OCTOBER 2025

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ROBSTOWN, NUECES COUNTY, TEXAS

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NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS

UNIT LABEL	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT	LEVEL IDENTIFICATION "A" FIRST	LEVEL IDENTIFICATION "A" SECOND	LEVEL IDENTIFICATION "A" THIRD	TOTAL NUMBER OF LEVEL(S) (3) NUMBER OF UNIT(S) PER UNIT TYPE	(3) RESIDENTIAL AREA PER UNIT TYPE: TOTAL NRA
(15) 1-BR UNIT(S) 31%								
FHA 1-BR	1	1	662 SF	3	6	4	13	8,476 SF
FHA HEARING/VISUAL 1-BR	1	1	657 SF	1	-	-	1	657 SF
ADA 1-BR	1	1	657 SF	1	-	-	1	657 SF
(34) 2-BR UNIT(S) 69%								
FHA 2-BR	2	1	869 SF	11	10	11	32	27,808 SF
ADA 2-BR	2	1	869 SF	1	1	-	2	1,738 SF
TOTAL NUMBER OF UNITS PER FLOOR:				17	17	15	49	39,336 SF
TOTAL NRA PER FLOOR:				13,699 SF	13,471 SF	12,167 SF		

NON-RESIDENTIAL AREA:	TOTAL
INTERIOR CORRIDOR & STAIR AREA PER FLOOR:	6,612 SF
COMMON AREA - ACCESSIBLE TO TENANTS AREA PER FLOOR:	2,539 SF
RESTRICTED TO EMPLOYEES AREA PER FLOOR:	82 SF

RESIDENTIAL BUILDING(S) TOTAL RESIDENTIAL AREA:	39,336 SF
TOTAL NON-RESIDENTIAL AREA:	9,233 SF
RESIDENTIAL BUILDING(S) TOTAL AREA:	48,569 SF
TOTAL DEVELOPMENT AREA:	48,569 SF

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ROBSTOWN, NUECES COUNTY, TEXAS

AP2

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PROPOSED SITE PLAN

SITE LEGEND

- ACCESSIBLE ROUTE (36" MIN. WIDTH, 2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX.)
- UFAS/ADA ACCESSIBLE
- HEARING/VISUAL (H/V) ACCESSIBLE

UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
ADA = AMERICANS WITH DISABILITIES ACT
H/V = HEARING/VISUAL

TABLE 1: UNITS PER BUILDING TYPE

UNIT LABEL	NRA PER UNIT TYPE	LEVEL IDENTIFICATION "A" NUMBER OF UNITS (S) PER FLOOR			TOTAL NUMBER OF UNITS PER UNIT TYPE
		FIRST	SECOND	THIRD	
FHA 1-BR	652 SF	3	6	4	13
FHA HEARING/VISUAL 1-BR	657 SF	1	-	-	1
ADA 1-BR	657 SF	1	-	-	1
FHA 2-BR	869 SF	11	10	11	32
ADA 2-BR	869 SF	1	1	-	2
TOTAL NUMBER OF UNITS PER FLOOR:		17	17	15	49

TABLE 2: REQUIRED ACCESSIBLE UNITS

UNIT TYPE	IN COMPLIANCE WITH	LEVEL IDENTIFICATION			
		FIRST	SECOND	THIRD	TOTAL
ADA 1-BR	ADA / MOBILITY	1	-	-	1
FHA / H/V 1-BR	HEARING/VISUAL	1	-	-	1
ADA 2-BR	ADA / MOBILITY	1	1	-	2

MOBILITY UNITS REQUIRED (49 X 5% =2.45)
MOBILITY UNITS PROVIDED = 3
HEARING/VISUAL UNITS REQUIRED (49 X 2% =0.98)
HEARING/VISUAL UNITS PROVIDED =1

TABLE 3: SQUARE FOOT CALCULATIONS PER BUILDING

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

AREA TYPE	LEVEL IDENTIFICATION "A"			DEV. TOTAL
	FIRST	SECOND	THIRD	
TOTAL NRA	13,698 SF	13,471 SF	12,167 SF	39,336 SF
COMMON AREA - ACCESSIBLE TO TENANT(S)	1,203 SF	668 SF	668 SF	2,539 SF
CORRIDOR	2,236 SF	2,242 SF	2,134 SF	6,612 SF
UTILITY CLOSETS - RESTRICTED TO EMPLOYEE(S)	82 SF	-	-	82 SF
TOTAL BUILDING AREA PER BUILDING:	17,219 SF	16,381 SF	14,969 SF	48,569 SF

TABLE 4: PARKING PROVIDED

NOTE: ALL PARKING PROVIDED IS UNCOVERED

TYPE	QUANTITY
STANDARD SPACE(S)	76
STANDARD ACCESSIBLE SPACE(S)	4
VAN ACCESSIBLE SPACE(S)	1
TOTAL PARKING PROVIDED:	81
LOCAL PARKING REQUIREMENTS:	(1) SPACE(S) PER UNIT
PARKING PROVIDED MEETS ZONING REQUIREMENT	

SITE INFORMATION

LAND AREA:	+/- 7.5 ACRE(S)
EXISTING USE:	VACANT
CURRENT ZONING:	R-3 DUPLEX & APARTMENTS DISTRICT
DETENTION/RETENTION POND:	SEE SITE PLAN FOR LOCATION
FLOOD PLAIN:	FLOOD ZONE X, NO MITIGATION REQUIRED

NOTE: DEVELOPMENT WILL BE BUILT IN ACCORDANCE WITH TDHCA'S FLOODPLAIN REQUIREMENTS

AP3

THE LANTERN AT ROBSTOWN

ROBSTOWN, NUECES COUNTY, TEXAS

OCTOBER 2025

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BUILDING TYPE "A" FLOOR PLANS

UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
ADA = AMERICANS WITH DISABILITIES ACT
HVI = HEARING/VISUAL

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ADA 1-BR UNIT PLAN

FHA 1-BR UNIT PLAN

ADA 2-BR UNIT PLAN

FHA 2-BR UNIT PLAN

UNIT MATRIX

NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS

UNIT LABEL		BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT
(15) 1-BR UNIT(S)	37%			
FHA 1-BR	1	1	652 SF	
FHA HEARING/VISUAL 1-BR	1	1	657 SF	
ADA 1-BR	1	1	657 SF	
(34) 2-BR UNIT(S)	69%			
FHA 2-BR	2	1	869 SF	
ADA 2-BR	2	1	869 SF	

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COMMON AREA MATRIX

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUTSIDE FACE OF STUD ON EXTERIOR WALLS TO CENTERLINE OF INTERIOR WALLS

SQUARE FOOTAGE ACCESSIBLE TO TENANTS

DESCRIPTION	CONDITIONED	UNCONDITIONED
ENTRY VESTIBULE / MAIL	276 SF	-
FITNESS	161 SF	-
LEASING OFFICE	137 SF	-
COMMUNITY ROOM & KITCHEN	592 SF	-
ACTIVITY ROOM	592 SF	-
ELEVATOR	228 SF	-
VEHICLE DROP-OFF	-	553 SF
TOTAL CONDITIONED/UNCONDITIONED:	1,986 SF	553 SF
TOTAL COMMON AREA - ACCESSIBLE TO TENANTS:	2,539 SF	

SQUARE FOOTAGE RESTRICTED TO EMPLOYEES

DESCRIPTION	CONDITIONED	UNCONDITIONED
SPRINKLER ROOM	-	59 SF
FILES	23 SF	-
TOTAL CONDITIONED/UNCONDITIONED:	23 SF	59 SF
TOTAL UTILITY CLOSETS - RESTRICTED TO EMPLOYEES:	82 SF	
TOTAL AREA:	2,621	

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BUILDING TYPE "A" FRONT ELEVATION

BUILDING TYPE "A" RIGHT ELEVATION

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TOTAL APPROXIMATE PERCENTAGE OF EXTERIOR COMPOSITION:
SIDING: 57%
STONE: 43%

BUILDING TYPE "A" REAR ELEVATION

BUILDING TYPE "A" LEFT ELEVATION

SAMPLE EXTERIOR BUILDING

THE LANTERN AT ROBSTOWN

ROBSTOWN, NUECES COUNTY, TEXAS

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TDHCA # 25177

Tab 23

Building Unit Configuration

HOUSING LAB
BY BETCO

SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION

Unit types should be entered from smallest to largest based on "# of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq. Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns T through AD.

Specifications and Amenities (check all that apply)

Building Configuration (Check all that apply):		Single Family Construction		SRO		Transitional (per §42(i)(3)(B))		Duplex
		Scattered Site		Fourplex	x	> 4 Units Per Building		Townhome
Development will have:	x	Fire Sprinklers	x	Elevators	1	# of Elevators	1,000	Wt. Capacity

Number of Parking Spaces(consistent with Architectural Drawings):	Free	Paid		Free	Paid	
			Shed or Flat Roof Carport Spaces			Detached Garage Spaces
			Attached Garage Spaces	81		Uncovered Spaces
			Structured Parking Garage Spaces			

****If a waiver or variance of local code parking requirements has been requested, then evidence to that effect is submitted behind this tab.****

Floor Composition/Wall Height:	100	% Carpet/Vinyl/Resilient Flooring	9'	Ceiling Height
		% Ceramic Tile		Upper Floor(s) Ceiling Height (Townhome Only)
		% Other	*Describe:*	

DO NOT distinguish the HC or AV Units from other Units that are the same size/floor plan.

Unit Type														Total # of Residential Buildings	
				Building Type	A										
				Number of Stories	3										
				Number of Buildings	1									1	
Unit Label	**# of Bed-rooms**	**# of Baths**	**Sq. Ft. Per Unit**	**Number of Units Per Building**										**Total # of Units**	**Total Sq. Ft for Unit Type**
1-BR	1	1	652	13										13	8,476
1-BR H/V & ADA	1	1	657	2										2	1,314
2-BR	2	1	869	34										34	29,546
														-	-
														-	-
														-	-

The Lantern at Robstown

TDHCA # 25177

Tab 23a

Mobility Units

HOUSING LAB
BY BETCO

Accessible Mobility Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:
(1) Distributed throughout the Unit types **AND** the Development; and
(2) Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired **and an additional 2%** must be set aside for the hearing and/or visually impaired.

Mobility	Total Units	Required %	Calculated Units	Units Required	Units Proposed
Unit Description	49	5%	2.45	3	3
1-BR	15	5%	0.75		1
2-BR	34	5%	1.7		2
		5%	0		
		5%	0		
		5%	0		
	49		2.45		3

EXAMPLE:

Mobility	Total Units	Required %	Calculated	Units Required	Units Proposed
Unit Description	68		3.4	4	4
1/1 (874 sqft & 806 sqft)	28	5%	1.4		1
2/2 (950 sqft & 1008 sqft)	36	5%	1.8		2
3/2 (1120 sqft & 1190 sqft)	4	5%	0.2		1
D		5%	0		
E		5%	0		
	68		3.4		4

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments.

Michael J. Kleffner
Signature

Michael J. Kleffner
Printed Name

10/22/25
Date

Wallace Architects, LLC
Firm Name (If applicable)

The Lantern at Robstown

TDHCA # 25177

Tab 23b

HV Units

HOUSING LAB
BY BETCO

Accessible Hearing/Visual Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:
(1) Distributed throughout the Unit types AND the Development; and
(2) Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired **and an additional 2%** must be set aside for the hearing and/or visually impaired.

NOTE (New Construction): If the calculation is equal to or more than the number of unit types, then each unit type should have at least a Hearing/Visual unit.

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	49	2%	0.98	1	1
1-BR	15	2%	0.3		1
2-BR	34	2%	0.68		0
		2%	0		
		2%	0		
		2%	0		
	49		0.98		1

***NOTE:** If total is more than what is required, Applicant will select which to include under "Units Proposed"

EXAMPLE

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	68	2%	1.36	2	2
1/1	28	2%	0.56		1
2/2	36	2%	0.72		1
3/3	4	2%	0.08		
D		2%	0		
E		2%	0		
	68		1.36		2

***NOTE:** Required is 2, but there are more than 2 Unit Types, Applicant selects which Unit(s) to include under Units Proposed.

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing and/or visual impairment.

Michael J. Kleffner
Signature

Michael J. Kleffner
Printed Name

10/22/25
Date

Wallace Architects, LLC
Firm Name (If applicable)

The Lantern at Robstown

TDHCA # 25177

Tab 23c

Parking

HOUSING LAB
BY BETCO

Accessible Parking Calculation

This worksheet is applicable to cases where ADA applies and all parking spaces are within a single parking lot. In cases where this worksheet cannot be used, create a certification specifying the types and numbers of parking spaces applicable, including standard and accessible parking for dwelling units and for amenities (e.g., office, mail kiosk, dumpster, pool, playground, etc.), and for each type of parking (e.g., surface spaces, carports, garages, etc.) for staff review. When creating your own parking certification, it is essential to state the number of standard parking spaces and accessible parking spaces (APSs) for dwelling units and for amenities and for each type of parking. Staff cannot review the proposal without this information. **Submit this worksheet or a comparable document certified by an accessibility professional .**

Instructions for Submitting Accessible Parking Information

When the number of parking spaces for Units is equal to or greater than number of Units:

If the number of parking spaces (surface spaces, carports, garages, etc.) is equal to or greater than the number of Units and all spaces are all on a single, unified parking lot, provide information for all sections of this form except the "Distribution of APSs Among the Various Types of Parking" section. Parking lots that are connected by accessible routes can be considered a single, unified lot.

When the number of parking spaces for Units is less than the number of Units:

If the number of parking spaces that serve residential Units is less than the number of Units, use only the last section of this Accessible Parking Calculation form, i.e., "Distribution of APSs Among the Various Types of Parking". The number of accessible parking spaces required will be the number indicated by ADA table 208.2.

When parking spaces are in more than one parking lot:

If parking spaces are in separate lots (e.g., on different Development Sites, or only accessible to each other by driving outside the Development Site to drive into the other lots) that are not connected by accessible routes, use whichever set of instructions above applies to each of the lots. These calculations must be made independently for each such parking lot. Use as many copies of this form as needed to create your parking certification.

Although Fair Housing Standards may apply in unusual circumstances, ADA Standards typically determine the required number of Accessible Parking Spaces (APSs). Links to the applicable accessibility rules are provided below.

ADA Design Manual, Ch. 2, Sec. 208: https://www.ada.gov/regs2010/2010ADAStandards/2010ADAStandards.pdf
FHA Design Manual Page 2.23: https://www.huduser.gov/publications/pdf/fairhousing/fairch2.pdf

Accessible Parking for Facilities and Amenities

In the yellow spaces below, identify the individual amenities served by an APS and/or groups of amenities in close proximity that share a single APS. In the space to the right, state the number of APSs designated to serve the amenity or group identified. If parking is provided at dumpsters, at least 1 dumpster must have an APS.

Amenity:	**Identification of amenity, or amenities of a group, that the APS serves**	**APSs:**
Office, etc.:	Trash Enclosure	1
Amenity 1:		
Amenity 2:		
Amenity 3:		
Amenity 4:		
Amenity 5:		
	Total of Accessible Parking Spaces that Do Not Serve Dwelling Units:	1

Accessible Parking for Residential Units

Enter the information indicated below.

Total dwelling Units in the Development:		49
Total surface parking spaces (including non-residential):		81
Total carports (including non-residential):		
Total garages (including non-residential):		
Total parking spaces of all types:	Calculated from above:	81
Total APSs that serve non-residential purposes (i.e. office, amenities, etc.):	Calculated on prior page:	1
APSs for mobility accessible units (5% of unit count, if spaces are sufficient):	Calculated from above:	3
Parking spaces in excess of one per unit (if applicable):	Calculated from above:	32
APSs required in excess of one per mobility accessible unit:	Calculated from above:	1
Total APSs required (including dwelling units and facilities/amenities):	Calculated from above:	**5**

Distribution of APSs Among the Various Types of Parking

Developments having fewer than one parking space serving each dwelling unit should use this portion of the worksheet. Enter the number of APSs indicated by ADA Table 208.2 for the total number of parking spaces, i.e., surface spaces, carports, etc., including both amenity spaces and dwelling unit spaces.

Minimum number of surface parking spaces (include dwelling unit and amenity spaces) that must be APSs:	5
Minimum number of carports that must be APSs:	
Number of garages that must be APSs:	

APSs that Must Be Van Spaces

Total Van APSs required, including all types of spaces:	Calculated from above:	**1**
Minimum number of surface parking spaces that must be van APSs:	Calculated from above:	1
Minimum number of carports that must be van APSs:	Calculated from above:	0
Minimum number of garages that must be van APSs:	Calculated from above:	0

By signing below, I (WE) certify that the information above meets the requirements in the 2010 ADA Standards for Accessible Design Title III regulations at 28 CFR part 36, subpart D, and the 2004 ADA Accessibility Guidelines at 36 CFR part 1191, appendices B and D. There will be at least one accessible parking space per accessible unit located on the closest route to the accessible unit. For every 6 or fraction of 6 accessible spaces required, at least one will be van accessible. Accessible spaces will be dispersed amongst the parking types provided. Where parking for amenities or non-residents is provided, a sufficient number of accessible spaces will be provided.

Michael J. Kleffner
Signature

10/22/25
Date:

Michael J. Kleffner
Printed Name

Wallace Architects, LLC
Firm Name (if applicable)

The Lantern at Robstown

TDHCA # 25177

Tab 47

Third Party Reports

HOUSING LAB
BY BETCO

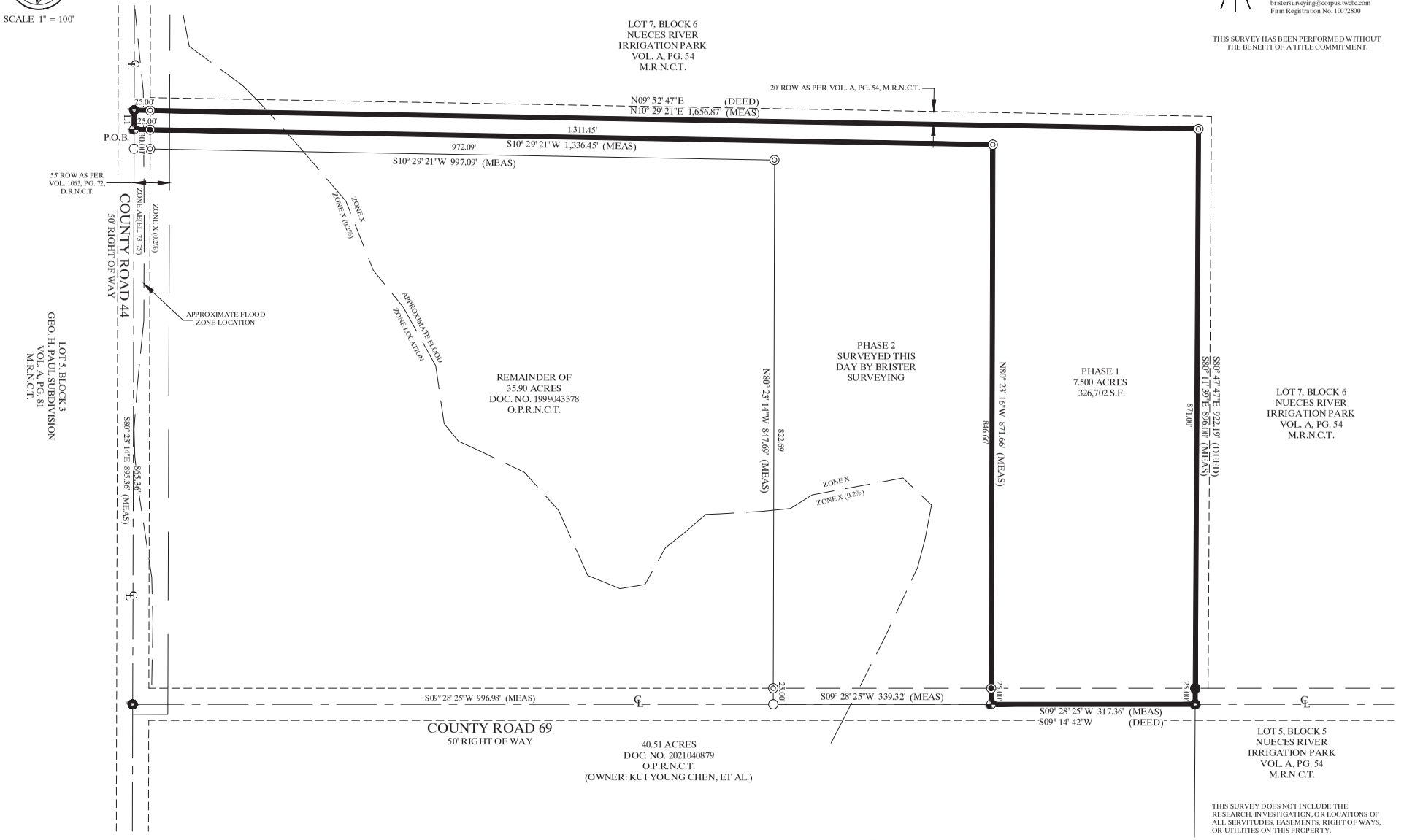
SURVEY OF

A 7.500 ACRE TRACT, CALLED "PHASE 1", BEING A PORTION OF A 34.60 ACRE TRACT, CALLED A 35.90 ACRES, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 1999043378, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS. SAID 7.500 ACRE TRACT ALSO BEING OUT OF THE "MARIANO LOPEZ DE HERRERA" SURVEY, ABSTRACT 606, NUECES COUNTY, TEXAS.

SCALE 1" = 100'

Brister Surveying
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



L1 = N80° 23' 14"W 30.00' (MEAS)
N80° 40' 13"W (DEED)

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE AE, X & X(0.2%) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS COMMUNITY PANEL 48355C 0260 G
DATED OCTOBER 13, 2022
AND ☒ IS ☒ IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE WITH A B.F.E OF 74.5'. (SEE NOTE 5)

- = SET PK-NAIL
- = FOUND PK-NAIL
- = SET 5/8" RE-BAR
- = FOUND 5/8" RE-BAR
- = FOUND COTTON-SPINDLE
- = PROPERTY CORNER NO ACCESS DUE TO WATER

JOB NO. 251587

NOTES:
1.) TOTAL SURVEYED AREA IS 7.500 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.
5.) 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

STATE OF TEXAS
REGISTERED
RONALD E. BRISTER
5407
PROFESSIONAL
LAND SURVEYOR

THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY OCTOBER 16, 2025 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

RONALD E. BRISTER R.P.L.S. NO. 5407

DATE OCTOBER 21, 2025

STATE OF TEXAS
COUNTY OF NUECES

Field notes of a 7.500 acre tract, called "Phase 1", out of a 34.60 acre tract, called a 35.90 acres, described in a deed recorded in Document No. 1999043378, Official Public Records Nueces County, Texas. Said 7.500 acre tract also being out of the "Mariano Lopez De Herrera" Survey, Abstract 606, Nueces County, Texas. Said 7.500 acre tract being more particularly described as follows:

BEGINNING at a PK nail set in the center of County Road 44, in the south line of said 35.90 acre tract, in the north line of Lot 5, Block 3, "Geo H. Paul Subdivision" as shown on a plat recorded in Volume "A", Page 81, Map Records Nueces County, Texas, and for the lower southeast corner of this survey, from **WHENCE** a cotton spindle found in the intersection of the centers of County Road 69 and County Road 44, for the southwest corner of a 40.51 acre tract as described in a deed recorded in Document No. 2021040879, Official Public Records of Nueces County, Texas, and for the southeast corner of said 35.90 acre tract, bears South 80°23'14" East, at a distance of 30.00 feet pass a PK nail found, and in all a total distance of 895.36 feet.

THENCE with the common line of the center of County Road 44, said 35.90 acre tract, said Lot 5, Block 3, and this survey, North 80°23'14" West, a distance of 30.00 feet to a cotton spindle found in the center of County Road 44, for the lower southeast corner of Lot 7, Block 6, "Nueces River Irrigation Park" as shown on a map recorded in Volume "A", Page 54, Map Records of Nueces County, Texas and for the southwest corner of this survey.

THENCE with the common line of said Lot 7, said 35.90 acre tract, and this survey, North 10°29'21" East, at a distance of 25.00 feet pass a 5/8" re-bar found as an offset in the north right of way of County Road 44, and in all a total distance of 1,656.87 feet to a 5/8" re-bar found for an inside corner of said Lot 7, for the northwest corner of said 35.90 acre tract, and for the northwest corner of this survey.

THENCE with the common line of said Lot 7, said 35.90 acre tract, and this survey, South 80°11'39" East, at a distance of 871.00 feet pass a point in the west right of way of County Road 69, and in all a total distance of 896.00 feet to a cotton spindle found in the center of County Road 69, for the northwest corner of said 40.51 acre tract, for the southwest corner of Lot 5, Block 5, of said "Nueces River Irrigation Park", and for the northeast corner of this survey.

THENCE with the common line of the center of County Road 69, said 35.90 acre tract, said 40.51 acre tract, and this survey, South 09°28'25" West, a distance of 317.36 feet to a PK nail set in the common line of the center of County Road 69, said 35.90 acre tract, said 40.51 acre, and for the upper southeast corner of this survey, from **WHENCE** a PK nail found in the center of the center of County Road 69, in the common line of said 35.90 acre tract and said 40.51 acre, bears South 09°28'25" West, a distance of 339.32 feet.

THENCE with an inside line of this survey, across said 35.90 acre tract, North 80°23'16" West, at a distance of 25.00 feet pass a 5/8" re-bar set as an offset in the west right of way of County Road 69, and in all a total distance of 871.66 feet to a 5/8" re-bar found for an inside corner of this survey.

THENCE with an inside line of this survey, across said 35.90 acre tract, South 10°29'21" West, at a distance of 1,311.45 feet pass a 5/8" re-bar set as an offset in the north right of way of County Road 44, and in all a total distance of 1,336.45 feet to the **POINT OF BEGINNING** of this tract, and containing 7.500 acres of land, more or less.

Notes:
1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
2.) A Map of equal date accompanies this Metes and Bounds description.
3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day October 16, 2025 and is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: October 21, 2025

Job No. 251587

PHASE I ENVIRONMENTAL SITE ASSESSMENT

THE LANTERN AT ROBSTOWN

COUNTY ROAD 69 NEAR COUNTY ROAD 44

ROBSTOWN, TEXAS

Prepared for:

Lantern at Robstown, LLC

and

Texas Department of Housing and Community Affairs

Prepared by:

Aspen Environmental, Inc.

Austin, Texas

Aspen Environmental Project 250777

July 2025

A Report Prepared for:

Texas Department of Housing and Community Affairs
and
Lantern at Robstown, LLC

PHASE I ENVIRONMENTAL SITE ASSESSMENT
THE LANTERN AT ROBSTOWN
COUNTY ROAD 69 NEAR COUNTY ROAD 44
ROBSTOWN, TEXAS

Aspen Project 250777

Prepared by:

Mitchell T. Young, P.E.
Senior Environmental Engineer

ASPEN ENVIRONMENTAL, INC.
12407 North Mopac Expressway
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Austin, Texas 78758
(512) 535-6815

July 24, 2025

TABLE OF CONTENTS

Chapter **Page**

1.0 SUMMARY 1
1.1 FINDINGS AND OPINIONS 1
1.1.1 Historical Information 1
1.1.2 On-site Findings 1
1.1.3 Off-site Findings 1
1.2 CONCLUSIONS AND RECOMMENDATIONS 2

2.0 INTRODUCTION 3
2.1 PURPOSE 3
2.2 REPORT ORGANIZATION 3
2.3 LIMITATIONS AND EXCEPTIONS 4

3.0 SITE SETTING 6
3.1 LOCATION AND PROPERTY DESCRIPTION 6
3.2 SITE AND VICINITY GENERAL CHARACTERISTICS 6
3.3 CURRENT/PROPOSED USE OF THE PROPERTY 6
3.4 DESCRIPTION OF STRUCTURES/IMPROVEMENTS 7
3.5 CURRENT USES OF ADJOINING PROPERTIES 7
3.6 PHYSICAL SETTING 7
3.7 HYDROGEOLOGIC CONDITIONS 8
3.8 RADON GAS 9
3.9 WETLANDS 10
3.10 NOISE SOURCES 10
3.11 VAPOR INTRUSION 10
3.12 OIL AND GAS PIPELINES, WELLS OR FACILTIES 10
3.13 TESTING FOR OTHER ENVIRONMENTAL ISSUES 10

4.0 RECORDS REVIEW 11
4.1 STANDARD ENVIRONMENTAL RECORD SOURCES 11
4.2 USER-PROVIDED INFORMATION 14

5.0 HISTORICAL USE OF THE PROPERTY AND ADJOINING PROPERTIES 15
5.1 AERIAL PHOTOGRAPHY 15
5.2 SANBORN FIRE INSURANCE MAPS 16
5.3 HISTORICAL TOPOGRAPHIC MAP REVIEW 15
5.4 HISTORICAL CITY DIRECTORIES 16

6.0 SITE RECONNAISSANCE 17
6.1 METHODOLOGY AND LIMITING CONDITIONS 17
6.2 SITE OBSERVATIONS 17
6.3 ADJACENT SITE OBSERVATIONS 21

7.0 INTERVIEWS 22

8.0 ENVIRONMENTAL PROFESSIONAL STATEMENT 23

9.0 REFERENCES 24

TABLES

1 Location and Property Information 6
2 Current/Proposed Uses 6
3 Structures/Improvements 7
4 Surrounding Properties 7
5 Physical Setting 8
6 Groundwater Information 9
7 Records Review – Search Distance Findings 12
8 Historical Sources 14
9 Aerial Photographs 14
10 Site Observations 18-20

FIGURES

1 Site Location Map
2 Site and Area Map
3 Regulatory Database Map
4 Robstown Area Geologic Map
5 Robstown Area Wetlands Plan

PHOTOGRAPHS

APPENDICES

A Regulatory Database Report
B Maps, Aerial Photographs, and Reference Materials
C Correspondence

1.0 SUMMARY

Aspen Environmental, Inc. (Aspen) performed a Phase I Environmental Site Assessment (ESA) of the 15-acre property located to the northwest of the intersection of County Road 44 and County Road 69 in Robstown, Texas. This property has historically been undeveloped or agricultural land and is located in an area currently characterized by other agricultural land. This property will be referred to hereafter in this report as "the subject site."

1.1 FINDINGS AND OPINIONS

The following sections describe Aspen's findings and provide general background information about the site. Findings include recognized environmental conditions, historical recognized environmental conditions, and *de minimis* quantities, as applicable to the site.

1.1.1 Historical Information

Based on interviews and Aspen's review of available historical aerial photographs and topographic maps, the subject site has been mostly undeveloped agricultural land since the 1940s. No recognized environmental conditions were identified in our review of historical information for the subject property and nearby areas.

1.1.2 On-site Findings

A site reconnaissance visit and review of the site's history were used to identify potentially hazardous substances and petroleum products at the subject site. Specific findings are summarized below.

- Our review of site conditions and history did not identify past or current environmental conditions. No hazardous materials were observed at the subject property.
- Based on Aspen's review of agency records, the subject property does not appear on any agency databases reviewed.

1.1.3 Off-site Findings

Nearby properties are residential neighborhoods and small businesses. No environmental concerns were noted at nearby properties that would likely impact the subject property.

1.2 CONCLUSIONS AND RECOMMENDATIONS

Aspen has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 of the proposed The Lantern at Robstown development property located to the northwest of the intersection of County Road 44 and County Road 69 in Robstown, Texas, “the property”. Any exceptions or deletions from this practice are described in Section 2.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

No further environmental assessment is recommended at this time.

2.0 INTRODUCTION

2.1 PURPOSE

Aspen performed a Phase I ESA of the subject site. This report will be used to assist Texas Department of Housing and Community Affairs (TDHCA), Lantern at Robstown, LLC in understanding environmental conditions associated with the subject site's past and current use. Aspen performed this Phase I ESA in general accordance with the scope and limitations of the ASTM Standard Practice E 1527-21 *Phase I Environmental Site Assessments: Environmental Site Assessment Process*.

The purpose of this assessment is to assist the client in identifying "recognized environmental conditions" at the site. A recognized environmental condition is defined by the ASTM standard as:

> "the presence or likely presence of *hazardous substances or petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances or petroleum products* into structures on the *property* or into the ground, groundwater or surface water of the *property*. The term includes *hazardous substances or petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental condition*s."

2.2 REPORT ORGANIZATION

The following presents a listing of the remaining sections of this report:

- Section 3.0, **Site Setting**, summarizes information concerning the site's location, legal description (if available), current and proposed use of the site, a description of structures and improvements on site at the time of Aspen's assessment, and current uses of adjoining properties.

- Section 4.0, **Records Review**, is a compilation of Aspen's review of several databases available from federal, state, and local regulatory agencies regarding hazardous substance use, storage, or disposal at the site; and for off-site facilities up to a mile radius from the site, depending on the searched database. Environmental liens or activity and use limitations are included in this chapter. Relevant notes of interviews and/or telephone conversations performed by Aspen with people knowledgeable about the site (including the client and local regulatory personnel) are included in Section 7.0.

- Section 5.0, **History of the Site**, summarizes the history of the site and adjoining properties. This information is based on various sources, which may include a review of aerial photographs, Sanborn Fire Insurance Maps, city or suburban directories, historical topographic maps, building department records, previous assessments, and a chain-of-title/preliminary title report (if provided by the client).

- Section 6.0, **Site Reconnaissance**, describes Aspen's site observations during the site reconnaissance. The methodology used and limiting conditions are described.

- Section 7.0, **Interviews**, is a summary of telephone and personal interviews conducted with "Key Managers" that may include the owner/manager of the facility, occupants/tenants, local government officials, and the client. Additional interview sources may be contacted if "Key Managers" are not available prior to production of this report, and include adjacent landowners and people with historical knowledge of the area.

- Section 8.0, **Environmental Professional Statement**, contains qualifications information about the environmental professional who prepared this report.

- Section 9.0, **References**, is a summary of the resources used to compile this report.

Discussion of on-site and off-site findings and our conclusions are provided in Section 1.0 and Section 2.0 includes a report introduction and the limitations associated with the assessment. Pertinent documentation regarding the site is included in the Appendices of this report.

2.3 LIMITATIONS AND EXCEPTIONS

Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. This report is a qualitative assessment. Aspen offers a range of investigative and engineering services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help the client understand and better manage risks. Since such detailed services involve greater expense, we ask our clients to participate in identifying the level of service that will provide them with an acceptable level of risk.

Aspen performed this environmental assessment in general accordance with the guidelines set forth in the ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (Designation E-1527-21). No warranty, either express or implied, is made. This Phase I ESA does not incorporate considerations such as wetlands/ecological resources/endangered or threatened species evaluations. Environmental issues not specifically addressed in the report were beyond the scope of our services and not included in our evaluation.

Land use, site conditions (both on the site and off of the site), and other factors will change over time. Since site activities and regulations beyond our control could change at any time after the

completion of this report, our observations, findings, and opinions can be considered valid only as of the date of the site visit. This report should not be relied upon after 180 days from the date of its issuance (per ASTM Standard E 1527-13, Section 4.6).

This report has been prepared for the exclusive use of Lantern at Robstown, LLC under mutually agreeable terms and conditions. No other parties may rely on this report without the express written permission of Aspen and Lantern at Robstown, LLC. We understand that this report will be used as part of an application package for evaluation by the Texas Department of Housing and Community Affairs (TDHCA). The TDHCA may also rely upon this report as part of their evaluation.

Aspen Environmental has read and understands the requirements of Section 11.305 of the QAP, as prepared by the TDHCA Real Estate Analysis Division. This report has been prepared in accordance with these sections and rules. Any person signing the report acknowledges that the Department may publish the full report on the Department's website, release the report in response to a request for public information and make other use of the report as authorized by law.

Aspen Environmental, as preparer this ESA report, will not materially benefit from the Development in any other way than receiving a fee for performing the Environmental Site Assessment, and this fee is in no way contingent upon the outcome of the assessment.

All persons who have a property interest in this report hereby acknowledge that TDHCA may publish the full report on TDHCA's website, release the report in response to a request for public information and make other use of the report as authorized by law.

3.0 SITE SETTING

The site setting is presented to summarize general conditions observed during our assessment including site improvements and surrounding land uses. The site location is shown on Figure 1. Tables 1 through 5 provide the physical characteristics of the site and bordering properties.

3.1 LOCATION AND LEGAL DESCRIPTION

The information presented in Table 1 describes the physical location and legal description of the site. This information was obtained from maps, public records, and interviews.

TABLE 1
LOCATION AND PROPERTY INFORMATION

SITE LOCATION	Northwest of the intersection of County Road 44 and County Road 69 in Robstown, Texas
ACREAGE	15.000 acres
OWNER	Fox & Tree Landscape Nursery
PROPERTY LEGAL DESCRIPTION	*A 15.000 acre tract out of a called 35.90 acre tract, as described in a deed recorded in Document 1999043378, Official Public Records, Nueces County, Texas. Said 15.208 Acre tract, also being out of the Mariano Lopez de Herrera Survey, A-606, Nueces County, Texas*

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The subject site is located in an area characterized generally by other agricultural properties.

3.3 CURRENT/PROPOSED USE OF THE PROPERTY

The subject site presently consists of 15 acres located to the northwest of the intersection of County Road 44 and County Road 69 near Robstown, Texas. The property is currently undeveloped with grasses and palm trees. The subject site's current and proposed uses are summarized in Table 2.

TABLE 2

CURRENT/PROPOSED USES

CURRENT USE	The subject property is undeveloped agricultural land. The current owner is cultivating palm trees at the property.
PROPOSED USE	The Lantern at Robstown LLC intends to develop the property with an affordable senior housing community.

3.4 DESCRIPTION OF STRUCTURES/IMPROVEMENTS

Structures and/or improvements observed on the subject site at the time of Aspen's site reconnaissance are described in Table 3. Photographs 1 through 6 show various views of the subject property.

TABLE 3
STRUCTURES/IMPROVEMENTS

	GENERAL OBSERVATIONS
STRUCTURES	No structures are present on the subject property.
IMPROVEMENTS	No other improvements were noted on the subject property, other than stands of palm trees.

3.5 CURRENT USES OF ADJOINING PROPERTIES

Aspen performed a drive-by survey of the parcels adjoining the subject site on the same day as the site reconnaissance. A summary of the surrounding properties is presented in Table 4.

TABLE 4
SURROUNDING PROPERTIES

NORTH	The subject property is bordered on the north side by additional agricultural property, including more land used for growing palm trees.
EAST	The subject property is bordered on the east side by County Road 69 and additional agricultural land. Light industrial properties were noted further to the east, including a propane sales company and an industrial waste treatment facility.
SOUTH	The subject property is bordered on the south side by additional palm tree growth areas and County Road 44. Agricultural properties were noted to the south of CR44.
WEST	The subject property is bordered on the west side by additional agricultural property, including more land used for growing palm trees. Cattle were also grazing on the adjacent property to the west.
SUMMARY	The general use of properties in the area of the subject property is mostly agricultural in nature.

3.6 PHYSICAL SETTING

Table 5 presents information about the physical setting of the site. This information was obtained from published data or maps, interviews with public agencies, and/or from previous investigations performed by Aspen in the vicinity of the site. References are provided in Section 9.0.

TABLE 5
PHYSICAL SETTING

PARAMETER	INFORMATION/COMMENTS	SOURCE
REGIONAL GEOLOGY	The subject property is located over clay, silt, and sand deposits of the Pleistocene age Beaumont Formation. The Beaumont Formation is one of many formations that comprise the Coastal Lowlands aquifer system. The lithology of the Beaumont Formation reflects three depositional environments - alluvial plain, transitional (delta, lagoon, and beach), and marine (continental shelf). The gradual subsidence of the depositional basin and the relative rise of the land surface caused the deposits to thicken toward the Gulf of Mexico. In addition, oscillations of the ancient shoreline have resulted in a complex, overlapping mixture of sand, silt, and clay.	*Geologic Atlas of Texas – Corpus Christi Sheet, University of Texas at Austin, Bureau of Economic Geology, 1975*
ELEVATION	The subject property elevation is about 76 feet above the National Geodetic Vertical Datum of 1929. The local topographic gradient slopes gently down to the southeast.	U.S. Geological Survey, 7.5-minute topographic maps of Annaville and Robstown, Texas, dated 2019
SOIL TYPES	Others have mapped surface soils at the subject property as Orelia fine sandy loam and Victoria clay. The **Orelia series** consists of very deep, well drained, slowly permeable soils that formed in loamy fluviomarine deposits of Pleistocene age. These nearly level soils are on flats on coast plains. Slope ranges from 0 to 3 percent. The **Victoria series** consists of very deep, well drained, very slowly permeable soils that formed in clayey deltaic and marine sediments in the Beaumont Formation of Late Pleistocene age. These nearly level to very gently sloping soils are on the South Texas coastal plain. Slope ranges from 0 to 3 percent.	*Soil Survey of Nueces County, Texas,* USDA, reviewed online at Natural Resources Conservation Service Web Soil Survey

3.7 HYDROGEOLOGIC CONDITIONS

Information regarding hydrogeologic conditions is summarized in Table 6 below and supports our assessment of the potential for contaminants from nearby off-site locations to migrate towards the subject site.

TABLE 6
GROUNDWATER INFORMATION

PARAMETER	INFORMATION/COMMENTS	SOURCE
DEPTH TO LOCAL GROUNDWATER	Shallow groundwater is anticipated to be encountered within about 10 to 25 feet of the ground surface in this area of Robstown. Fluctuations of the groundwater level, localized zones of perched water, and soil moisture content should be anticipated during and following the rainy season. Irrigation of landscaped areas on or adjacent to the site can also cause a fluctuation of local groundwater levels.	Public information and general knowledge
REGIONAL AQUIFER INFORMATION	The Beaumont Formation is a unit of the Chicot Aquifer (classified as Permeable Zones A and B of the Coastal Lowlands aquifer system). The aquifer is recharged by direct infiltration of precipitation on aquifer outcrop areas. With the exception of shallow ground-water zones, the ground water is under confined conditions. Producing fresh water sands range in thickness from zero feet at the updip limit of the aquifer to hundreds of feet thick near the Gulf of Mexico.	*Ground Water Atlas of the United States – Segment 4: Oklahoma, Texas*; USGS Hydrologic Investigations Atlas 730-E, 1996
REGIONAL GROUNDWATER FLOW DIRECTION	The regional topographic gradient slopes down to the southeast. Based on topographic clues, the groundwater flow direction at the subject site is assumed to be to the southeast.	USGS, 7.5-minute topographic maps of Robstown and Annaville, Texas, dated 2019
FLOOD PLAIN	Much of the subject property is mapped as "Zone X", a minimal risk area outside the 1-percent and 2-percent-annual-chance floodplains. The southern portion is shaded as being within the 500-year floodplain. The current building plans include development of the northern portion of the property, in Zone X. Further evaluation by a site-specific surveyor can provide more information for development.	Flood Hazards Map 483355C0260G dated October 13, 2022; Federal Emergency Management Agency

NOTE: Groundwater flow direction is based on regional information sources. Site-specific conditions may vary due to a variety of reasons including geologic anomalies, utilities, nearby pumping wells (if present), and other factors.

3.8 RADON GAS

Radon is an odorless, colorless, naturally occurring radioactive gas that is produced from the radioactive decay of radium. Radon further decays into radioactive, chemically reactive particles that can attach themselves to other particles such as dust in a home environment. If inhaled, these radioactive particles may cause damage to lung tissues and increase the risk of lung cancer. The EPA has established a threshold level of concern of 4 picocuries per liter of air (pCi/L). We reviewed information from the Texas Indoor Radon Survey for information about the potential for radon gas accumulation near Corpus Christi. According to the Texas Department of Health and EPA, 19 samples were collected in Nueces County and the mean

indoor radon concentration was 0.6 pCi/L. The high reading was 2.1 pCi/L and the low was less than 0.5 pCi/L. Based on this information, the risk for radon gas accumulation is considered low for the subject property. No additional radon gas testing is recommended at this time.

3.9 WETLANDS

The U.S. Fish and Wildlife Service (USFWS) Wetlands Online Mapper was consulted to identify mapped wetlands in the area. The USFWS data map (see Figure 5) does not indicate mapped wetlands at the subject property. No wetlands features were observed or mapped on the subject property. The nearest wetlands features appear to be man-made ditches to the south of County Road 44.

3.10 NOISE SOURCES

The subject property is located in a predominantly agricultural area, away from industrial zones, military or civilian airports, active rail lines and other sources of excessive noise. Nueces County Airport is about three miles southwest of the property. We do not recommend a noise study (per Housing and Urban Development – HUD guidelines) to evaluate potential noise sources that may affect construction design and materials.

3.11 VAPOR INTRUSION

Aspen performed a vapor encroachment screening in accordance with ASTM Standard E2600-10. The subject property is undeveloped and no on-site or nearby sources of vapor intrusion were observed or reported.

3.12 OIL AND GAS PIPELINES, WELLS OR FACILITIES

Our regulatory review and reconnaissance activities did not identify oil, gas or chemical pipelines, processing facilities, storage facilities or other potentially hazardous explosive activities on-site or in the general area of the site that could potentially adversely impact the proposed development. An underground natural gas supply line was noted along County Road 44 to the south of the property.

3.13 TESTING FOR OTHER ENVIRONMENTAL ISSUES

The subject property is undeveloped with no structures. As such, testing for asbestos, lead paint or lead in drinking water is not recommended.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

The purpose of the records review is to obtain and review records that would help to evaluate recognized environmental conditions in connection with the site and bordering properties. Aspen reviewed databases available from the federal, state, and local regulatory lists. The database extraction was performed by Environmental Risk Information Services (ERIS), and the results are summarized below in Table 7, and a map of identified facilities is included as Figure 3. The entire ERIS report is included in Appendix A.

ERIS utilizes a geographical information system to plot the locations of reported incidents. This information is reviewed by Aspen to help establish if the site or nearby properties have been included in the noted databases and lists. The ERIS report includes maps that show the locations of the affected properties with respect to the site and a summary of pertinent information for these properties. The summaries include the name of the responsible party, the property address, the distance and direction from the approximate center of the subject site, and the databases and lists on which the property appear.

Due to lack of sufficient address information, ERIS was unable to map several facilities with reported releases. These “unmappable” sites were reviewed to identify nearby facilities of concern. No nearby facilities included on the unmappable list are considered environmental concerns.

TABLE 7
RECORDS REVIEW - SEARCH DISTANCE FINDINGS

Database	Search Radius	Total Number of Facilities Listed	Number of Upgradient or Adjacent Facilities Listed	Subject Site Listed?
FEDERAL				
NPL (National Priority List)	Site and one mile	0	0	No
CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Act Information System)	Site and 0.5 mile	0	0	No
CERCLIS NFRAP (No Further Remedial Action Planned)	Site and Adjacent	0	0	No
RCRA (Resource Conservation and Recovery Act) **CORRACTS** (Corrective Actions Site)	Site and one mile	0	0	No
RCRA non-CORRACTS TSD (Transfer Storage and Disposal)	Site and 0.5 mile	1	0	No
RCRA Generators	Site and Adjacent	0	0	No
ERNS (Emergency Response Notification System)	Site and Adjacent	0	0	No
STATE				
Underground Storage Tank (UST)	Site and Adjacent	0	0	No
Leaking UST (LUST)	Site and 0.5 mile	0	0	No
Solid Waste Facilities/ Landfills (SWF/LF)	Site and 0.5 mile	2	0	No
State CERCLIS/Voluntary Cleanup/Uncontrolled Sites	Site and one mile	0	0	No

Subject Site
The subject site address is not included on any of the regulatory databases researched and listed above.

Surrounding Area
Three listed sites were identified in the surrounding area within each list's specified search distance, as summarized below.

Resource Conservation and Reauthorization Act (RCRA) Subject to Corrective Action Sites

The U.S. EPA manages the RCRA program to monitor generation and disposal of hazardous wastes. Facilities that have registered and reported waste generation and disposal are subject to compliance inspections and enforcement by the EPA. After compliance evaluations, some

facilities are subject to corrective action and these facilities are documented in this EPA database. One facility was identified within one mile of the subject site as summarized below.

Facility Name and Address	Distance and Direction from Subject Property	Database Comments
Baldwin Waste Oil Company County Road 44	0.87 mile west	This former waste oil processing facility was identified for clean-up by federal and state agencies in 1998. The RCRA records indicate this site has medium priority for corrective action. State Superfund records indicate that the facility is cleanup is completed and it is currently in the operations and maintenance phase of the state program.

Based on the distance and current regulatory status, the listed RCRA site is not a recognized environmental condition for the subject property.

Municipal Solid Waste Facility/Landfills (SWF/LF)
The Texas Commission on Environmental Quality (TCEQ) maintains this list of facilities that are registered as landfills or other waste-handling facilities. Two sites appear on the SWF/LF list within 0.5 mile of the subject property. Information about these sites is summarized below.

Facility Name and Address	Distance and Direction From Subject Property	Database Comments
Midstate Environmental Services 2203 Tower Road	0.36 mile east	This former used oil/wastewater treatment facility had an initial release in 1996, follow-up investigations, and various violations and enforcement actions up until 2021. The license for this facility was revoked and all enforcement has been from the State.
Safety-Kleen Systems 2203 Tower Road	0.36 mile east	A new license as a medical waste transfer facility is shown as pending at this facility.

Both listed SWF/LF facilities are at the same address about 0.36 mile to the east . Based on the current regulatory status and distance of the listed SWF/LF facility, they should not be considered recognized environmental conditions for the subject property.

"Orphan" Sites
Due to lack of sufficient address information, ERIS was unable to map several facilities with reported releases. This "orphan" sites list was reviewed to identify nearby facilities of concern. Based on available information, no nearby incidents or facilities included on the orphan sites list are considered environmental concerns.

4.2 USER-PROVIDED INFORMATION

No previous environmental documents were provided by the user for review.

5.0 HISTORICAL USE OF THE PROPERTY AND ADJOINING PROPERTIES

The history of the site was researched to identify obvious uses of the site from the present to first developed use, or back to 1940; whichever is earlier, from readily available resources. Table 8 summarizes the availability of information reviewed during this assessment.

TABLE 8 - HISTORICAL SOURCES

	Years reviewed	Availability
AERIAL PHOTOGRAPHS	1938, 1950, 1961, 1975, 1985, 1990, 1995, 2008, 2014, 2022	Historical aerial photographs from U.S. Geological Survey (USGS), Texas Department of Transportation, Agricultural Stabilization and Conservation Service (ASCS), and U.S. Department of Agriculture (USDA), Google Earth
SANBORN FIRE INSURANCE MAPS	None available	A review of available maps indicates that the subject property area is not included in mapped coverage.
HISTORICAL TOPOGRAPHIC MAPS	2019	USGS topographic maps of Robstown North and Robstown South, Texas

5.1 AERIAL PHOTOGRAPHY

Historical aerial photographs were reviewed to evaluate past land use at the site and in the surrounding area. Aerial photographs going back to 1938 were available for this report. Copies of the aerial photographs are provided in Appendix B. The summary of the aerial photograph review is presented in Table 9 below.

TABLE 9 - AERIAL PHOTOGRAPHS

Date	Approx. Scale	Type	Source
1938	1 inch = 500 feet	Black and White	ASCS
1950	1 inch = 500 feet	Black and White	ASCS
1961	1 inch = 500 feet	Black and White	ASCS
1975	1 inch = 500 feet	Black and White	USGS
1985	1 inch = 500 feet	Black and White	TxDOT
1990	1 inch = 500 feet	Black and White	TxDOT
1995	1 inch = 500 feet	Color	USGS
2008	1 inch = 500 feet	Color	USDA
2014	1 inch = 500 feet	Color	USDA
2022	1 inch = 500 feet	Color	USDA

Subject Site

The aerial photographs from 1938 to 2022 show the subject property as agricultural croplands.

Surrounding Areas

The 1938 to 2022 aerial photographs show the subject property area as mostly agricultural land with some scattered rural residences. County Road 44 to the south and County Road 69 to the east were present in all of the photographs.

The 2022 aerial photograph shows conditions similar to those observed in February 2025, except the site and adjacent properties held various sizes and species of palm trees.

No environmental concerns were identified in our review of historical aerial photographs.

5.2 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps provide historical land use information for some metropolitan and small, established towns. Due to the site location outside of the Robstown city area prior to 1990, historical fire insurance maps are not available for the subject property area.

5.3 HISTORICAL TOPOGRAPHIC MAP REVIEW

Available topographic maps from 2019 were reviewed for the subject property area. According to the maps, the subject property is located in a rural area without specific buildings shown. The map did not indicate the presence of gravel pits or landfills in the area of the subject property. No environmental concerns were identified during our review of the topographic maps.

Aspen notes that topographic maps only provide information on indications of land use and no conclusions can be drawn from them alone. No apparent discrepancies in features were observed on historical topographic maps relative to the historical aerial photographs reviewed. No map features were observed that would directly point to potential recognized environmental conditions at the subject site or immediate surrounding area.

5.4 HISTORICAL CITY DIRECTORIES

City directories include listings of residents and businesses alphabetically by name and alphanumerically by street name and then specifically by street address. Because of undeveloped nature of the property, city directories were not reviewed for this property.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

Mr. Mitchell Young of Aspen performed a site reconnaissance visit on July 23, 2025, to assess and photograph present site conditions. The subject site location is shown on a topographic map as Figure 1. The approximate site boundaries and surrounding property uses are shown on Figure 2. The site conditions discussed below are limited to readily apparent environmental conditions observed.

6.2 SITE OBSERVATIONS

The subject site presently consists of 15.208 acres of agricultural land that appears to be used for cultivating palm trees. Photographs 1 through 6 show general views of the subject property and area.

The subject property is relatively flat with a slight slope down to the southern side. The property is agricultural land, with palm trees of various types and sizes throughout. Some cattle were seen grazing on the western adjacent property.

No underground storage tanks, water wells, or other wells were identified at the subject property.

Site observations are described further in Table 10. Further details regarding our observations follow the table.

TABLE 10
SITE OBSERVATIONS

General Observations	Remarks	Observed	Not Observed
Current Use	Agricultural land with a palm tree farm	X	
Past Use	Has been used for a variety of crops through the years	X	
Structures	No structures currently	X	
Terrain	The property is flat with a slight slope down to the south	X	
Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		**Observed**	**Not Observed**
Aboveground storage tank (AST)			X
Below grade vaults or underground storage tank (UST)			X
Burned or buried debris			X
Chemical storage or chemical mixing areas			X
Discolored soil or water			X
Drains and piping			X
Drums			X

TABLE 10 (Continued)
SITE OBSERVATIONS

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		**Observed**	**Not Observed**
Electrical equipment (Polychlorinated biphenyls [PCBs])			X
Elevators	None		X
Fill dirt from an unknown source			X
Hazardous chemical and petroleum products in connection with known use			X
Hazardous chemical and petroleum products in connection with unknown use			X
Hazardous Waste Storage			X
Heating and Cooling System			X
Industrial waste treatment equipment			X
Loading and unloading areas			X
Odors			X
Pits, Ponds, or Lagoons			X
Pools of Liquid			X
Process waste water			X
Raw material storage or chemical storage areas			X

TABLE 10 (Continued)
SITE OBSERVATIONS

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		**Observed**	**Not Observed**
Sanitary System (Sewer)	City utilities available in area		X
Septic Tank and leach fields			X
Soil piles			X
Solid Waste			X
Stained pavement or concrete			X
Stains or corrosion (interior)			X
Storm basins/catch			X
Storm drains			X
Stressed vegetation			X
Sumps and clarifiers			X
Surface water			X
Underground storage tanks			X
Unidentified substance containers			X
Wastewater			X
Water supplies (potable and process)	City utilities available in area		X
Wells (irrigation, monitoring, or domestic)			X
Wells (dry)			X
Wells (Oil and Gas)			X

6.3 ADJACENT SITE OBSERVATIONS

Aspen also observed adjacent and nearby sites for indications of recognized environmental conditions, such as dry cleaners or service stations.

The subject property is bordered on the north side by additional agricultural property, including more land used for growing palm trees.

The subject property is bordered on the east side by County Road 69 and additional agricultural land. Light industrial properties were noted further to the east, including a propane sales company and an industrial waste treatment facility.

The subject property is bordered on the south side by additional palm tree growing areas and County Road 44. Agricultural properties were noted to the south of CR44.

The subject property is bordered on the west side by additional agricultural property, including more land used for growing palm trees. Cattle were also grazing on the adjacent property to the west.

The general use of properties in the area of the subject property is mostly agricultural in nature.

No nearby environmental concerns were identified in our area reconnaissance.

7.0 INTERVIEWS

Aspen attempted to contact key site managers to obtain current and historical environmental information concerning the site. Key site managers may include current or past owners of the site, managers, or current occupants.

Mr. Ronnie Gyani of Lantern at Robstown, LLC was interviewed for information about past uses of the site. Mr. Gyani represents the developer of the property in the pending sale. He indicated that the property has been historically agricultural in nature and this would be the first development. He indicated that the current owner had been growing palm trees for the past several years. He did not know of any environmental concerns for the subject property.

We contacted the Texas Department of State Health Services (TDSHS) for information about past hazardous materials incidents that may have occurred at the subject property. Our letter is provided in Appendix C. The TDSHS had not responded to our inquiry at the time of our report. If the subsequent TDSHS response changes our findings, we will provide an addendum to this report.

8.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I, Mitchell Young, declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed in conformance with the standards and practices set forth in 40 CFR Part 312.

The Phase I Environmental Site Assessment was performed by Mitchell Young on behalf of Aspen Environmental, Inc.'s client, Lantern at Robstown, LLC. Mr. Young is a registered Professional Engineer in Texas. Since 1989, he has performed environmental consulting services for various commercial, industrial, and government clients. His resume is available upon request.

9.0 REFERENCES

1. Flood Insurance Rate Map 48355C0260G dated October 13, 2022; Federal Emergency Management Agency

2. *Geologic Atlas of Texas – Corpus Christi Sheet,* University of Texas at Austin Bureau of Economic Geology, 1975

3. ERIS Database Report, Environmental Risk Information Services, July 22, 2025

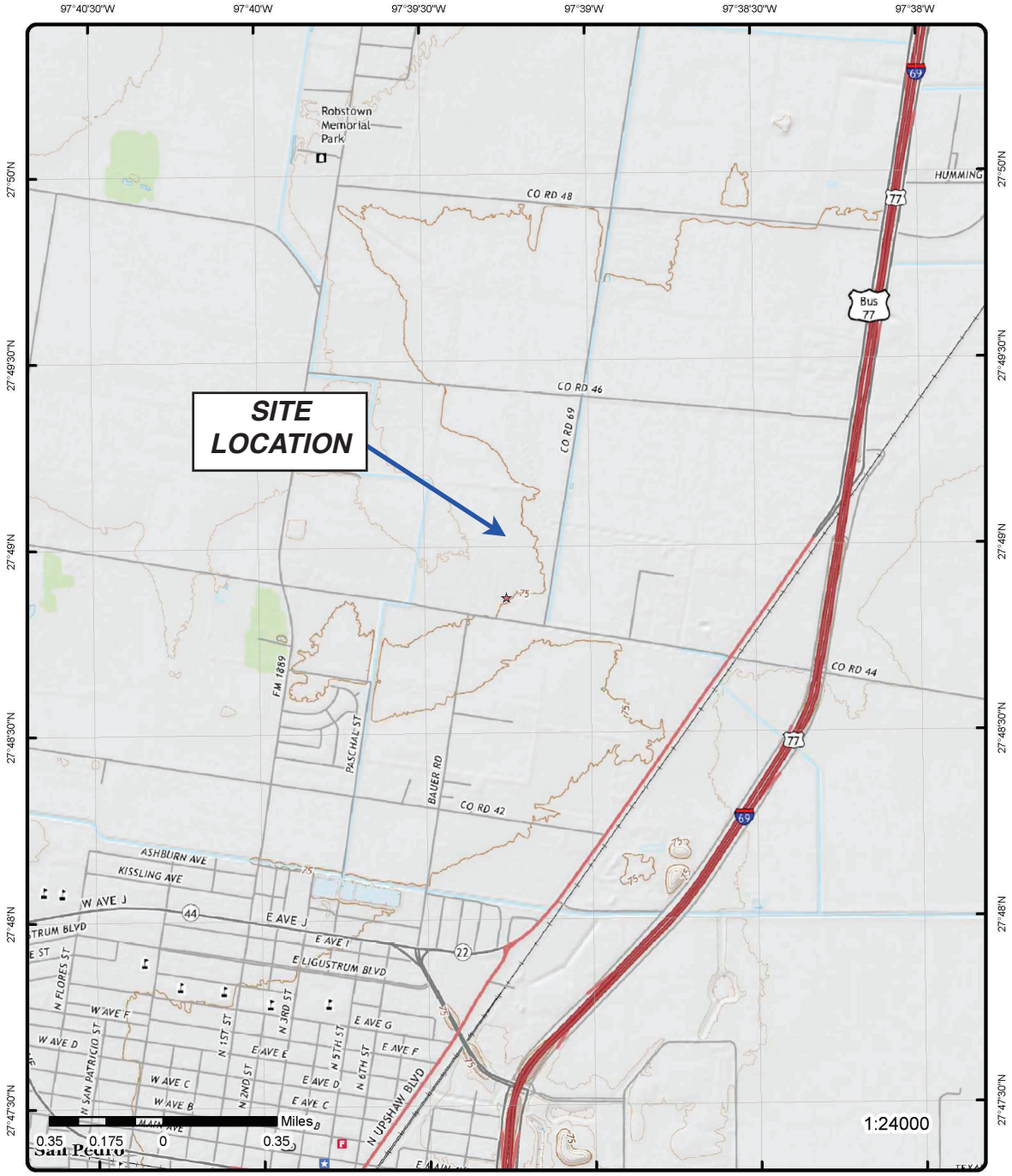
4. *Ground Water Atlas of the United States – Segment 4: Oklahoma, Texas*; USGS Hydrologic Investigations Atlas 730-E, 1996

5. *Preliminary Report of The Texas Indoor Radon Survey (1992)*, Texas Department of Health, Bureau of Radiation Control, 1992

6. *Soil Survey of Nueces County,* U.S. Department of Agriculture, Natural Resources Conservation Service, reviewed online at Web Soil Survey

7. USGS, 7.5-minute topographic maps of Robstown and Annaville, Texas, dated 2019

FIGURES



Topographic Map

Year: 2019

Address: The Lantern at Robstown, TX

Quadrangle(s): Annaville TX, Robstown TX

Source: USGS Topographic Map

Order Number: 25020200024

ERIS

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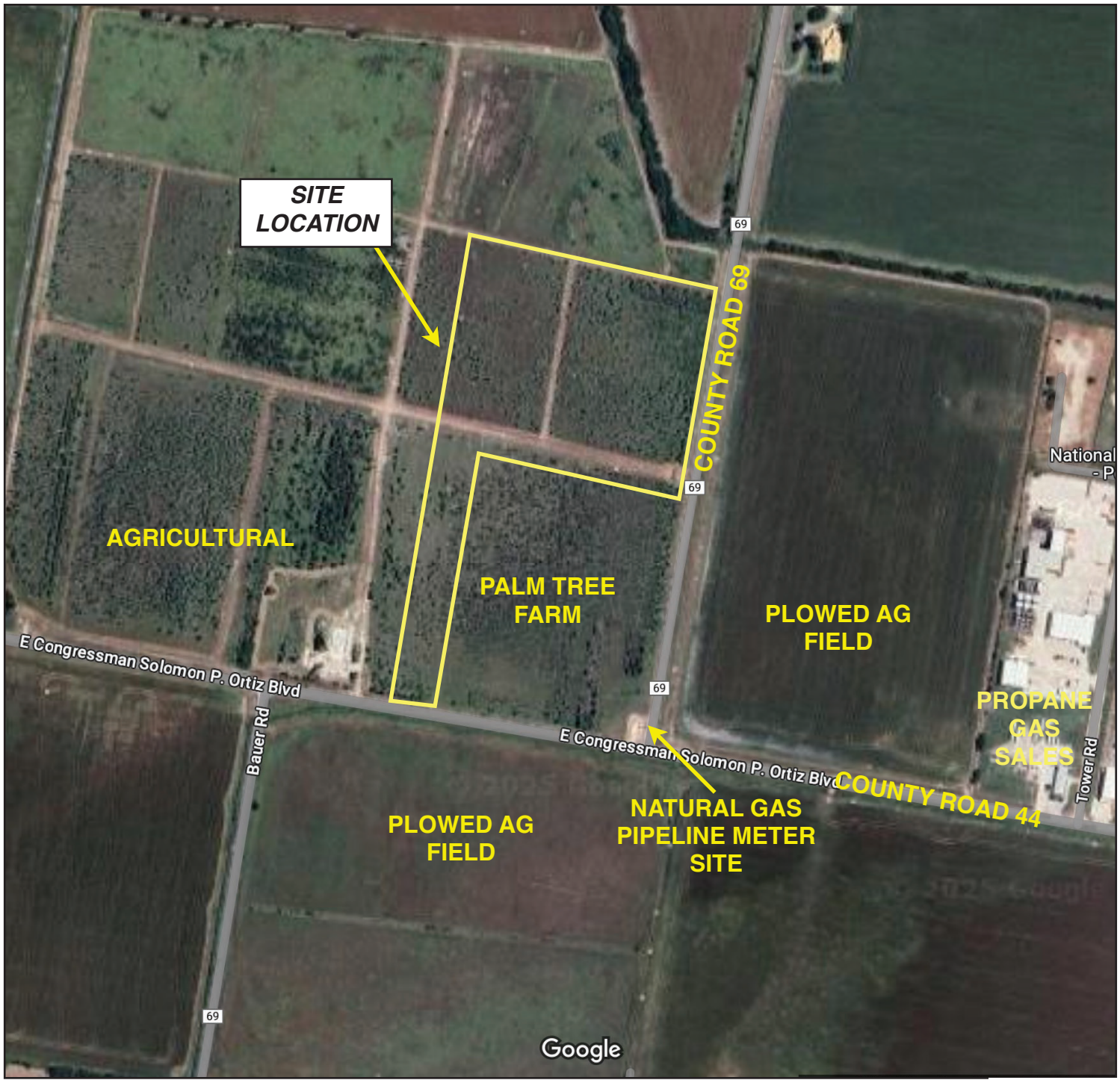
FIGURE 1
SITE LOCATION MAP

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777



Source: Maxar Technologies, 2025 Aerial Photograph

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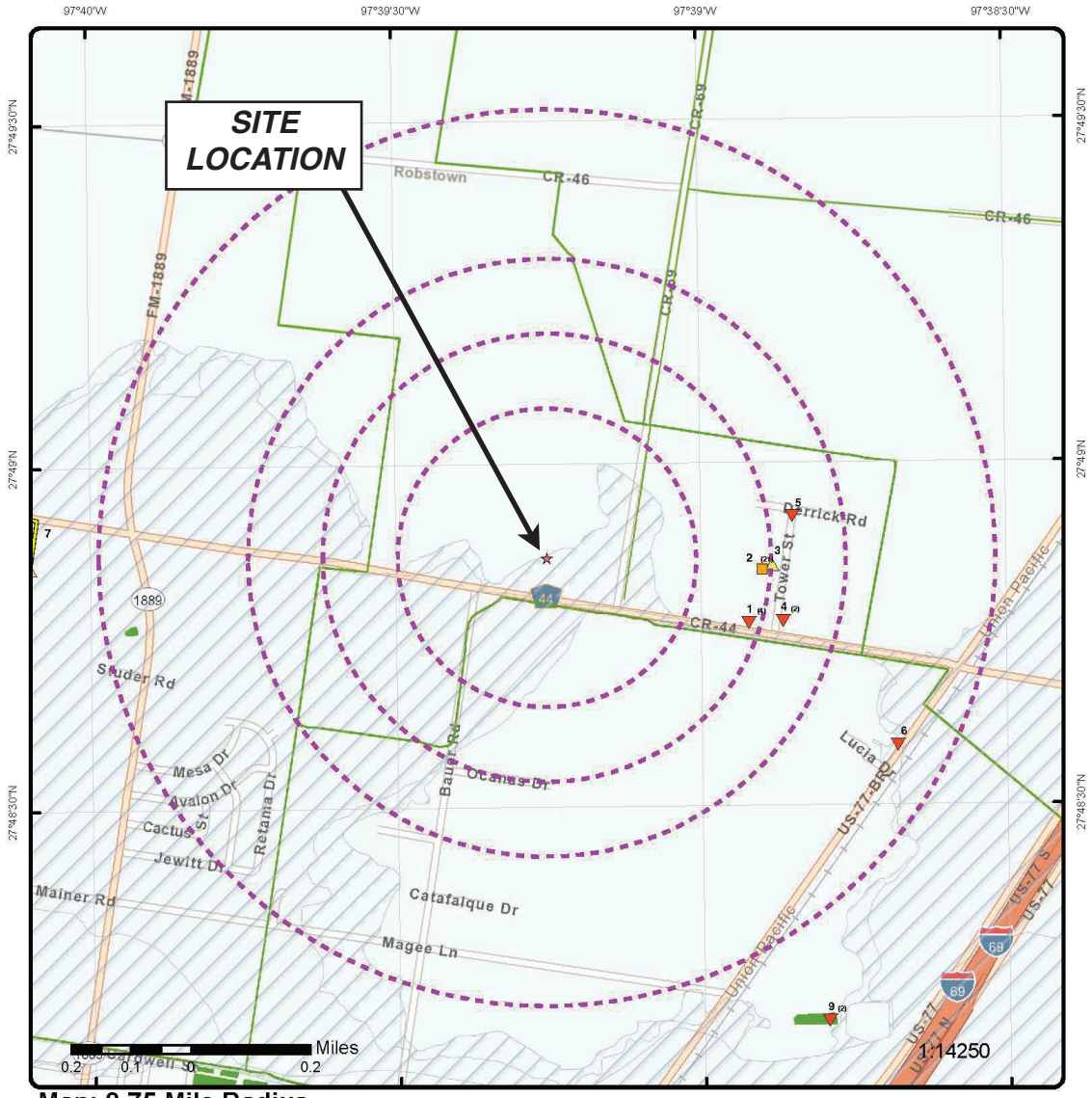
FIGURE 2
SITE AND AREA MAP

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777



Map: 0.75 Mile Radius
Order Number: 25020200024
Address: The Lantern at Robstown, Robstown, TX

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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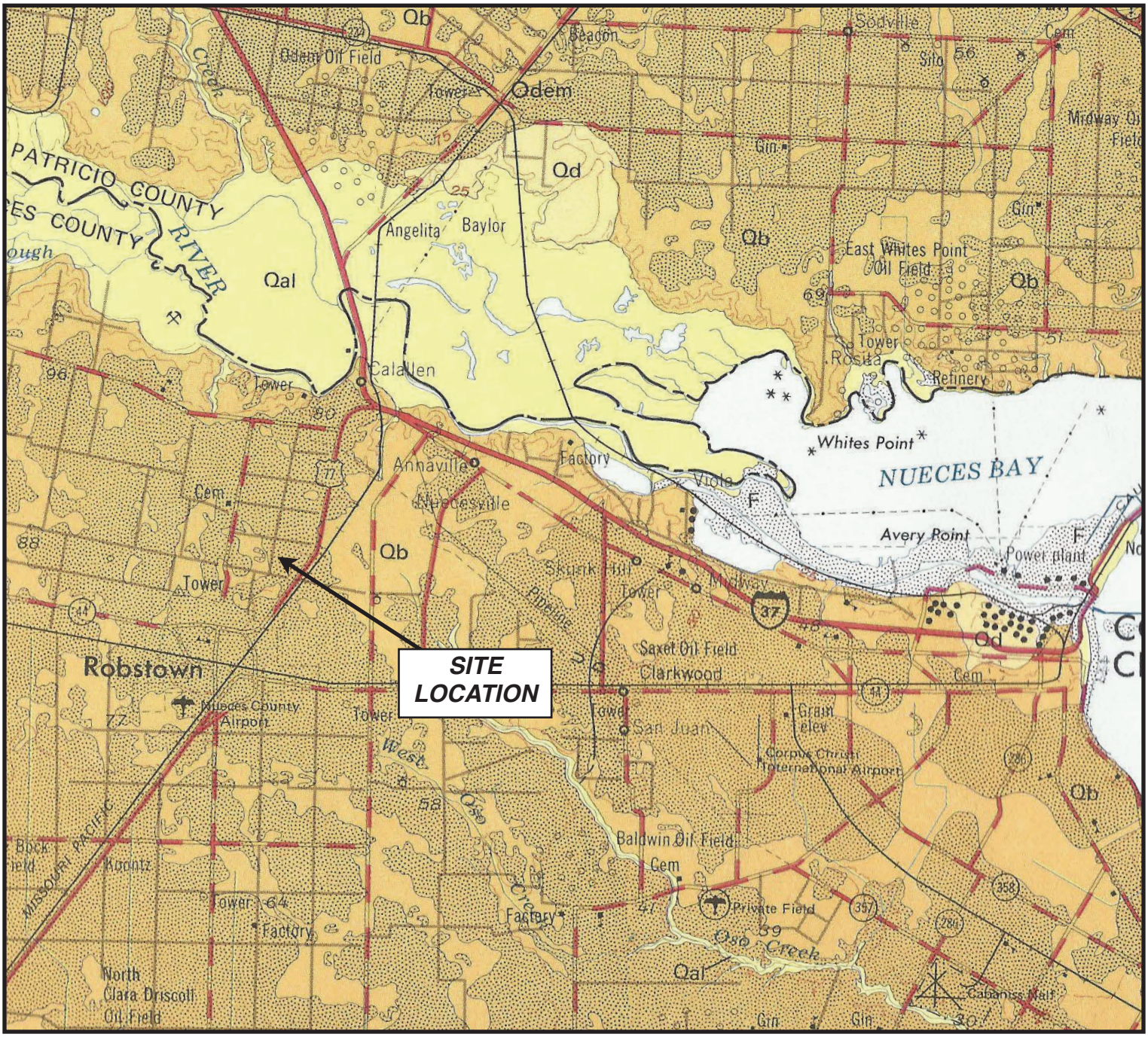
FIGURE 3
REGULATORY DATABASE MAP

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777



Source: Geologic Atlas of Texas, Corpus Christi Sheet, Bureau of Economic Geology, 1975

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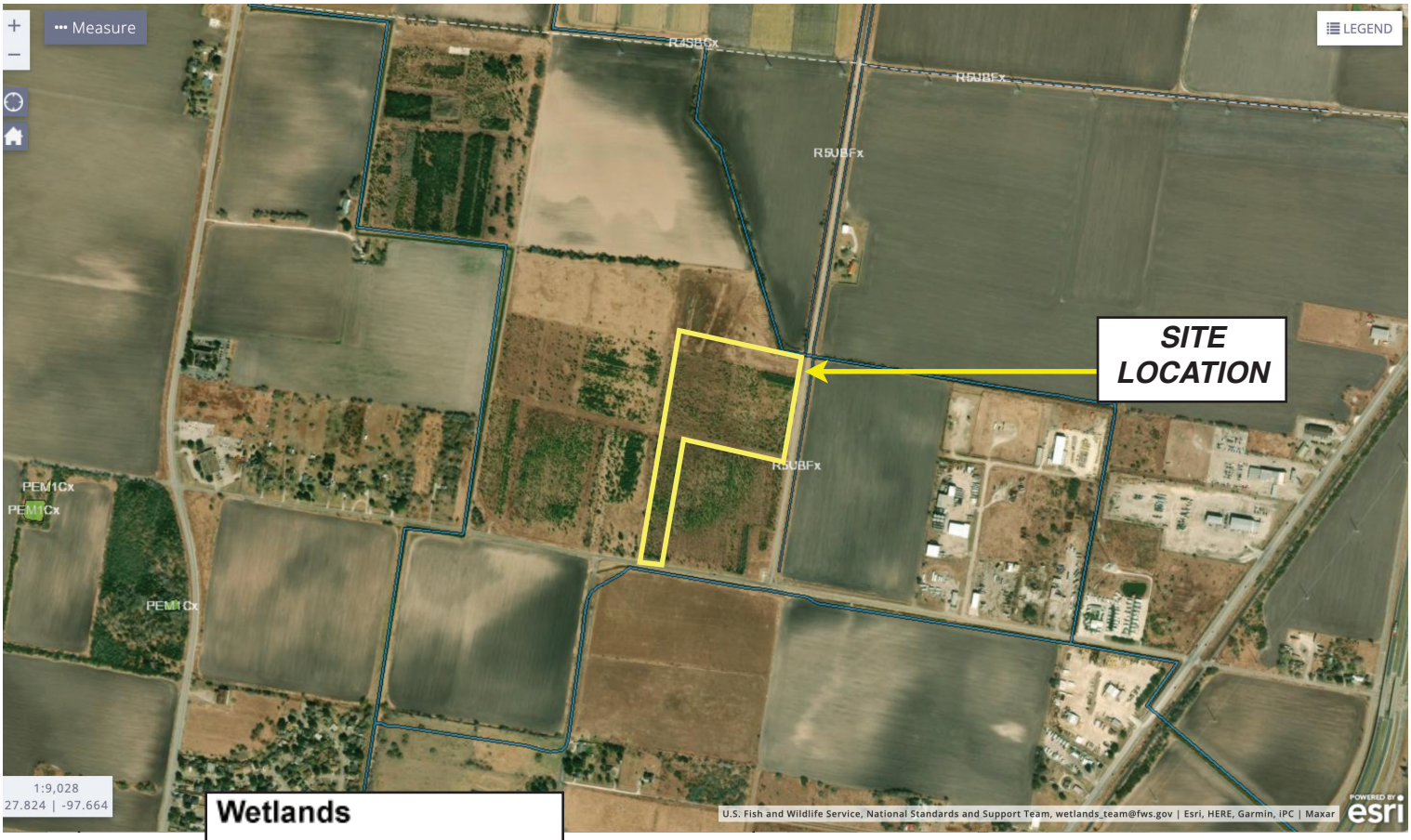
FIGURE 4
ROBSTOWN AREA
GEOLOGIC MAP

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

Source: U.S. Fish and Wildlife Service Online Wetlands Mapper

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FIGURE 5
ROBSTOWN AREA WETLANDS PLAN

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777

PHOTOGRAPHS

Photograph No. 1 The proposed development property for The Lantern at Robstown is 15.000 acres of agricultural land located west of County Road 69 in Robstown, Texas.

Photograph No. 2 The property has recently been used to grow palm trees for sale to others.

Photograph No. 3 This view to the west shows the southern property boundary along County Road 44.

Photograph No. 4 Palm trees of various species and sizes were noted on the property.

Photograph No. 5 Additional agricultural property is present to the south of County Road 44.

Photograph No. 6 A natural gas pipeline/metering station was noted on the adjacent property to the southeast.

Photograph No. 7 This view to the north shows the adjacent property and County Road 69.

Photograph No. 8 A propane supply business was noted about 0.4 mile to the east of the subject property.

APPENDIX A

REGULATORY DATABASE REPORT

DATABASE REPORT

Project Property:	*The Lantern at Robstown* *The Lantern at Robstown* *Robstown TX 78380*
Project No:	*250777*
Report Type:	*Database Report*
Order No:	*25072000001*
Requested by:	*Aspen Environmental, Inc.*
Date Completed:	*July 22, 2025*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Table of Contents.....2
Executive Summary.....3
Executive Summary: Report Summary.....4
Executive Summary: Site Report Summary - Project Property.....9
Executive Summary: Site Report Summary - Surrounding Properties.....10
Executive Summary: Summary by Data Source.....14
Map.....20
Aerial.....23
Topographic Map.....24
Detail Report.....25
Unplottable Summary.....166
Unplottable Report.....167
Appendix: Database Descriptions.....168
Definitions.....186

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Executive Summary

Property Information:

Project Property:		*The Lantern at Robstown* *The Lantern at Robstown Robstown TX 78380*
Project No:		*250777*
Coordinates:		
	Latitude:	*27.814391*
	Longitude:	*-97.6542*
	UTM Northing:	*3,077,368.28*
	UTM Easting:	*632,555.42*
	UTM Zone:	*14R*
Elevation:		*76 FT*

Order Information:

Order No:	*25072000001*
Date Requested:	*July 20, 2025*
Requested by:	*Aspen Environmental, Inc.*
Report Type:	*Database Report*

Historicals/Products:

ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.38mi	0.375mi to 0.50mi	0.50mi to 0.75mi	0.75mi to 1.25mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1.25	0	0	0	0	0	0
PROPOSED NPL	Y	1.25	0	0	0	0	0	0
DELETED NPL	Y	0.75	0	0	0	0	-	0
SEMS	Y	0.75	0	0	0	0	-	0
ODI	Y	0.75	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.75	0	0	0	0	-	0
CERCLIS	Y	0.75	0	0	0	0	-	0
IODI	Y	0.75	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.75	0	0	0	0	-	0
CERCLIS LIENS	Y	0.25	0	-	-	-	-	0
RCRA CORRACTS	Y	1.25	0	0	0	0	**2**	**2**
RCRA TSD	Y	0.75	0	**1**	0	0	-	**1**
RCRA LQG	Y	0.5	0	0	0	-	-	0
RCRA SQG	Y	0.5	0	0	0	-	-	0
RCRA VSQG	Y	0.5	0	**2**	0	-	-	**2**
RCRA NON GEN	Y	0.5	0	0	**1**	-	-	**1**
RCRA CONTROLS	Y	0.75	0	0	0	0	-	0
FED ENG	Y	0.75	0	0	0	0	-	0
FED INST	Y	0.75	0	0	0	0	-	0
LUCIS	Y	0.75	0	0	0	0	-	0
NPL IC	Y	0.75	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	0.25	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	0.25	0	-	-	-	-	0
ERNS	Y	0.25	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.75	0	0	0	0	-	0
FEMA UST	Y	0.5	0	0	0	-	-	0
FRP	Y	0.5	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.38mi	0.375mi to 0.50mi	0.50mi to 0.75mi	0.75mi to 1.25mi	Total
DELISTED FRP	Y	0.5	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.5	0	0	0	-	-	0
REFN	Y	0.5	0	0	0	-	-	0
BULK TERMINAL	Y	0.5	0	0	0	-	-	0
SEMS LIEN	Y	0.25	0	-	-	-	-	0
SUPERFUND ROD	Y	1.25	0	0	0	0	0	0
State								
SUPERFUND	Y	1.25	0	0	0	0	**1**	**1**
SHWS	Y	1.25	0	0	0	0	**1**	**1**
SDA	Y	1.25	0	0	0	0	**2**	**2**
DELISTED SHWS	Y	1.25	0	0	0	0	0	0
SWF/LF	Y	0.75	0	**2**	0	0	-	**2**
CLI	Y	0.75	0	0	0	0	-	0
HGAC CLI	Y	0.75	0	0	0	0	-	0
AACOG CLI	Y	0.75	0	0	0	0	-	0
IHW	Y	0.5	0	0	0	-	-	0
IHW RECEIVER	Y	0.75	0	**2**	**1**	**1**	-	**4**
RWS	Y	0.75	0	0	0	0	-	0
LPST	Y	0.75	0	0	0	**1**	-	**1**
DELISTED LST	Y	0.75	0	0	0	0	-	0
UST	Y	0.5	0	0	0	-	-	0
AST	Y	0.5	0	**1**	0	-	-	**1**
PST	Y	0.5	0	0	0	-	-	0
HIST TANK	Y	0.5	0	0	0	-	-	0
UST AUSTIN	Y	0.5	0	0	0	-	-	0
PETROL CAVERN	Y	0.5	0	0	0	-	-	0
DTNK	Y	0.5	0	0	0	-	-	0
AUL	Y	0.75	0	0	0	0	-	0
VCP	Y	0.75	0	0	0	0	-	0
VCP RRC	Y	0.75	0	0	0	0	-	0
OP CLEANUP	Y	0.75	0	0	0	0	-	0
IOP	Y	0.75	0	0	0	0	-	0
BROWNFIELDS	Y	0.75	0	0	0	0	-	0
BROWN RRC	Y	0.75	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.38mi	0.375mi to 0.50mi	0.50mi to 0.75mi	0.75mi to 1.25mi	Total
MSD	Y	0.75	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.75	0	0	0	0	-	0
INDIAN UST	Y	0.5	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.75	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.5	0	0	0	-	-	0
County	***No County standard environmental record sources available for this State.***							
Additional Environmental Records								
Federal								
PFAS GHG	Y	0.75	0	0	0	0	-	0
OSC RESPONSE	Y	0.375	0	0	-	-	-	0
FINDS/FRS	Y	0.25	0	-	-	-	-	0
TRIS	Y	0.25	0	-	-	-	-	0
PFAS NPL	Y	0.75	0	0	0	0	-	0
PFAS FED SITES	Y	0.75	0	0	0	0	-	0
PFAS SSEHRI	Y	0.75	0	0	0	0	-	0
PFAS ERNS	Y	0.75	0	0	0	0	-	0
PFAS NPDES	Y	0.75	0	0	0	0	-	0
PFAS TRI	Y	0.75	0	0	0	0	-	0
PFAS WATER	Y	0.75	0	0	0	0	-	0
PFAS TSCA	Y	0.75	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.75	0	0	0	0	-	0
PFAS IND	Y	0.75	0	***1***	***1***	0	-	***2***
HMIRS	Y	0.375	0	0	-	-	-	0
NCDL	Y	0.375	0	0	-	-	-	0
TSCA	Y	0.375	0	0	-	-	-	0
HIST TSCA	Y	0.375	0	0	-	-	-	0
FTTS ADMIN	Y	0.25	0	-	-	-	-	0
FTTS INSP	Y	0.25	0	-	-	-	-	0
PRP	Y	0.25	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.75	0	0	0	0	-	0
ICIS	Y	0.25	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.5	0	0	0	-	-	0
DELISTED FED DRY	Y	0.5	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.38mi	0.375mi to 0.50mi	0.50mi to 0.75mi	0.75mi to 1.25mi	Total
FUDS	Y	1.25	0	0	0	0	0	0
FUDS MRS	Y	1.25	0	0	0	0	0	0
FORMER NIKE	Y	1.25	0	0	0	0	0	0
PIPELINE INCIDENT	Y	0.25	0	-	-	-	-	0
MLTS	Y	0.25	0	-	-	-	-	0
HIST MLTS	Y	0.25	0	-	-	-	-	0
MINES	Y	0.5	0	0	0	-	-	0
SMCRA	Y	1.25	0	0	0	0	0	0
MRDS	Y	1.25	0	0	0	0	0	0
LM SITES	Y	1.25	0	0	0	0	0	0
ALT FUELS	Y	0.5	0	0	0	-	-	0
CONSENT DECREES	Y	0.5	0	0	0	-	-	0
AFS	Y	0.25	0	-	-	-	-	0
SSTS	Y	0.5	0	0	0	-	-	0
PCBT	Y	0.75	0	0	0	0	-	0
PCB	Y	0.75	0	**1**	0	0	-	**1**
POWER PLANTS	Y	0.375	0	0	-	-	-	0
HIST RISK	Y	0.375	0	0	-	-	-	0
State								
PRIORITY CLEAN	Y	0.75	0	0	0	0	-	0
DRYCLEANERS	Y	0.5	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.5	0	0	0	-	-	0
GWCC	Y	0.375	0	0	-	-	-	0
GWCC HIST	Y	0.375	0	0	-	-	-	0
APAR	Y	0.75	0	0	0	0	-	0
SPILLS	Y	0.375	0	**2**	-	-	-	**2**
IHW CORR ACTION	Y	1.25	0	**1**	0	0	0	**1**
PFAS	Y	0.75	0	0	0	0	-	0
LAND APPL	Y	0.5	0	0	0	-	-	0
NOV	Y	0.5	0	**2**	**1**	-	-	**3**
NOE	Y	0.5	0	0	0	-	-	0
LIENS	Y	0.25	0	-	-	-	-	0
ORD	Y	0.5	0	**1**	**1**	-	-	**2**
HIST RCRA NONRCRA	Y	0.75	0	0	0	**1**	-	**1**
RTOL	Y	0.5	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.38mi	0.375mi to 0.50mi	0.50mi to 0.75mi	0.75mi to 1.25mi	Total
UIC	Y	0.5	0	0	0	-	-	0
IHW GENERATOR	Y	0.375	0	**2**	-	-	-	**2**
IHW TRANSPORT	Y	0.375	0	**1**	-	-	-	**1**
AIR PERMITS	Y	0.5	0	0	0	-	-	0
EMISSIONS	Y	0.5	0	0	0	-	-	0
TIER 2	Y	0.375	0	**7**	-	-	-	**7**
EDWARDS AQUIFER	Y	0.25	0	-	-	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental record sources available for this State.***							
	Total:		0	**26**	**5**	**3**	**6**	**40**

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	TIER 2	AmeriGas Propane 5531	553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	ESE	0.35 / 1,861.06	-1	25
1	TIER 2	AmeriGas Propane 5531-Corpus	553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	ESE	0.35 / 1,861.06	-1	25
1	TIER 2	AmeriGas Propane 5531	553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	ESE	0.35 / 1,861.06	-1	26
1	TIER 2	PropaneFleet, Inc.	553 E. Cong. Solomon P. Ortiz Blvd. Robstown TX 78380	ESE	0.35 / 1,861.06	-1	26
2	RCRA VSQG	THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380-6112 ***Handler ID* | *Recycler Activity?:*** TXR000051227 | YES	E	0.36 / 1,888.93	-1	26
2	AST	MIDSTATE ENVIRONMENTAL SERVICES-ROBSTOWN FACILITY	2203 TOWER ROBSTOWN TX 78380 ***Facility ID* | *PST ID No* | *Facility Status (Web):*** 122927 | 79369 | ACTIVE ***Status* | *Registration Dt:*** IN USE | 07/11/2008, IN USE | 07/11/2008	E	0.36 / 1,888.93	-1	59
2	SPILLS	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380-6112 ***Incident No* | *Incident Status:*** 147859 | CLOSED	E	0.36 / 1,888.93	-1	61
2	IHW CORR ACTION	MIDSTATE ENVIRONMENTAL SERVICES	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	62
2	SWF/LF	MIDSTATE ENVIRONMENTAL SERVICES LP	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	63
2	SPILLS	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380-6112 ***Incident No* | *Incident Status:*** 230392 | CLOSED	E	0.36 / 1,888.93	-1	63
2	PCB	MIDSTATE ENVIRONMENTAL SERVICES	2203 TOWER ROAD ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	64

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Site ID: TXR000051227				
2	NOV	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	65
2	NOV	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	66
2	RCRA TSD	THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380-6112	E	0.36 / 1,888.93	-1	67
			Handler ID | Recycler Activity?: TXR000051227 | YES				
2	ORD	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	100
2	IHW GENERATOR	THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	101
2	IHW TRANSPORT	THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	109
2	TIER 2	Midstate Environmental Services Robstown	2203 Tower Rd. Robstown TX 78380	E	0.36 / 1,888.93	-1	117
2	TIER 2	Midstate Environmental Services	2203 Tower Rd. Robstown TX 78380	E	0.36 / 1,888.93	-1	118
2	TIER 2	Midstate Environmental Services Robstown	2203 Tower Rd. Robstown TX 78380	E	0.36 / 1,888.93	-1	120
2	IHW RECEIVER	THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	121
2	IHW RECEIVER	SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	128
2	IHW GENERATOR	SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	130

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	PFAS IND	SAFETY-KLEEN SYSTEMS	ROBSTOWN TX	E	0.36 / 1,888.93	-1	132
2	RCRA VSQG	SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380-6112	E	0.36 / 1,888.93	-1	132
			***Handler ID	Recycler Activity?:*** TXR000086217 | NO			
2	SWF/LF	SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	138
3	NOV	HEADWATERS GROUP	3506 COUNTY ROAD 44 ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	-1	139
3	ORD	HEADWATERS GROUP	3506 COUNTY ROAD 44 NE CORNER OF CR 44 AND TOWER ST ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	-1	139
3	IHW RECEIVER	HEADWATERS GROUP	3506 COUNTY ROAD 44 ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	-1	140
3	RCRA NON GEN	HEADWATERS GROUP	3506 COUNTY ROAD 44 ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	-1	143
			***Handler ID	Recycler Activity?:*** TXR000083949 | NO			
4	PFAS IND	THERMO FLUIDS	ROBSTOWN TX	E	0.41 / 2,179.98	-1	152
5	IHW RECEIVER	GFL PLANT SERVICES ROBSTOWN	2199 N US HIGHWAY 77 ROBSTOWN TX 78380	ESE	0.66 / 3,498.54	-2	152
6	LPST	SUNMART 114	2217 N US HIGHWAY 77 ROBSTOWN TX 78380	E	0.74 / 3,912.77	-2	154
			LPST ID: 114862				
			***Closure Date	Corrective Action Status:*** 08/23/2002 | 6A - FINAL CONCURRENCE ISSUED			
6	HIST RCRA NONRCRA	JW VENTURE	2217 N HWY 77 SUITE 101 2217 N Hwy 77, Suite 101, Robstown, TX ROBSTOWN TX 78380	E	0.74 / 3,912.77	-2	155
7	SDA	BALDWIN WASTE OIL RECLAMATION PLANT	COUNTY RD 44, 0.2 MI W OF HIGHWAY 1889 ROBSTOWN TX	W	0.85 / 4,494.44	3	155
8	SUPERFUND	BALDWIN WASTE OIL COMPANY	136 WEST CONGRESSMAN SOLOMON P. ORTIZ BLVD ROBSTOWN TX 78380	W	0.86 / 4,532.51	4	155

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
9	RCRA CORRACTS	BALDWIN WASTE OIL CO	COUNTY ROAD 44 ROBSTOWN TX 78380	W	0.87 / 4,582.57	3	156
			Handler ID **|** ***Recycler Activity?:*** TXD980626907	NO			
10	SHWS	Baldwin Waste Oil Company	ROBSTOWN TX	W	0.88 / 4,665.94	5	158
			Type of Facility: Former waste oil processing				
11	RCRA CORRACTS	ROGERS DELINTED COTTONSEED CO	US HIGHWAY 77 ROBSTOWN TX 78380	SSE	0.91 / 4,780.93	-3	159
			Handler ID **|** ***Recycler Activity?:*** TXD980873160	NO			
11	SDA	ROGERS DELINTED COTTON SEED - ROBSTOWN	STATE HIGHWAY 77, N OF ROBSTOWN ROBSTOWN TX	SSE	0.91 / 4,780.93	-3	164

Executive Summary: Summary by Data Source

Standard

Federal

RCRA CORRACTS - RCRA CORRACTS-Corrective Action

A search of the RCRA CORRACTS database, dated Jan 6, 2025 has found that there are 2 RCRA CORRACTS site(s) within approximately 1.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BALDWIN WASTE OIL CO	COUNTY ROAD 44 ROBSTOWN TX 78380	W	0.87 / 4,582.57	9
	Handler ID **|** ***Recycler Activity?****: TXD980626907 | NO*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
ROGERS DELINTED COTTONSEED CO	US HIGHWAY 77 ROBSTOWN TX 78380	SSE	0.91 / 4,780.93	11
	Handler ID **|** ***Recycler Activity?****: TXD980873160 | NO*			

RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Jan 6, 2025 has found that there are 1 RCRA TSD site(s) within approximately 0.75miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380-6112	E	0.36 / 1,888.93	2
	Handler ID **|** ***Recycler Activity?****: TXR000051227 | YES*			

RCRA VSQG - RCRA Very Small Quantity Generators List

A search of the RCRA VSQG database, dated Jan 6, 2025 has found that there are 2 RCRA VSQG site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380-6112	E	0.36 / 1,888.93	2
	Handler ID **|** ***Recycler Activity?****: TXR000051227 | YES*			
SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380-6112	E	0.36 / 1,888.93	2
	Handler ID **|** ***Recycler Activity?****: TXR000086217 | NO*			

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jan 6, 2025 has found that there are 1 RCRA NON GEN site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HEADWATERS GROUP	3506 COUNTY ROAD 44 ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	3

***Handler ID** | **Recycler Activity?**: TXR000083949 | NO*

State

SUPERFUND - Superfund Sites Boundaries

A search of the SUPERFUND database, dated Aug 10, 2021 has found that there are 1 SUPERFUND site(s) within approximately 1.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BALDWIN WASTE OIL COMPANY	136 WEST CONGRESSMAN SOLOMON P. ORTIZ BLVD ROBSTOWN TX 78380	W	0.86 / 4,532.51	8

SHWS - State Superfund Registry

A search of the SHWS database, dated Apr 29, 2025 has found that there are 1 SHWS site(s) within approximately 1.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Baldwin Waste Oil Company	ROBSTOWN TX	W	0.88 / 4,665.94	10

***Type of Facility**: Former waste oil processing*

SDA - Superfund Site Discovery and Assessment Program

A search of the SDA database, dated Jun 10, 2025 has found that there are 2 SDA site(s) within approximately 1.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BALDWIN WASTE OIL RECLAMATION PLANT	COUNTY RD 44, 0.2 MI W OF HIGHWAY 1889 ROBSTOWN TX	W	0.85 / 4,494.44	7

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
ROGERS DELINTED COTTON SEED - ROBSTOWN	STATE HIGHWAY 77, N OF ROBSTOWN ROBSTOWN TX	SSE	0.91 / 4,780.93	11

SWF/LF - Permitted Solid Waste Facilities

A search of the SWF/LF database, dated Feb 14, 2025 has found that there are 2 SWF/LF site(s) within approximately 0.75miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380	E	0.36 / 1,888.93	2

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MIDSTATE ENVIRONMENTAL SERVICES LP	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2

IHW RECEIVER - Industrial and Hazardous Waste - Receivers

A search of the IHW RECEIVER database, dated Jun 4, 2025 has found that there are 4 IHW RECEIVER site(s) within approximately 0.75miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380	E	0.36 / 1,888.93	2
THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2
HEADWATERS GROUP	3506 COUNTY ROAD 44 ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	3
GFL PLANT SERVICES ROBSTOWN	2199 N US HIGHWAY 77 ROBSTOWN TX 78380	ESE	0.66 / 3,498.54	5

LPST - Leaking Petroleum Storage Tank Database

A search of the LPST database, dated Jun 2, 2025 has found that there are 1 LPST site(s) within approximately 0.75miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SUNMART 114	2217 N US HIGHWAY 77 ROBSTOWN TX 78380	E	0.74 / 3,912.77	6

LPST ID: *114862*
Closure Date **|** ***Corrective Action Status***: *08/23/2002* | *6A - FINAL CONCURRENCE ISSUED*

AST - Aboveground Storage Tanks

A search of the AST database, dated Apr 20, 2025 has found that there are 1 AST site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MIDSTATE ENVIRONMENTAL SERVICES-ROBSTOWN FACILITY	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2

Facility ID **|** ***PST ID No*** **|** ***Facility Status (Web)***: *122927* | *79369* | *ACTIVE*
Status **|** ***Registration Dt***: *IN USE* | *07/11/2008, IN USE* | *07/11/2008*

Non Standard

Federal

PFAS IND - PFAS Industry Sectors

A search of the PFAS IND database, dated Jun 2, 2025 has found that there are 2 PFAS IND site(s) within approximately 0.75miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SAFETY-KLEEN SYSTEMS	ROBSTOWN TX	E	0.36 / 1,888.93	2
THERMO FLUIDS	ROBSTOWN TX	E	0.41 / 2,179.98	4

PCB - Polychlorinated Biphenyl (PCB) Notifiers

A search of the PCB database, dated May 23, 2024 has found that there are 1 PCB site(s) within approximately 0.75miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MIDSTATE ENVIRONMENTAL SERVICES	2203 TOWER ROAD ROBSTOWN TX 78380 ***Site ID**: TXR000051227*	E	0.36 / 1,888.93	2

State

SPILLS - Spills Database

A search of the SPILLS database, dated May 5, 2025 has found that there are 2 SPILLS site(s) within approximately 0.38miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380-6112 ***Incident No** | **Incident Status**: 230392 | CLOSED*	E	0.36 / 1,888.93	2
VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380-6112 ***Incident No** | **Incident Status**: 147859 | CLOSED*	E	0.36 / 1,888.93	2

IHW CORR ACTION - Industrial and Hazardous Waste Sites with Corrective Actions

A search of the IHW CORR ACTION database, dated Mar 31, 2025 has found that there are 1 IHW CORR ACTION site(s) within approximately 1.25miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MIDSTATE ENVIRONMENTAL SERVICES	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2

NOV - Notice of Violation

A search of the NOV database, dated Mar 24, 2025 has found that there are 3 NOV site(s) within approximately 0.50miles of the project

property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2
VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2
HEADWATERS GROUP	3506 COUNTY ROAD 44 ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	3

ORD - Court Orders & Administrative Orders

A search of the ORD database, dated Oct 2, 2024 has found that there are 2 ORD site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2
HEADWATERS GROUP	3506 COUNTY ROAD 44 NE CORNER OF CR 44 AND TOWER ST ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	3

HIST RCRA NONRCRA - Inactive RCRA and Non-RCRA Facilities

A search of the HIST RCRA NONRCRA database, dated Mar 26, 2025 has found that there are 1 HIST RCRA NONRCRA site(s) within approximately 0.75miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
JW VENTURE	2217 N HWY 77 SUITE 101 2217 N Hwy 77, Suite 101, Robstown, TX ROBSTOWN TX 78380	E	0.74 / 3,912.77	6

IHW GENERATOR - Industrial and Hazardous Waste - Generators

A search of the IHW GENERATOR database, dated Jun 4, 2025 has found that there are 2 IHW GENERATOR site(s) within approximately 0.38miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380	E	0.36 / 1,888.93	2
THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2

IHW TRANSPORT - Industrial and Hazardous Waste - Transporters

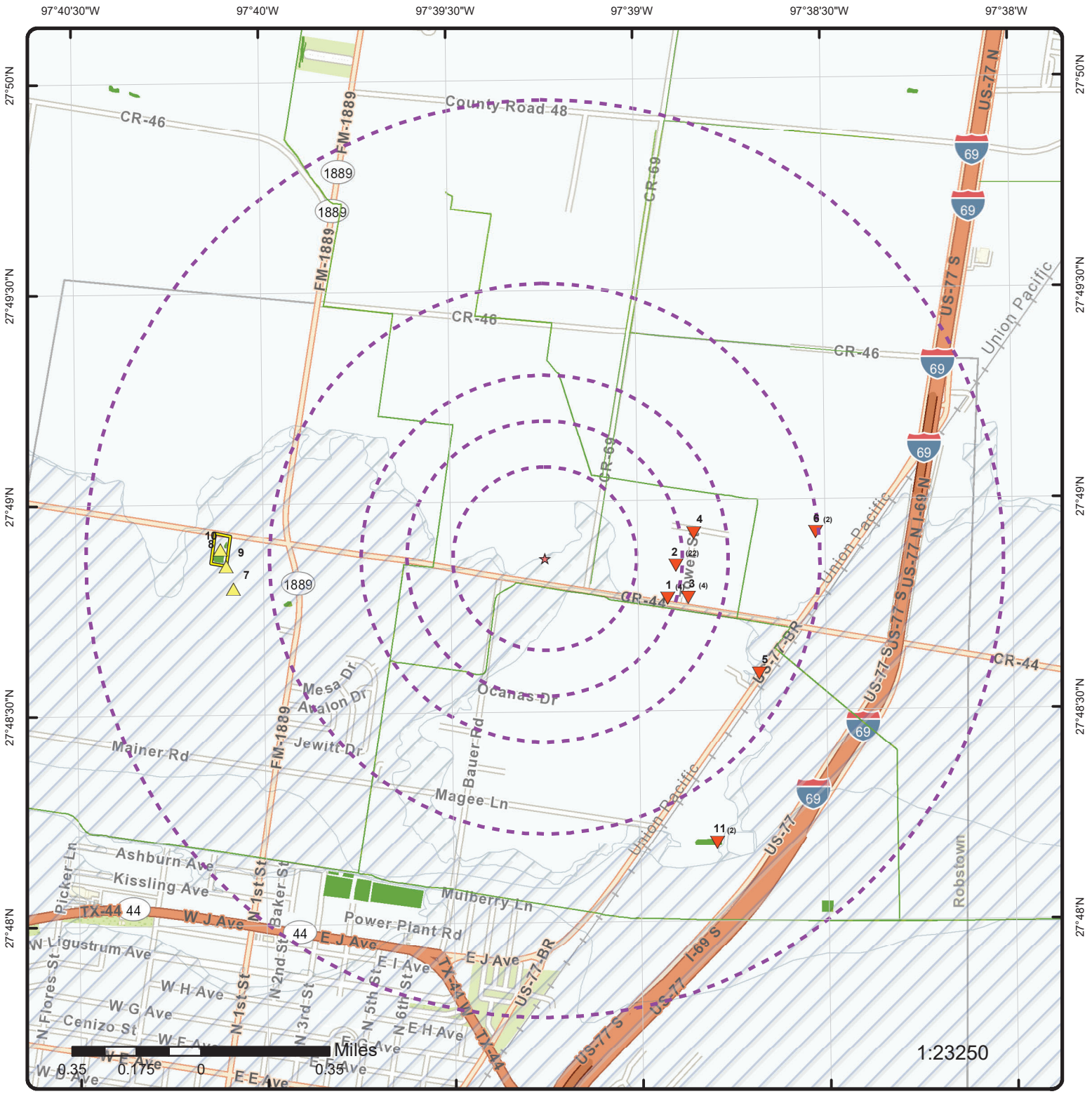
A search of the IHW TRANSPORT database, dated Jun 4, 2025 has found that there are 1 IHW TRANSPORT site(s) within approximately 0.38miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2

TIER 2 - Tier 2 Report

A search of the TIER 2 database, dated Dec 31, 2012 has found that there are 7 TIER 2 site(s) within approximately 0.38miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
PropaneFleet, Inc.	553 E. Cong. Solomon P. Ortiz Blvd. Robstown TX 78380	ESE	0.35 / 1,861.06	1
AmeriGas Propane 5531	553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	ESE	0.35 / 1,861.06	1
AmeriGas Propane 5531	553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	ESE	0.35 / 1,861.06	1
AmeriGas Propane 5531-Corpus	553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	ESE	0.35 / 1,861.06	1
Midstate Environmental Services Robstown	2203 Tower Rd. Robstown TX 78380	E	0.36 / 1,888.93	2
Midstate Environmental Services	2203 Tower Rd. Robstown TX 78380	E	0.36 / 1,888.93	2
Midstate Environmental Services Robstown	2203 Tower Rd. Robstown TX 78380	E	0.36 / 1,888.93	2



Map: 1.25 Mile Radius

Order Number: 25072000001

Address: The Lantern at Robstown, Robstown, TX

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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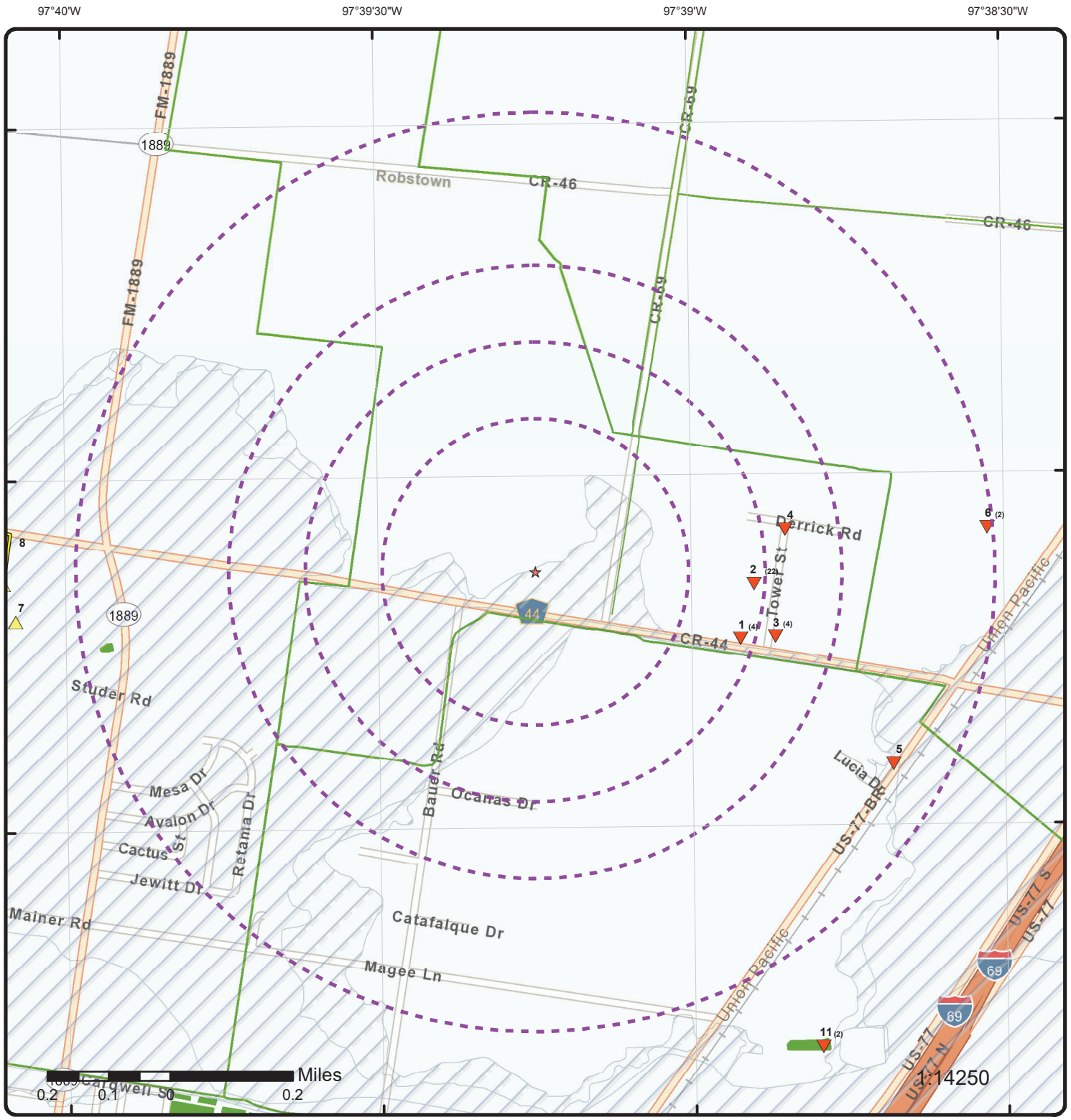

Map: 0.75 Mile Radius

Order Number: 25072000001

Address: The Lantern at Robstown, Robstown, TX

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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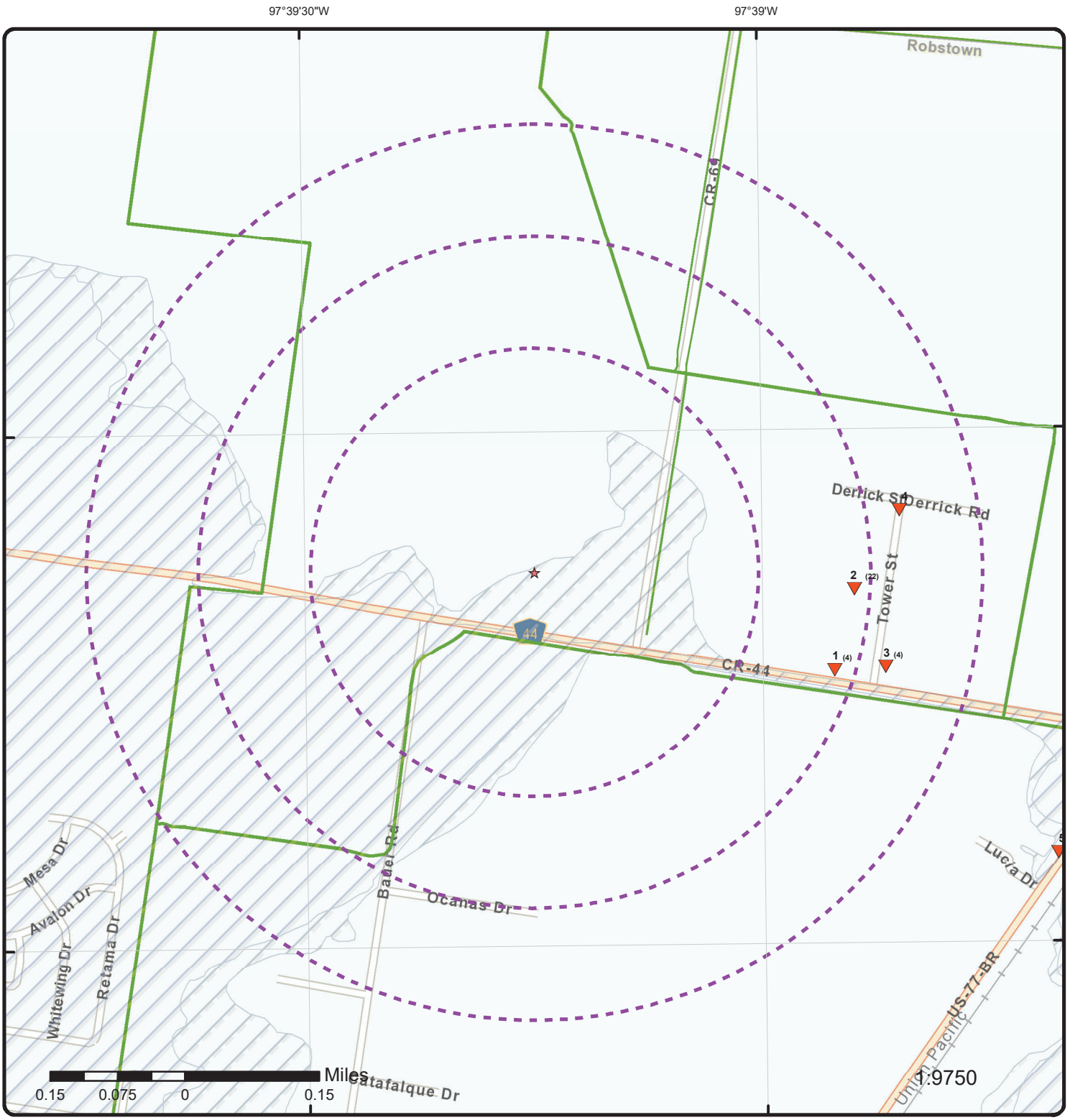

Map: 0.5 Mile Radius

Order Number: 25072000001

Address: The Lantern at Robstown, Robstown, TX

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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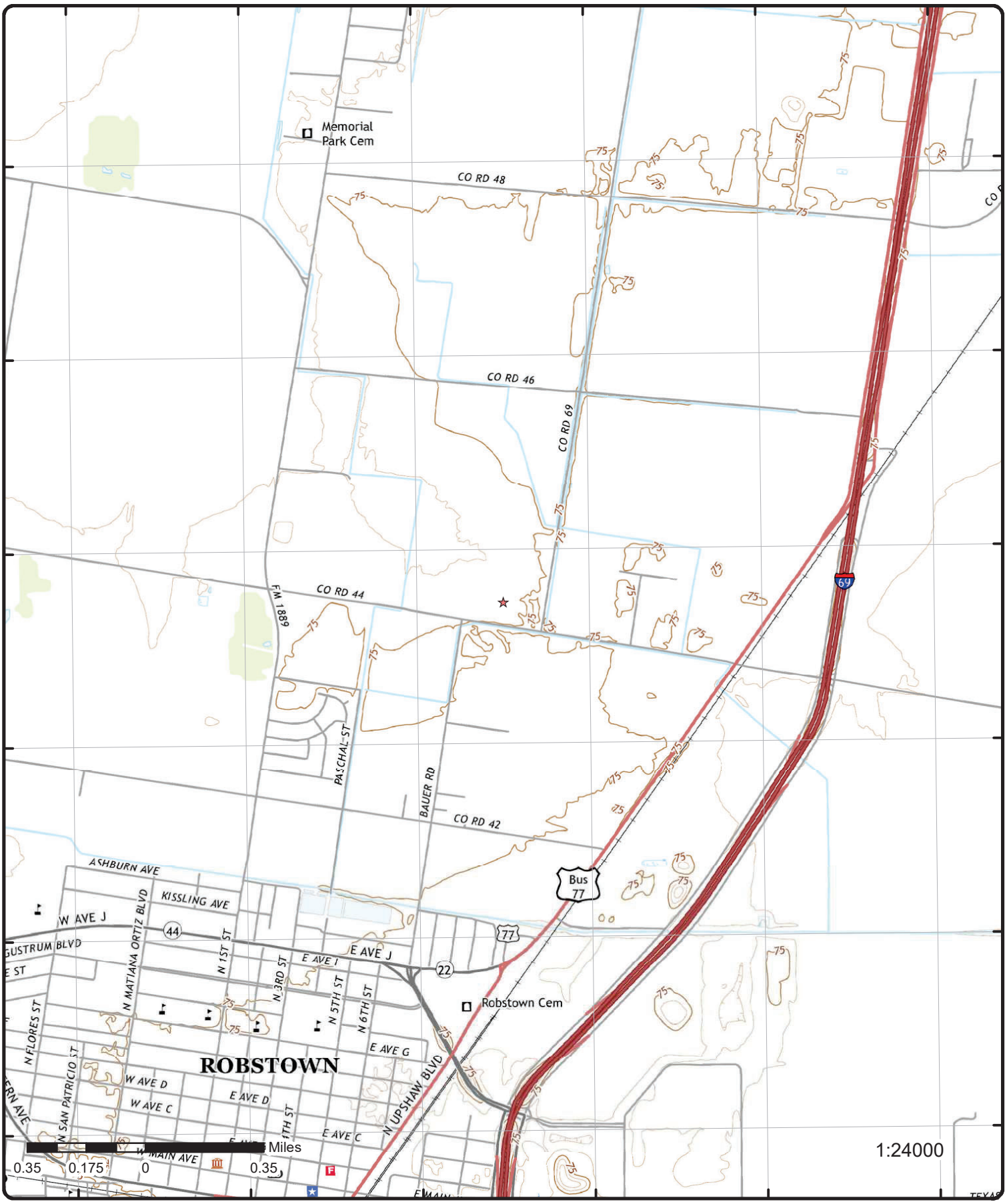
Aerial **Year: 2025**

Order Number: 25072000001

Address: The Lantern at Robstown, Robstown, TX

Source: ESRI World Imagery

© ERIS Information Inc.



Topographic Map

Year: 2022

Order Number: 25072000001

Address: The Lantern at Robstown, TX

Quadrangle(s): Annaville TX, Robstown TX

Source: USGS Topographic Map

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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of4	ESE	0.35 / 1,861.06	74.77 / -1	AmeriGas Propane 5531 553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	TIER 2

Facility Record ID: FATR20117NUQSR00CM8T
Report Year: 2011
Fac Fire District:
No of Employees: 3
Facility: 5531
Facility Name: AmeriGas Propane 5531
Failed Validation:
Fac Country: USA
Fac County: Nueces
Lat/Long Loc Des: ST - Storage Tank
Submitted by: Terry L. Brown
F Notes:

Latitude: 27.792945
Longitude: -97.676181
Lat/long Method: I3 - Interpolation (Satellite)

Chemicals in Inventory (2011 Part 1)

CICAS: 74-98-6
Entered Chem Name: PROPANE
Ave Amount Code: 05
Ave Amount: 264000
Max Amount: 264000
Max Amount Code: 05
Max Amt Container: 132000

Days on Site: 365
Gas: T
Liquid: T
Mixture: T
Pressure: T
Pure:
Solid:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of4	ESE	0.35 / 1,861.06	74.77 / -1	AmeriGas Propane 5531-Corpus 553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	TIER 2

Facility Record ID: FATR20127NUQSR00CM8T
Report Year: 2012
Fac Fire District:
No of Employees: 3
Facility: 5531
Facility Name: AmeriGas Propane 5531-Corpus
Failed Validation:
Fac Country: USA
Fac County: Nueces
Lat/Long Loc Des: ST - Storage Tank
Submitted by: Adriana Castillo
F Notes:

Latitude: 27.792945
Longitude: -97.676181
Lat/long Method: I3 - Interpolation (Satellite)

Chemicals in Inventory (2012 Part 1)

CICAS: 74-98-6
Entered Chem Name: PROPANE
Ave Amount Code: 05
Ave Amount: 264000
Max Amount: 264000
Max Amount Code: 05
Max Amt Container: 132000

Days on Site: 365
Gas: T
Liquid: T
Mixture: T
Pressure: T
Pure:
Solid:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	3 of4	ESE	0.35 / 1,861.06	74.77 / -1	AmeriGas Propane 5531 553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	TIER 2

Facility Record ID: FATR20107NUQSR00CM8T
Report Year: 2010
Fac Fire District:
No of Employees: 3
Facility: 5531
Facility Name: AmeriGas Propane 5531
Failed Validation:
Fac Country: USA
Fac County: Nueces
Lat/Long Loc Des: ST - Storage Tank
Submitted by: Terry Brown/Area Manager
F Notes:

Latitude: 27.792945
Longitude: -97.676181
Lat/long Method: I3 - Interpolation (Satellite)

Chemicals in Inventory (2010)

CICAS: 74-98-6
Entered Chem Name: PROPANE
Ave Amount Code: 05
Ave Amount: 264000
Max Amount: 264000
Max Amount Code: 05
Max Amt Container: 132000

Days on Site: 365
Gas: T
Liquid: T
Mixture: T
Pressure: T
Pure:
Solid:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	4 of4	ESE	0.35 / 1,861.06	74.77 / -1	PropaneFleet, Inc. 553 E. Cong. Solomon P. Ortiz Blvd. Robstown TX 78380	TIER 2

Facility Record ID: FATR20086C3H9E002W1C
Report Year: 2008
Fac Fire District: Robstown
No of Employees: 5
Facility:
Facility Name: PropaneFleet, Inc.
Failed Validation:
Fac Country: USA
Fac County: Nueces
Lat/Long Loc Des:
Submitted by: Kenneth C. Gajdos
F Notes:

Latitude: 27.81283
Longitude: 97.64870
Lat/long Method:

Chemicals in Inventory (2008)

CICAS: 74-98-6
Entered Chem Name: Propane
Ave Amount Code: 04
Ave Amount: 56140
Max Amount: 99,801
Max Amount Code: 04
Max Amt Container: 99801

Days on Site: 365
Gas: T
Liquid: T
Mixture:
Pressure: T
Pure: T
Solid:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of22	E	0.36 / 1,888.93	74.96 / -1	THERMO FLUIDS 2203 TOWER ROBSTOWN TX 78380-6112	RCRA VSQG

Handler ID: TXR000051227
Generator Status: VSG
Recycler Activity?: YES

Recycler Activity Note: This facility has been identified as a Recycler Facility from the RCRA Handler Report Module with a 'Yes' for Recycler Activity with or without Storage.

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2025.

Violation Details

Viol Type: 262.D
Citation:
Determined Date: 20210423
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Records/Reporting
Actual Rtc Date:
Found Violation: Yes
Rtc Qualifier:

Enforcement Details

Enf Type: 141
Enf Type Desc: REFERRAL TO ESC ENFORCEMENT SCREEN COMM.
Enf Action Date: 20211110
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 140
Enf Type Desc: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enf Action Date: 20211020
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 410
Enf Type Desc: REFERRAL TO ATTORNEY GENERAL
Enf Action Date: 20230417
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 510
Enf Type Desc: INITIAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY
Enf Action Date: 20231019
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 270.A
Citation:
Actual Rtc Date:
Found Violation: Yes

Determined Date: 20210423 ***Rtc Qualifier:***
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Permits - General Information

Enforcement Details

Enf Type: 510
Enf Type Desc: INITIAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY
Enf Action Date: 20231019
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 410
Enf Type Desc: REFERRAL TO ATTORNEY GENERAL
Enf Action Date: 20230417
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 141
Enf Type Desc: REFERRAL TO ESC ENFORCEMENT SCREEN COMM.
Enf Action Date: 20211110
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 140
Enf Type Desc: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enf Action Date: 20211020
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS ***Actual Rtc Date:***
Citation: ***Found Violation:*** Yes
Determined Date: 20210423 ***Rtc Qualifier:***
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation

Enforcement Details

Enf Type: 140
Enf Type Desc: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enf Action Date: 20211020
Disposition Status Desc:
Disposition Status Date:

Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 510
Enf Type Desc: INITIAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY
Enf Action Date: 20231019
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 141
Enf Type Desc: REFERRAL TO ESC ENFORCEMENT SCREEN COMM.
Enf Action Date: 20211110
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 410
Enf Type Desc: REFERRAL TO ATTORNEY GENERAL
Enf Action Date: 20230417
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.B
Citation:
Determined Date: 20121108
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Manifest
Actual Rtc Date: 20130220
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130107
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 279.E
Citation:
Determined Date: 20121108
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Actual Rtc Date: 20130205
Found Violation: Yes
Rtc Qualifier: Documented

Viol Short Desc: Used Oil - Transporter and Transfer Facility

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130107
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 279.E
Citation:
Determined Date: 20121108
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Used Oil - Transporter and Transfer Facility
Actual Rtc Date: 20130220
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130107
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20121108
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130205
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130107
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Actual Rtc Date: 20130220
Found Violation: Yes

Determined Date: 20121108
Rtc Qualifier: Documented
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130107
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.A
Actual Rtc Date: 20130329
Citation:
Found Violation: Yes
Determined Date: 20121107
Rtc Qualifier: Documented
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - General

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.B
Actual Rtc Date: 20130408
Citation:
Found Violation: Yes
Determined Date: 20121107
Rtc Qualifier: Documented
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Manifest

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.C
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Pre-transport

Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.D
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Records/Reporting

Actual Rtc Date: 20130709
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.D
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Records/Reporting

Actual Rtc Date: 20130510
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:

Final Amount:
Paid Amount:

Violation Details

Viol Type: 265.C
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: TSD IS-Preparedness and Prevention
Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 265.I
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: TSD IS-Container Use and Management
Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 265.J
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: TSD IS-Tank System Standards
Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206

Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 268.A
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: LDR - General
Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 273.B
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Universal Waste - Small Quantity Handlers
Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130408
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130723
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Actual Rtc Date: 20130510
Found Violation: Yes
Rtc Qualifier: Documented

Viol Short Desc: State Statute or Regulation

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130709
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.A
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - General
Actual Rtc Date: 20111104
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.B
Citation:
Actual Rtc Date: 20110901
Found Violation: Yes

Determined Date: 20110211 ***Rtc Qualifier:*** Documented
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Manifest

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.D ***Actual Rtc Date:*** 20111104
Citation: ***Found Violation:*** Yes
Determined Date: 20110211 ***Rtc Qualifier:*** Documented
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Records/Reporting

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 263.B ***Actual Rtc Date:*** 20110927
Citation: ***Found Violation:*** Yes
Determined Date: 20110211 ***Rtc Qualifier:*** Documented
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Transporters - Manifest System and Recordkeeping

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 268.A
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: LDR - General
Actual Rtc Date: 20111104
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 273.B
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Universal Waste - Small Quantity Handlers
Actual Rtc Date: 20111104
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 279.C
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Used Oil - Generators
Actual Rtc Date: 20110927
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:

Final Amount:
Paid Amount:

Violation Details

Viol Type: 279.C
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Used Oil - Generators
Actual Rtc Date: 20110901
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 279.E
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Used Oil - Transporter and Transfer Facility
Actual Rtc Date: 20110901
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 279.E
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Used Oil - Transporter and Transfer Facility
Actual Rtc Date: 20110927
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627

Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20111104
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20110927
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20110901
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Evaluation Details

Eval Start Date: 20210423
Eval Type Desc: FOCUSED COMPLIANCE INSPECTION
Viol Short Desc: Generators - Records/Reporting
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20210423
Eval Type Desc: FOCUSED COMPLIANCE INSPECTION
Viol Short Desc: Permits - General Information
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20210423
Eval Type Desc: FOCUSED COMPLIANCE INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20130702
Eval Type Desc: NON-FINANCIAL RECORD REVIEW
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20130401
Eval Type Desc: NON-FINANCIAL RECORD REVIEW
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20130220
Eval Type Desc: NON-FINANCIAL RECORD REVIEW
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20121108
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130220
Eval Agency: State

Eval Start Date: 20121108
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Manifest
Actual Rtc Date: 20130220
Eval Agency: State

Eval Start Date: 20121108
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Used Oil - Transporter and Transfer Facility
Actual Rtc Date: 20130220
Eval Agency: State

Eval Start Date: 20121108

Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130205
Eval Agency: State

Eval Start Date: 20121108
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Used Oil - Transporter and Transfer Facility
Actual Rtc Date: 20130205
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Universal Waste - Small Quantity Handlers
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130723
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Pre-transport
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Manifest
Actual Rtc Date: 20130408
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130510
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130408
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Records/Reporting
Actual Rtc Date: 20130510
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Records/Reporting
Actual Rtc Date: 20130709
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: TSD IS-Container Use and Management
Actual Rtc Date: 20130329

Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: LDR - General
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130709
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: TSD IS-Preparedness and Prevention
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - General
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: TSD IS-Tank System Standards
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20111129
Eval Type Desc: NON-FINANCIAL RECORD REVIEW
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20110909
Eval Type Desc: NON-FINANCIAL RECORD REVIEW
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Manifest
Actual Rtc Date: 20110901
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Used Oil - Transporter and Transfer Facility
Actual Rtc Date: 20110927
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: LDR - General
Actual Rtc Date: 20111104
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Universal Waste - Small Quantity Handlers
Actual Rtc Date: 20111104
Eval Agency: State

Eval Start Date: 20110211

Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Transporters - Manifest System and Recordkeeping
Actual Rtc Date: 20110927
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Used Oil - Generators
Actual Rtc Date: 20110901
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20111104
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20110927
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: FOCUSED COMPLIANCE INSPECTION
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Used Oil - Generators
Actual Rtc Date: 20110927
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Records/Reporting
Actual Rtc Date: 20111104
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Used Oil - Transporter and Transfer Facility
Actual Rtc Date: 20110901
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20110901
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - General
Actual Rtc Date: 20111104
Eval Agency: State

Eval Start Date: 20101027
Eval Type Desc: FOCUSED COMPLIANCE INSPECTION
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20050427
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc:
Actual Rtc Date:

Eval Agency: State

Handler Summary

Importer:	No	***Used Oil Transpor:***	No
Mixed Waste Gen:	No	***Used Oil Trans Fac:***	Yes
Transporter:	Yes	***Used Oil Processor:***	Yes
Transfer Facility:	Yes	***Used Oil Refiner:***	No
Recycler:	Yes	***Used Oil Burner:***	No
Onsite Burner Exem:	No	***Commercial TSD:***	No
Furnace Exemption:	No	***Recycl Nonstorage:***	No
Underground Injec:	No		

Used Oil Market Burner: Yes
Used Oil Spec Marketer: Yes

Additional Handler Summary Details

Source Type:	N	***NAIC 1:***	424710
Seq No:	25	***NAIC 2:***	
Non Notifier:		***NAIC 3:***	
Receive Date:	20221020	***NAIC 4:***	
Active Site:	H----	***State:***	TX
Land Type:	P	***Location Latitude:***	27.814129
In Handler Univ:	Y	***Location Longitude:***	-97.647785
In A Universe:	Y	***Loc GIS Primary:***	N
Gen Status:	VSG	***Loc GIS Origin:***	UC
Report Cycle:		***State District Owner:***	
Accessibility:		***State District:***	
Region:	06		

Fed Waste Gen Owner: HQ
State Waste Generator Owner: TX
State Waste Generator: N
Short Term Generator: N
Uni Waste: Y
Universal Waste Dest Facility: N
Federal Universal Waste: Y
As Federally Regulated Tsdf: ------
As Converter Tsdf: ------
As State Regulated Tsdf: ------
As State Regulated Handler: ---
Federal Indicator: ---
Hsm: N
Subpart K: ----
GPRA Permit: N
GPRA Renewal: N
Permit Renewal WrkId: ------
Permwrk ID: ------
Perm Prog: ------
PcwrkId: ------
CloswrkId: ------
GPRA Ca: N
CawrkId: N
Subjca Tsd Discretion: N
NCAPS: N
EC Indicator: N
Ca725 Indicator: N
Ca750 Indicator: N
Operating Tsdf: ------
Full Enforcement: ------
Snc: N
Unaddressed Snc: N
Addressed Snc: N
Snc With Comp Sched: N
Fa Required: -----
Hhandler Last Change: 20221109
Recognized Trader Importer: N
Recognized Trader Exporter: N

Slab Importer:	N
Slab Exporter:	N
Manifest Broker:	N
Subpart P:	N
Contact Language:	EN
Handler Name:	THERMO FLUIDS
Location Street No:	2203
Location Street1:	TOWER
Location Street2:	
Location City:	ROBSTOWN
Location State:	TX
Location Zip:	78380-6112
Location County Code:	TX355
Location County Name:	NUECES
Location Country:	
Contact Name:	RICARDO SAUCEDO
Contact Street No:	5243
Contact Street1:	SINCLAIR RD
Contact Street2:	
Contact City:	SAN ANTONIO
Contact State:	TX
Contact Zip:	78222-2209
Contact Country:	US
Contact Phone And Ext:	210-241-2619
Contact Fax:	
Contact Email Address:	
Contact Title:	
Owner Name:	THERMO FLUIDS INC
Owner Type:	P
Owner Seq:	1
Operator Name:	THERMO FLUIDS INC
Operator Type:	P
Operator Seq:	2
Public Notes:	

Hazardous Waste Handler Details

Seq No:	2
Receive Date:	20021216
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLP
Fed Waste Generator:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Notification

Hazardous Waste Handler Details

Seq No:	3
Receive Date:	20030116
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLP
Fed Waste Generator:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Notification

Hazardous Waste Handler Details

Seq No:	4
Receive Date:	20030717
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Hazardous Waste Handler Details

Seq No: 5
Receive Date: 20050105
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 6
Receive Date: 20061108
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 7
Receive Date: 20070612
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 8
Receive Date: 20080703
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 9
Receive Date: 20080916
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 10
Receive Date: 20090223
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 11
Receive Date: 20111101
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 12
Receive Date: 20120216
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP - ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 13
Receive Date: 20121108
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 14
Receive Date: 20141027
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 15
Receive Date: 20141027
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 16
Receive Date: 20141027
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 17
Receive Date: 20190524
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 18
Receive Date: 20190524
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 19
Receive Date: 20190524
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 20
Receive Date: 20201102
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 21
Receive Date: 20210609
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 22
Receive Date: 20210609
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 23
Receive Date: 20220902
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001

Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 24
Receive Date: 20220902
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 25
Receive Date: 20221020
Handler Name: THERMO FLUIDS
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035

Waste Code Desc: METHYL ETHYL KETONE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street1:***	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC	***Street2:***	
Dt Became Current:	20050105	***City:***	CORPUS CHRISTI
Dt Ended Current:		***State:***	TX
Phone:	361-387-2171	***Country:***	US
Source Type:	Notification	***Zip:***	78426

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street1:***	PO BOX 261180
Name:	TIME CHANEY	***Street2:***	
Dt Became Current:	20050105	***City:***	CORPUS CHRISTI
Dt Ended Current:		***State:***	TX
Phone:	361-387-2171	***Country:***	US
Source Type:	Notification	***Zip:***	78426

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street1:***	2203 TOWER
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	***Street2:***	
Dt Became Current:	20120216	***City:***	ROBSTOWN
Dt Ended Current:		***State:***	TX
Phone:		***Country:***	
Source Type:	Notification	***Zip:***	78380

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street1:***	8635 HOWTON ST
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	***Street2:***	
Dt Became Current:	20191209	***City:***	HOUSTON
Dt Ended Current:		***State:***	TX
Phone:		***Country:***	US
Source Type:	Notification	***Zip:***	77028-4813

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street1:***	
Name:	WILLIAM STURGES	***Street2:***	
Dt Became Current:	20021010	***City:***	
Dt Ended Current:		***State:***	
Phone:		***Country:***	US
Source Type:	Notification	***Zip:***	

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street1:***	HOWTON ST
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	***Street2:***	
Dt Became Current:	20191209	***City:***	HOUSTON
Dt Ended Current:		***State:***	TX
Phone:	813-297-2645	***Country:***	US
Source Type:	Notification	***Zip:***	77028-4813

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street1:***	2427 CRESCENT HOLLOW CT
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	***Street2:***	
Dt Became Current:	20191209	***City:***	SPRING
Dt Ended Current:		***State:***	TX
Phone:		***Country:***	US
Source Type:	Notification	***Zip:***	77388-2709

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:		***Street1:***	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC	***Street2:***	
Dt Became Current:	20030717	***City:***	CORPUS CHRISTI
Dt Ended Current:		***State:***	TX
Phone:	361-387-2171	***Country:***	US

Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20080916	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20111101	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	
Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	2203 TOWER
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20120216	**City:**	ROBSTOWN
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	
Source Type:	Notification	**Zip:**	78380
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street1:**	
Name:	TIME CHANEY	**Street2:**	
Dt Became Current:	20120216	**City:**	
Dt Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Notification	**Zip:**	
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	8635 HOWTON ST
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20191209	**City:**	HOUSTON
Dt Ended Current:		**State:**	TX
Phone:	813-297-2645	**Country:**	US
Source Type:	Notification	**Zip:**	77028-4813
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	8635 HOWTON ST
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20191209	**City:**	HOUSTON
Dt Ended Current:		**State:**	TX
Phone:	813-297-2645	**Country:**	US
Source Type:	Notification	**Zip:**	77028-4813
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	5243 SINCLAIR RD
Name:	THERMO FLUIDS INC	**Street2:**	
Dt Became Current:	20221024	**City:**	SAN ANTONIO
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	78222-2209
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	2203 TOWER
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20080818	**City:**	ROBSTOWN
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	78380-6112
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	
Name:	WILLIAM STURGES	**Street2:**	

Dt Became Current:	20021010	**City:**	
Dt Ended Current:		**State:**	
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:		**Street1:**	PO BOX 261180
Name:	TIME CHANEY	**Street2:**	
Dt Became Current:	20030717	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20080916	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20090223	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	HOWTON ST
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20191209	**City:**	HOUSTON
Dt Ended Current:		**State:**	TX
Phone:	813-297-2645	**Country:**	US
Source Type:	Notification	**Zip:**	77028-4813
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	8635 HOWTON ST
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20191209	**City:**	HOUSTON
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	77028-4813
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	TIME CHANEY	**Street2:**	
Dt Became Current:	20080703	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20090223	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20080818	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426-1180

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	5243 SINCLAIR RD
Name:	THERMO FLUIDS INC	**Street2:**	
Dt Became Current:	20221024	**City:**	SAN ANTONIO
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	78222-2209

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20080703	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20111101	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	
Source Type:	Notification	**Zip:**	78426

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street1:**	
Name:	TIME CHANEY	**Street2:**	
Dt Became Current:	20111101	**City:**	
Dt Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Notification	**Zip:**	

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	2203 TOWER
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20080818	**City:**	ROBSTOWN
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	78380-6112

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20080818	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426-1180

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	2427 CRESCENT HOLLOW CT
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20191209	**City:**	SPRING
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	77388-2709

Historical Handler Details

Receive Dt:	20220902
Generator Code Description:	Very Small Quantity Generator
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt:	20220902
Generator Code Description:	Very Small Quantity Generator
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt:	20210609

Generator Code Description: Very Small Quantity Generator
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt: 20210609
Generator Code Description: Very Small Quantity Generator
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt: 20201102
Generator Code Description: Very Small Quantity Generator
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt: 20190524
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt: 20190524
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt: 20190524
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt: 20141027
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt: 20141027
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt: 20141027
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt: 20121108
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt: 20120216
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP - ROBSTOWN FACILITY

Receive Dt: 20111101
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP

Receive Dt: 20090223
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP

Receive Dt: 20080916
Generator Code Description: Not a Generator, Verified
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP

Receive Dt: 20080703
Generator Code Description: Not a Generator, Verified
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC

Receive Dt: 20070612
Generator Code Description: Not a Generator, Verified
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC

Receive Dt: 20061108
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC

Receive Dt: 20050105
Generator Code Description: Very Small Quantity Generator

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC

Receive Dt: 20030717
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC

Receive Dt: 20030116
Generator Code Description: Not a Generator, Verified
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLP

Receive Dt: 20021216
Generator Code Description: Not a Generator, Verified
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLP

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	2 of22	E	0.36 / 1,888.93	74.96 / -1	MIDSTATE ENVIRONMENTAL SERVICES-ROBSTOWN FACILITY 2203 TOWER ROBSTOWN TX 78380	AST

Facility ID: 122927
UST Fin Assu Req (Web): No
PST ID No: 79369
No of Active USTs (Web): 0
Facility Status (Web): ACTIVE
No of Active ASTs (Web): 2
Fac Exempt Status (Web): No
Facility Type (Web): INDUST/MFG/CHEM PLANT
Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/
Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf
Historical Documents: ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html
Data Source: Aboveground Storage Tank (AST) Extract

Application Information (as of April 11, 2025)

Applicatn Rec Dt: 07/11/2008
Signature Dt: 07/09/2008
Enforcement Action:
Enforce Action Dt:
Signature Role: OWNER
Signature Company:
Signature Title: OPER MGR
Signature First Nm: WILLIAM K
Signature Mid Nm:
Signature Last Nm: KING

Contact Information (as of April 11, 2025)

Fac Cnt Org Nm: MIDSTATE ENVIRONMENTAL SERVICES-ROBSTOWN FACILITY
Fac Cnt Title:
Fac Cnt First Nm:
Fac Cnt Middle Nm:
Fac Cnt Last Nm:
Fac Cnt Phone No Cd: 361
Fac Cnt Phone No: 3872171
Fac Cnt Phone No Ext: 0
Addr Deliverable:
Fac Cnt Email:
Fac Cnt M Addr (D):
Fac Cnt M Addr (Int D):
Fac Cnt M Addr City:
Fac Cnt M Addr Zip:
Fac Cnt M Addr Zip Ext:
Fac Cnt M Addr State:
Fac Cnt Fax No Cd:
Fac Cnt Fax No:
Fac Cnt Fax No Ext:

Owner Details (as of April 11, 2025)

Princ ID:	673579922004103	**Mail Addr (Dlvry):**	PO BOX 261180
Additional ID:	262677722008227	**Mail Addr (Int Deliv):**	
Owner CN:	CN602606162	**Mai City:**	CORPUS CHRISTI
Comp/Own Last Nm:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Mail State:**	TX
Owner F Nm:		**Mail Zip:**	78426
Owner M Nm:		**Mail Zip Ext:**	1180
Owner Eff Begin Dt:	10/01/2002	**Addr Foreign Pstl Cd:**	
Owner Type Cd:	PA	**Addr Ctry Code:**	
Owner Type:	Partnership	**Phone No Ctry Code:**	1
State Tax ID:	10437007056	**Phone Area Code:**	361
Cnt Role:	OWNCON	**Phone No:**	3872171
Cnt First Nm:		**Phone Ext:**	0
Cnt Middle Nm:		**Fax No Ctry Cd:**	
Cnt Last Nm:		**Fax Area Cd:**	
Cnt Title:		**Fax No:**	
Cnt Orgn Nm:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Fax Ext:**	
Email:			

Operator Details (as of April 11, 2025)

Princ ID:	673579922004103	**Mail Addr (Int Deliv):**	
Additional ID:	262677722008227	**Mai City:**	CORPUS CHRISTI
Owner CN:	CN602606162	**Mail State:**	TX
Comp/Own Last Nm:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Mail Zip:**	78426
Owner F Nm:		**Mail Zip Ext:**	1180
Owner M Nm:		**Addr Foreign Pstl Cd:**	
Owner Eff Begin Dt:	10/01/2002	**Addr Ctry Code:**	
Owner Type Cd:	PA	**Phone No Ctry Code:**	
Owner Type:	Partnership	**Phone Area Code:**	
Cnt Role:	OPRCON	**Phone No:**	
Cnt First Nm:	WILLIAM	**Phone Ext:**	
Cnt Middle Nm:		**Fax No Ctry Cd:**	
Cnt Last Nm:	STURGES	**Fax Area Cd:**	
Cnt Title:	PRESIDENT	**Fax No:**	
Cnt Orgn Nm:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Fax Ext:**	
Mail Addr (Dlvry):	PO BOX 261180	**Email:**	
Addr Devilerable:			

Facility Billing Contacts (as of April 11, 2025)

Fac ID:	122927	**Mail Addr (Deliv):**	PO BOX 261180
Additional ID:	262677722008227	**Mail Addr (Int Deliv):**	
Princ ID:	673579922004103	**Mail City:**	CORPUS CHRISTI
Fac Nm:	MIDSTATE ENVIRONMENTAL SERVICES-ROBSTOWN FACILITY	**Mail State:**	TX
AR No:	68803	**Mail Zip:**	78426
UST Fee Cd:	A	**Mail Zip Ext:**	1180
AST Fee Cd:	U	**Phone Area Code:**	
Cnt First Nm:	WILLIAM K	**Phone No:**	
Cnt Middle Nm:		**Phone Ext:**	
Cnt Last Nm:	KING JR	**Fax Area Code:**	
Cnt Title:		**Fax No:**	
Cnt Orgn Nm:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Fax No Ext:**	
Email:		**Cnt Addr Deliver:**	YES

Tank Information (as of April 11, 2025)

Fac ID:	122927	**Registration Dt:**	07/11/2008
AST ID:	210356	**Status Begin Dt:**	10/01/2002
Tank ID:	D5	**Regulatory Status:**	FULLY REGULATED
Installation Dt:	10/01/2002	**Substance Stored:**	DIESEL
Capacity (gal):	2000	**Substance Stored 2:**	
Status:	IN USE	**Substance Stored 3:**	
Multiple Comprtmnt:	NO		

Material of Construction (as of April 11, 2025)

AST ID:	210356	***Fiberglass:***	NO
Fac ID:	122927	***Aluminum:***	NO
Tank ID:	D5	***Corrugated Metal:***	NO
Steel:	YES	***Concrete:***	NO

Containment Details (as of April 11, 2025)

AST ID:	210356	***Concrete:***	NO
Fac ID:	122927	***None:***	NO
Tank ID:	D5	***Stage 1 Vpr Rcvry:***	EXEMPT BY TCEQ RULE
Earthen Dike:	NO	***Stage 1 Install Dt:***	
Containment Liner:	NO		

Tank Information (as of April 11, 2025)

Fac ID:	122927	***Registration Dt:***	07/11/2008
AST ID:	210355	***Status Begin Dt:***	10/01/2002
Tank ID:	D4	***Regulatory Status:***	FULLY REGULATED
Installation Dt:	10/01/2002	***Substance Stored:***	DIESEL
Capacity (gal):	11000	***Substance Stored 2:***	
Status:	IN USE	***Substance Stored 3:***	
Multiple Comprtmnt:	NO		

Material of Construction (as of April 11, 2025)

AST ID:	210355	***Fiberglass:***	NO
Fac ID:	122927	***Aluminum:***	NO
Tank ID:	D4	***Corrugated Metal:***	NO
Steel:	YES	***Concrete:***	NO

Containment Details (as of April 11, 2025)

AST ID:	210355	***Concrete:***	YES
Fac ID:	122927	***None:***	NO
Tank ID:	D4	***Stage 1 Vpr Rcvry:***	EXEMPT BY TCEQ RULE
Earthen Dike:	NO	***Stage 1 Install Dt:***	
Containment Liner:	NO		

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2 | ***3 of22*** | ***E*** | ***0.36 / 1,888.93*** | ***74.96 / -1*** | ***VALICOR ENVIRONMENTAL SERVICES ROBSTOWN 2203 TOWER ROBSTOWN TX 78380-6112*** | ***SPILLS***

Incident No:	147859	***No Complaining:***	
Reg Entity No:	RN102954658	***Frequency:***	
Incident Type:		***Receiving Water:***	
Incident Status:	CLOSED	***Air Text:***	
Incident Priority:		***Tceq Region:***	REGION 14 - CORPUS CHRISTI
Start Date:	10/22/2010	***Nearest City:***	ROBSTOWN
End Date:	1/1/0001	***County:***	NUECES
Received Date:	10/22/2010	***Zip Plus 4 CD:***	
Status Date:		***State:***	TX
Nature:	OTHER	***Latitude:***	27.795517
Disp Status:		***Longitude:***	-97.752083
Disp Date:			
Physical Location:			

Spill Detail

Invest No:	881040	***Media:***	WASTE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Invest Status:	DAPPROVED	**Pgm Name:**	EMERGENCY RESPONSE
Customer No:	CN602606162	**Classification:**	
Customer Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Source:**	
Material Spilled:	FIRE / DECOMPOSITION	**Effect:**	ENVIRONMEN
Amount:	0	**Unit of Measure:**	
Action Taken:			
Incident Description:			

On 10/22/2010 at 23:14 hrs, Barbara Beynon Environemtnal Investigator (EI) with the TCEQ Region 14 (TCEQ-R14) office received notification from Mike Casanova, dispatcher with the City of Corpus Christi Police Department, of a fire which occurred on 10/21/2010 at 22:15 hrs. Notification to the TCEQ-R14 was made through Chem-Tel Report # 20103403.

Incident Comments:

Incident Action:

On 10/22/2010, Emergency Response Coordinator Daniel S Escobar and EI Matt Nerren conducted an on-site investigation and determined the following. The fire occurred at the Midstate Environmental Facility located at 2203 Tower Rd in the city of Robstown (Nueces County). The fire was a result of used propane filter igniting within a drum of used oil filters.

Emergency Response Spills Detail

Customer No:	CN602606162	**Unit of Measure:**	
Investigation No:	881040	**Effect:**	ENVIRONMENTAL
Customer Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Incident Source:**	Used Oil Filters
Media:	WASTE	**Nature:**	OTHER
Spill Classification:	006_OTHER	**Mailing Address:**	2203 TOWER
Material Released:	FIRE / DECOMPOSITION	**Mailing Address 2:**	
Material Rel Amt:	0	**Receiving Water Body:**	NA

Incident Description:

On 10/22/2010 at 23:14 hrs, Barbara Beynon Environemtnal Investigator (EI) with the TCEQ Region 14 (TCEQ-R14) office received notification from Mike Casanova, dispatcher with the City of Corpus Christi Police Department, of a fire which occurred on 10/21/2010 at 22:15 hrs. Notification to the TCEQ-R14 was made through Chem-Tel Report # 20103403.

Incident Comment:

Incident Action Taken:

On 10/22/2010, Emergency Response Coordinator Daniel S Escobar and EI Matt Nerren conducted an on-site investigation and determined the following. The fire occurred at the Midstate Environmental Facility located at 2203 Tower Rd in the city of Robstown (Nueces County). The fire was a result of used propane filter igniting within a drum of used oil filters.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	4 of22	E	0.36 / 1,888.93	74.96 / -1	MIDSTATE ENVIRONMENTAL SERVICES 2203 TOWER ROBSTOWN TX 78380	IHW CORR ACTION

ID:	87155-RN102954658
Note:	Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/ Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf
Historical Documents:	ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

IHW Corrective Actions Data

Program ID:	87155	**Phase Status Dt:**	4/15/2016
RN No:	RN102954658	**Soil Coc Class:**	
Admin Status:	INACTIVE	**Soil Remediation:**	
Admin Status Dt:	4/15/2016	**Gw Coc Class:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Phase: COMPLETED WORKLOAD
Gw Remediation:
Program: IHWCA
Site Name: MIDSTATE ENVIRONMENTAL SERVICES
Site Address: 2203 TOWER
City Name: ROBSTOWN
County Name: NUECES
Zip Cd: 78380
Site Addr Desc:

TCEQ Open Data - IHWCA Points

IHWCA ID: 87155
RN: RN102954658
X: -97.64823811299999
Y: 27.814211737999983
Horz Acc: -9999
Horz Ref: OTHER
Horz Desc:
Horz Date: 20130318
Horz Org: TCEQ
Horz Datum: NAD83
Horz Meth: ADDMAT_NUM
Region: REGION 14 - CORPUS CHRISTI
REM Program: Industrial and Hazardous Waste Corrective Action (IHWCA)
Site Name: MIDSTATE ENVIRONMENTAL SERVICES
Phys Addr: 2203 TOWER
Addr Desc:
City: ROBSTOWN
County: NUECES
Zip Code: 78380
Lat Dd: 27.81421174
Long Dd: -97.64823811

2	5 of22	E	0.36 / 1,888.93	74.96 / -1	**MIDSTATE ENVIRONMENTAL SERVICES LP** **2203 TOWER** **ROBSTOWN TX 78380**	SWF/LF

Historical Documents: ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

MSW - Active/Closed/Revoked

RN: RN102954658
Program: MSW
Legal Status: WITHDRAWN
Status: REVOKED
Legal Status Date: 4/5/2007
Phys Site Status: NOT CONSTRUCTED
Physical Type: TRANSFER STATION FACILITY
Site Name: MIDSTATE ENVIRONMENTAL SERVICES LP
Phys Addr Line 1: 2203 TOWER
Phys Addr Line 2:
Phys Addr State: TX
Phys Addr ZIP: 78380
Phys Addr ZIP 4: 6112
Phys Addr City: ROBSTOWN
Near Phys Loc:
Near Phys Loc City: ROBSTOWN
Near Phy Loc State: TX
Near Phys Loc ZIP: 78380
Additional ID: 2351
County: NUECES
Latitude: 27.795517
Longitude: -97.752083
Region: REGION 14 - CORPUS CHRISTI

2	6 of22	E	0.36 / 1,888.93	74.96 / -1	**VALICOR ENVIRONMENTAL SERVICES ROBSTOWN** **2203 TOWER** **ROBSTOWN TX 78380-6112**	SPILLS

Incident No: 230392
Reg Entity No: RN102954658
Incident Type:
No Complaining:
Frequency:
Receiving Water:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Incident Status:	CLOSED	**Air Text:**	
Incident Priority:		**Tceq Region:**	REGION 14 - CORPUS CHRISTI
Start Date:	3/22/2016	**Nearest City:**	ROBSTOWN
End Date:	1/1/0001	**County:**	NUECES
Received Date:	3/31/2016	**Zip Plus 4 CD:**	
Status Date:		**State:**	TX
Nature:	USEDOIL	**Latitude:**	27.795517
Disp Status:		**Longitude:**	-97.752083
Disp Date:			
Physical Location:			

Spill Detail

Invest No:	1322964	**Media:**	WASTE
Invest Status:	DAPPROVED	**Pgm Name:**	EMERGENCY RESPONSE
Customer No:	CN602606162	**Classification:**	
Customer Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Source:**	
Material Spilled:	Used Oil	**Effect:**	ENVIRONMEN
Amount:	500	**Unit of Measure:**	GALLONS
Action Taken:			
Incident Description:			

On 3/23/2016, the Texas Commission on Environmental Quality (TCEQ) Region 14 (R14) office received a notification via telephone call to the Regional office and NRC report #1143508, concerning an above ground storage tank release of used oil to soil at the Midstate Environmental Services facility in Robstown in Nueces County, Texas.

Incident Comments:

TCEQ R14 will continue to gather information and assess the situation.

Incident Action:

On 3/23/2016 an on-site investigation was conducted by TCEQ R14 Emergency Response Coordinator Roger Bennett, Work leader Judlyn Telesford-Checkley, and Environmental Investigator Matthew Cook.

Emergency Response Spills Detail

Customer No:	CN602606162	**Unit of Measure:**	GALLONS
Investigation No:	1322964	**Effect:**	ENVIRONMENTAL
Customer Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Incident Source:**	Storage Tank
Media:	WASTE	**Nature:**	USED OIL
Spill Classification:	003_OIL	**Mailing Address:**	2203 TOWER
Material Released:	Used Oil	**Mailing Address 2:**	
Material Rel Amt:	500	**Receiving Water Body:**	NA

Incident Description:

On 3/23/2016, the Texas Commission on Environmental Quality (TCEQ) Region 14 (R14) office received a notification via telephone call to the Regional office and NRC report #1143508, concerning an above ground storage tank release of used oil to soil at the Midstate Environmental Services facility in Robstown in Nueces County, Texas.

Incident Comment:

TCEQ R14 will continue to gather information and assess the situation.

Incident Action Taken:

On 3/23/2016 an on-site investigation was conducted by TCEQ R14 Emergency Response Coordinator Roger Bennett, Work leader Judlyn Telesford-Checkley, and Environmental Investigator Matthew Cook.

2	***7 of22***	***E***	***0.36 / 1,888.93***	***74.96 / -1***	***MIDSTATE ENVIRONMENTAL SERVICES 2203 TOWER ROAD ROBSTOWN TX 78380***	***PCB***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Site ID:	TXR000051227	**Cert Title:**	
Receive Date:		**Cert Date:**	9/18/2013 12:00:00 AM
Generator:	No	**Cert Name:**	
Storer:	No	**State Name:**	TEXAS
Transporter:	Yes	**Region:**	06
Disposer:	No	**GIS Data Origin:**	Auto-Geocoded
Research:	No	**Latitude:**	27.814124
Smelter:	No	**Longitude:**	-97.647787

Owner Name: MIDSTATE ENVIRONMENTAL SERVICES
Mail Address 1: P.O. BOX 261180
Mail Address 2:
Mail Street No:
Mail City: CORPUS CHRISTI
Mail State: TX
Mail Zip: 78426-1180
Mail Country: US
Contact Name: OSCAR BARELA
Contact Title: EHS MANAGER
Contact Phone: 210-789-4757
Contact Phone Ext:
Contact Email:

2	8 of22	E	0.36 / 1,888.93	74.96 / -1	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN 2203 TOWER ROBSTOWN TX 78380	NOV

RN No:	RN108388547	**State:**	
TCEQ Region:		**Zip Code:**	
Physical Location:		**Zip Plus 4:**	
Address:		**Lat Dec Coord No:**	
City:		**Long Dec Coord No:**	

Near City:
Regulated Entity Name (OD): VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Physical Location (OD): 2203 TOWER
Physical City (OD): ROBSTOWN
Physical Zip (OD): 78380
County (OD): NUECES
Latitude (OD):
Longitude (OD):
Data Source: TCEQ NOV (Open Data List) (as of 2 Jul 2024)

Open Data Details

Customer No:
Customer Name:
Business Type:
Media:
Rule Citation:
Investigation No: 1356852
Investigation Approved Date: Aug 30, 2016
Notice of Violation ID: 632362182016242
Violation Track No:
Violation Status:
Notice of Violation Date: Aug 30, 2016
Violation Category:
Violation Allegation:
Violation Resolution:
Cat A Violation Tracking No:
Cat A Violation Citations:
Cat B Violation Tracking No:
Cat B Violation Citations:
Cat C Violation Tracking No: 615634; 615636
Cat C Violation Citations: 312.142(c); 312.144(f)
Total Violation Count: 2
Mailing Address:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Mailing City:
Mailing State:
Mailing Zip Code:
TCEQ Region: REGION 14 - CORPUS CHRISTI
Physical State: TX
Coordinates :
Coordinates Address Based:
Coordinates County Centroid : POINT (-97.75552438183594 27.730459858398437)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	9 of22	E	0.36 / 1,888.93	74.96 / -1	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN 2203 TOWER ROBSTOWN TX 78380	NOV

RN No: RN102954658
TCEQ Region:
Physical Location:
Address:
City:
Near City:
State:
Zip Code:
Zip Plus 4:
Lat Dec Coord No:
Long Dec Coord No:
Regulated Entity Name (OD): VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Physical Location (OD): 2203 TOWER
Physical City (OD): ROBSTOWN
Physical Zip (OD): 78380
County (OD): NUECES
Latitude (OD):
Longitude (OD):
Data Source: TCEQ NOV (Open Data List) (as of 2 Jul 2024)

Open Data Details

Customer No:
Customer Name:
Business Type: USED OIL COLLECTION AND PROCESSING WW TREATMENT
Media:
Rule Citation:
Investigation No: 1540258
Investigation Approved Date: Jan 30, 2019
Notice of Violation ID: 446367652019030
Violation Track No:
Violation Status:
Notice of Violation Date: Jan 30, 2019
Violation Category:
Violation Allegation:
Violation Resolution:
Cat A Violation Tracking No:
Cat A Violation Citations:
Cat B Violation Tracking No: 703531
Cat B Violation Citations: 279.56(a); 279.56(b)
Cat C Violation Tracking No:
Cat C Violation Citations:
Total Violation Count: 1
Mailing Address:
Mailing City:
Mailing State:
Mailing Zip Code:
TCEQ Region: REGION 14 - CORPUS CHRISTI
Physical State: TX
Coordinates :
Coordinates Address Based:
Coordinates County Centroid : POINT (-97.75552438183594 27.730459858398437)

Open Data Details

Customer No:
Customer Name:

Business Type:	USED OIL COLLECTION AND PROCESSING WW TREATMENT
Media:	
Rule Citation:	
Investigation No:	1350452
Investigation Approved Date:	Aug 29, 2016
Notice of Violation ID:	654325692016239
Violation Track No:	
Violation Status:	
Notice of Violation Date:	Aug 29, 2016
Violation Category:	
Violation Allegation:	
Violation Resolution:	
Cat A Violation Tracking No:	
Cat A Violation Citations:	
Cat B Violation Tracking No:	616292; 616302
Cat B Violation Citations:	26.121(a)(1); 281.25(a)(4)
Cat C Violation Tracking No:	
Cat C Violation Citations:	
Total Violation Count:	2
Mailing Address:	
Mailing City:	
Mailing State:	
Mailing Zip Code:	
TCEQ Region:	REGION 14 - CORPUS CHRISTI
Physical State:	TX
Coordinates :	
Coordinates Address Based:	
Coordinates County Centroid :	POINT (-97.75552438183594 27.730459858398437)

Open Data Details

Customer No:	
Customer Name:	
Business Type:	USED OIL COLLECTION AND PROCESSING WW TREATMENT
Media:	
Rule Citation:	
Investigation No:	899904
Investigation Approved Date:	Jun 27, 2011
Notice of Violation ID:	583362492011175
Violation Track No:	
Violation Status:	
Notice of Violation Date:	Jun 27, 2011
Violation Category:	
Violation Allegation:	
Violation Resolution:	
Cat A Violation Tracking No:	
Cat A Violation Citations:	
Cat B Violation Tracking No:	426016; 426017; 426018; 426019; 426025; 426026; 426028; 426037; 426040; 426042; 426044; 426060; 426064; 426066; 426069; 426072; 428274; 428277; 428303; 428410; 428433; 430198; 430207; 430631
Cat B Violation Citations:	26.121; 262.11; 262.20(a); 262.23(a); 273.17(b); 279.22(c); 279.22(d); 279.52(a)(5); 279.52(b)(2); 279.54(e); 279.56(a); 279.74(b); 328.23(a); 328.23(c); 328.25(a); 328.26(d); 335.10(a); 335.10(b); 335.10(d)(1); 335.11; 335.262; 335.262(c)(2)(B); 335.262(c)(2)(F); 335.4; 335.503(a); 335.513; 335.6(c); 335.6(h); 335.62; 335.9(a)(2)
Cat C Violation Tracking No:	428273; 428458
Cat C Violation Citations:	279.46(a); 279.46(b); 279.46(c); 335.6(c)
Total Violation Count:	26
Mailing Address:	
Mailing City:	
Mailing State:	
Mailing Zip Code:	
TCEQ Region:	REGION 14 - CORPUS CHRISTI
Physical State:	TX
Coordinates :	
Coordinates Address Based:	
Coordinates County Centroid :	POINT (-97.75552438183594 27.730459858398437)

2	*10 of22*	*E*	*0.36 / 1,888.93*	*74.96 / -1*	***THERMO FLUIDS 2203 TOWER***	***RCRA TSD***

ROBSTOWN TX 78380-6112

Handler ID: TXR000051227
Generator Status: VSG
Recycler Activity?: YES
Recycler Activity Note: This facility has been identified as a Recycler Facility from the RCRA Handler Report Module with a 'Yes' for Recycler Activity with or without Storage.

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2025.

Violation Details

Viol Type: 262.D
Citation:
Determined Date: 20210423
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Records/Reporting
Actual Rtc Date:
Found Violation: Yes
Rtc Qualifier:

Enforcement Details

Enf Type: 510
Enf Type Desc: INITIAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY
Enf Action Date: 20231019
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 141
Enf Type Desc: REFERRAL TO ESC ENFORCEMENT SCREEN COMM.
Enf Action Date: 20211110
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 410
Enf Type Desc: REFERRAL TO ATTORNEY GENERAL
Enf Action Date: 20230417
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 140
Enf Type Desc: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enf Action Date: 20211020
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 270.A
Citation:
Determined Date: 20210423
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Permits - General Information
Actual Rtc Date:
Found Violation: Yes
Rtc Qualifier:

Enforcement Details

Enf Type: 410
Enf Type Desc: REFERRAL TO ATTORNEY GENERAL
Enf Action Date: 20230417
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 140
Enf Type Desc: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enf Action Date: 20211020
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 510
Enf Type Desc: INITIAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY
Enf Action Date: 20231019
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 141
Enf Type Desc: REFERRAL TO ESC ENFORCEMENT SCREEN COMM.
Enf Action Date: 20211110
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20210423
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date:
Found Violation: Yes
Rtc Qualifier:

Enforcement Details

Enf Type: 510
Enf Type Desc: INITIAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY
Enf Action Date: 20231019
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 141
Enf Type Desc: REFERRAL TO ESC ENFORCEMENT SCREEN COMM.
Enf Action Date: 20211110
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 140
Enf Type Desc: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enf Action Date: 20211020
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Enf Type: 410
Enf Type Desc: REFERRAL TO ATTORNEY GENERAL
Enf Action Date: 20230417
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.B
Citation:
Determined Date: 20121108
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Manifest
Actual Rtc Date: 20130220
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130107
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 279.E
Actual Rtc Date: 20130220

Citation: ***Found Violation:*** Yes
Determined Date: 20121108 ***Rtc Qualifier:*** Documented
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Used Oil - Transporter and Transfer Facility

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130107
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 279.E ***Actual Rtc Date:*** 20130205
Citation: ***Found Violation:*** Yes
Determined Date: 20121108 ***Rtc Qualifier:*** Documented
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Used Oil - Transporter and Transfer Facility

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130107
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS ***Actual Rtc Date:*** 20130220
Citation: ***Found Violation:*** Yes
Determined Date: 20121108 ***Rtc Qualifier:*** Documented
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130107
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20121108
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation

Actual Rtc Date: 20130205
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130107
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.A
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - General

Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.B
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Manifest

Actual Rtc Date: 20130408
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State

Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.C
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Pre-transport
Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.D
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Records/Reporting
Actual Rtc Date: 20130709
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.D
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Records/Reporting
Actual Rtc Date: 20130510
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL

Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 265.C
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: TSD IS-Preparedness and Prevention
Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 265.I
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: TSD IS-Container Use and Management
Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 265.J
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: TSD IS-Tank System Standards
Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 268.A
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: LDR - General
Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 273.B
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Universal Waste - Small Quantity Handlers
Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Actual Rtc Date: 20130510
Found Violation: Yes
Rtc Qualifier: Documented

Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130408
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130709
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Actual Rtc Date: 20130723

Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20121107
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130329
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.A
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - General
Actual Rtc Date: 20111104
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.B
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Manifest
Actual Rtc Date: 20110901
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 262.D
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Generators - Records/Reporting
Actual Rtc Date: 20111104
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 263.B
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Transporters - Manifest System and Recordkeeping
Actual Rtc Date: 20110927
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State

Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 268.A
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: LDR - General
Actual Rtc Date: 20111104
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 273.B
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Universal Waste - Small Quantity Handlers
Actual Rtc Date: 20111104
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 279.C
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Used Oil - Generators
Actual Rtc Date: 20110927
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL

Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 279.C
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Used Oil - Generators
Actual Rtc Date: 20110901
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 279.E
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Used Oil - Transporter and Transfer Facility
Actual Rtc Date: 20110927
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: 279.E
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Used Oil - Transporter and Transfer Facility
Actual Rtc Date: 20110901
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20111104
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20110927
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type: XXS
Citation:
Determined Date: 20110211
Scheduled Compliance Date:
Eval Activity Location: TX
Actual Rtc Date: 20110901
Found Violation: Yes
Rtc Qualifier: Documented

Viol Determined By Agency: State
Viol Short Desc: State Statute or Regulation

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Evaluation Details

Eval Start Date: 20210423
Eval Type Desc: FOCUSED COMPLIANCE INSPECTION
Viol Short Desc: Generators - Records/Reporting
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20210423
Eval Type Desc: FOCUSED COMPLIANCE INSPECTION
Viol Short Desc: Permits - General Information
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20210423
Eval Type Desc: FOCUSED COMPLIANCE INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20130702
Eval Type Desc: NON-FINANCIAL RECORD REVIEW
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20130401
Eval Type Desc: NON-FINANCIAL RECORD REVIEW
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20130220
Eval Type Desc: NON-FINANCIAL RECORD REVIEW
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20121108
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130205
Eval Agency: State

Eval Start Date: 20121108
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Used Oil - Transporter and Transfer Facility
Actual Rtc Date: 20130205
Eval Agency: State

Eval Start Date: 20121108
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION

Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130220
Eval Agency: State

Eval Start Date: 20121108
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Manifest
Actual Rtc Date: 20130220
Eval Agency: State

Eval Start Date: 20121108
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Used Oil - Transporter and Transfer Facility
Actual Rtc Date: 20130220
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Records/Reporting
Actual Rtc Date: 20130709
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: TSD IS-Preparedness and Prevention
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130408
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Manifest
Actual Rtc Date: 20130408
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - General
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: TSD IS-Container Use and Management
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130723
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: LDR - General
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: TSD IS-Tank System Standards
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Pre-transport
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130709
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20130510
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Universal Waste - Small Quantity Handlers
Actual Rtc Date: 20130329
Eval Agency: State

Eval Start Date: 20121107
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Records/Reporting
Actual Rtc Date: 20130510
Eval Agency: State

Eval Start Date: 20111129
Eval Type Desc: NON-FINANCIAL RECORD REVIEW
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20110909
Eval Type Desc: NON-FINANCIAL RECORD REVIEW
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: LDR - General
Actual Rtc Date: 20111104
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20110927
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Manifest
Actual Rtc Date: 20110901
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: FOCUSED COMPLIANCE INSPECTION

Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Transporters - Manifest System and Recordkeeping
Actual Rtc Date: 20110927
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20110901
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - General
Actual Rtc Date: 20111104
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: State Statute or Regulation
Actual Rtc Date: 20111104
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Used Oil - Transporter and Transfer Facility
Actual Rtc Date: 20110901
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Used Oil - Transporter and Transfer Facility
Actual Rtc Date: 20110927
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Universal Waste - Small Quantity Handlers
Actual Rtc Date: 20111104
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Used Oil - Generators
Actual Rtc Date: 20110927
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Generators - Records/Reporting
Actual Rtc Date: 20111104
Eval Agency: State

Eval Start Date: 20110211
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc: Used Oil - Generators
Actual Rtc Date: 20110901
Eval Agency: State

Eval Start Date: 20101027
Eval Type Desc: FOCUSED COMPLIANCE INSPECTION
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20050427
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Handler Summary

Importer:	No	**Used Oil Transpor:**	No
Mixed Waste Gen:	No	**Used Oil Trans Fac:**	Yes
Transporter:	Yes	**Used Oil Processor:**	Yes
Transfer Facility:	Yes	**Used Oil Refiner:**	No
Recycler:	Yes	**Used Oil Burner:**	No
Onsite Burner Exem:	No	**Commercial TSD:**	No
Furnace Exemption:	No	**Recycl Nonstorage:**	No
Underground Injec:	No		

Used Oil Market Burner: Yes
Used Oil Spec Marketer: Yes

Additional Handler Summary Details

Source Type:	N	**NAIC 1:**	424710
Seq No:	25	**NAIC 2:**	
Non Notifier:		**NAIC 3:**	
Receive Date:	20221020	**NAIC 4:**	
Active Site:	H----	**State:**	TX
Land Type:	P	**Location Latitude:**	27.814129
In Handler Univ:	Y	**Location Longitude:**	-97.647785
In A Universe:	Y	**Loc GIS Primary:**	N
Gen Status:	VSG	**Loc GIS Origin:**	UC
Report Cycle:		**State District Owner:**	
Accessibility:		**State District:**	
Region:	06		

Fed Waste Gen Owner: HQ
State Waste Generator Owner: TX
State Waste Generator: N
Short Term Generator: N
Uni Waste: Y
Universal Waste Dest Facility: N
Federal Universal Waste: Y
As Federally Regulated Tsdf: ------
As Converter Tsdf: ------
As State Regulated Tsdf: ------
As State Regulated Handler: ---
Federal Indicator: ---
Hsm: N
Subpart K: ----
GPRA Permit: N
GPRA Renewal: N
Permit Renewal WrkId: ------
Permwrk ID: ------
Perm Prog: ------
Pcwrkld: ------
Closwrkld: ------
GPRA Ca: N
Cawrkld: N
Subjca Tsd Discretion: N
NCAPS: N
EC Indicator: N
Ca725 Indicator: N
Ca750 Indicator: N
Operating Tsdf: ------
Full Enforcement: ------
Snc: N
Unaddressed Snc: N
Addressed Snc: N

Snc With Comp Sched:	N
Fa Required:	-----
Hhandler Last Change:	20221109
Recognized Trader Importer:	N
Recognized Trader Exporter:	N
Slab Importer:	N
Slab Exporter:	N
Manifest Broker:	N
Subpart P:	N
Contact Language:	EN
Handler Name:	THERMO FLUIDS
Location Street No:	2203
Location Street1:	TOWER
Location Street2:	
Location City:	ROBSTOWN
Location State:	TX
Location Zip:	78380-6112
Location County Code:	TX355
Location County Name:	NUECES
Location Country:	
Contact Name:	RICARDO SAUCEDO
Contact Street No:	5243
Contact Street1:	SINCLAIR RD
Contact Street2:	
Contact City:	SAN ANTONIO
Contact State:	TX
Contact Zip:	78222-2209
Contact Country:	US
Contact Phone And Ext:	210-241-2619
Contact Fax:	
Contact Email Address:	
Contact Title:	
Owner Name:	THERMO FLUIDS INC
Owner Type:	P
Owner Seq:	1
Operator Name:	THERMO FLUIDS INC
Operator Type:	P
Operator Seq:	2
Public Notes:	

Hazardous Waste Handler Details

Seq No:	2
Receive Date:	20021216
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLP
Fed Waste Generator:	N
Generator Code Description:	Not a Generator, Verified
Tsd Activity:	N
Source Type:	Notification

Hazardous Waste Handler Details

Seq No:	3
Receive Date:	20030116
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLP
Fed Waste Generator:	N
Generator Code Description:	Not a Generator, Verified
Tsd Activity:	Y
Source Type:	Notification

Hazardous Waste Handler Details

Seq No:	4
Receive Date:	20030717
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC

Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: N
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 5
Receive Date: 20050105
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: N
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 6
Receive Date: 20061108
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: N
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 7
Receive Date: 20070612
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Tsd Activity: N
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 8
Receive Date: 20080703
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Tsd Activity: N
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 9
Receive Date: 20080916
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Tsd Activity: N
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 10
Receive Date: 20090223
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator

Tsd Activity: N
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 11
Receive Date: 20111101
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: N
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 12
Receive Date: 20120216
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP - ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: N
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 13
Receive Date: 20121108
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator: 3

Generator Code Description: Very Small Quantity Generator
Tsd Activity: N
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 14
Receive Date: 20141027
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: N
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 15
Receive Date: 20141027
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: N
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 16
Receive Date: 20141027
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: N
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 17
Receive Date: 20190524
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: N
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035

Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 18
Receive Date: 20190524
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: N
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 19
Receive Date: 20190524
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: N
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 20
Receive Date: 20201102
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator

Tsd Activity: Y
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 21
Receive Date: 20210609
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: Y
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 22
Receive Date: 20210609
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: Y
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006

Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 23
Receive Date: 20220902
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: Y
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 24
Receive Date: 20220902
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: Y
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 25
Receive Date: 20221020
Handler Name: THERMO FLUIDS
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: Y
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street1:***	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC	***Street2:***	
Dt Became Current:	20080703	***City:***	CORPUS CHRISTI
Dt Ended Current:		***State:***	TX
Phone:	361-387-2171	***Country:***	US
Source Type:	Notification	***Zip:***	78426

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street1:***	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	***Street2:***	
Dt Became Current:	20080916	***City:***	CORPUS CHRISTI
Dt Ended Current:		***State:***	TX
Phone:	361-387-2171	***Country:***	US
Source Type:	Notification	***Zip:***	78426

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street1:***	5243 SINCLAIR RD
Name:	THERMO FLUIDS INC	***Street2:***	
Dt Became Current:	20221024	***City:***	SAN ANTONIO
Dt Ended Current:		***State:***	TX
Phone:		***Country:***	US
Source Type:	Notification	***Zip:***	78222-2209

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street1:***	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	***Street2:***	
Dt Became Current:	20080916	***City:***	CORPUS CHRISTI
Dt Ended Current:		***State:***	TX
Phone:	361-387-2171	***Country:***	US
Source Type:	Notification	***Zip:***	78426

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street1:***	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	***Street2:***	

Dt Became Current:	20111101	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	
Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	
Name:	WILLIAM STURGES	**Street2:**	
Dt Became Current:	20021010	**City:**	
Dt Ended Current:		**State:**	
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20090223	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street1:**	
Name:	TIME CHANEY	**Street2:**	
Dt Became Current:	20111101	**City:**	
Dt Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Notification	**Zip:**	
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	HOWTON ST
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20191209	**City:**	HOUSTON
Dt Ended Current:		**State:**	TX
Phone:	813-297-2645	**Country:**	US
Source Type:	Notification	**Zip:**	77028-4813
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:		**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20030717	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:		**Street1:**	PO BOX 261180
Name:	TIME CHANEY	**Street2:**	
Dt Became Current:	20030717	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	2203 TOWER
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20120216	**City:**	ROBSTOWN
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	
Source Type:	Notification	**Zip:**	78380
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street1:**	
Name:	TIME CHANEY	**Street2:**	
Dt Became Current:	20120216	**City:**	
Dt Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Notification	**Zip:**	

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	2203 TOWER
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20080818	**City:**	ROBSTOWN
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	78380-6112

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	
Name:	WILLIAM STURGES	**Street2:**	
Dt Became Current:	20021010	**City:**	
Dt Ended Current:		**State:**	
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	2203 TOWER
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20080818	**City:**	ROBSTOWN
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	78380-6112

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	8635 HOWTON ST
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20191209	**City:**	HOUSTON
Dt Ended Current:		**State:**	TX
Phone:	813-297-2645	**Country:**	US
Source Type:	Notification	**Zip:**	77028-4813

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	2427 CRESCENT HOLLOW CT
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20191209	**City:**	SPRING
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	77388-2709

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20050105	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	TIME CHANEY	**Street2:**	
Dt Became Current:	20050105	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	TIME CHANEY	**Street2:**	
Dt Became Current:	20080703	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	

Dt Became Current:	20080818	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426-1180
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20080818	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426-1180
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	2427 CRESCENT HOLLOW CT
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20191209	**City:**	SPRING
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	77388-2709
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	5243 SINCLAIR RD
Name:	THERMO FLUIDS INC	**Street2:**	
Dt Became Current:	20221024	**City:**	SAN ANTONIO
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	78222-2209
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20090223	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	US
Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20111101	**City:**	CORPUS CHRISTI
Dt Ended Current:		**State:**	TX
Phone:	361-387-2171	**Country:**	
Source Type:	Notification	**Zip:**	78426
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	8635 HOWTON ST
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20191209	**City:**	HOUSTON
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	77028-4813
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	8635 HOWTON ST
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20191209	**City:**	HOUSTON
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	77028-4813
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	2203 TOWER
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	**Street2:**	
Dt Became Current:	20120216	**City:**	ROBSTOWN
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	
Source Type:	Notification	**Zip:**	78380

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	8635 HOWTON ST
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20191209	**City:**	HOUSTON
Dt Ended Current:		**State:**	TX
Phone:	813-297-2645	**Country:**	US
Source Type:	Notification	**Zip:**	77028-4813

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	HOWTON ST
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	**Street2:**	
Dt Became Current:	20191209	**City:**	HOUSTON
Dt Ended Current:		**State:**	TX
Phone:	813-297-2645	**Country:**	US
Source Type:	Notification	**Zip:**	77028-4813

Historical Handler Details

Receive Dt:	20220902
Generator Code Description:	Very Small Quantity Generator
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt:	20220902
Generator Code Description:	Very Small Quantity Generator
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt:	20210609
Generator Code Description:	Very Small Quantity Generator
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt:	20210609
Generator Code Description:	Very Small Quantity Generator
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt:	20201102
Generator Code Description:	Very Small Quantity Generator
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt:	20190524
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20190524
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20190524
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20141027
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20141027
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20141027
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20121108
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20120216
Generator Code Description:	Very Small Quantity Generator

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP - ROBSTOWN FACILITY

Receive Dt: 20111101
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP

Receive Dt: 20090223
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP

Receive Dt: 20080916
Generator Code Description: Not a Generator, Verified
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LP

Receive Dt: 20080703
Generator Code Description: Not a Generator, Verified
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC

Receive Dt: 20070612
Generator Code Description: Not a Generator, Verified
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC

Receive Dt: 20061108
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC

Receive Dt: 20050105
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC

Receive Dt: 20030717
Generator Code Description: Very Small Quantity Generator
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC

Receive Dt: 20030116
Generator Code Description: Not a Generator, Verified
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLP

Receive Dt: 20021216
Generator Code Description: Not a Generator, Verified
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLP

2	11 of22	E	0.36 / 1,888.93	74.96 / -1	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN 2203 TOWER ROBSTOWN TX 78380	ORD

Docket No: 2004-0520-MSW-E
Reg Ent No: RN102954658
Customer No: CN602606162
Eff Dt: 02/10/2005
Status: EFFECTIVE
Status Dt: 02/10/2005
Dist Court No:
Resolution ID: 495604152004106
County: NUECES
TCEQ ID: A85752
Case No: 14731
Program: MSW
Type : ADMINORDER
Penalty Assessed($): 7110
Penalty Deferred($): 1422
Payable Amount($): 5688
Sep Offset($): 0
Respondent Name: MIDSTATE ENVIRONMENTAL SERVICES LP
Reg Ent Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Phys Loc Desc:
Cost Amt:
CT Costs Amt:
Atty Fee in CT Order Amt:
Original Source: Administrative Orders Issued
Note: Docket documents can be downloaded from TCEQ's online search for Commission Issued Orders: https://www14.tceq.texas.gov/epic/CIO/

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	12 of22	E	0.36 / 1,888.93	74.96 / -1	THERMO FLUIDS 2203 TOWER ROBSTOWN TX 78380	IHW GENERATOR

Solid Waste Registration No: 87155
Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/
Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf
Historical Documents: ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

Owner/Operator Information

Owner or Operator:	OPERATOR	**State:**	TX
First Name:		**Zip Code:**	78222
Company Last Name:	THERMO FLUIDS INC	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Country Name:**	UNITED STA
Building Address:		**Phone No:**	1-210-2412619
PO Box:		**Fax No:**	
City:	SAN ANTONIO	**Business Type:**	Corporation

Owner or Operator:	OWNER	**State:**	TX
First Name:		**Zip Code:**	78222
Company Last Name:	THERMO FLUIDS INC	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Country Name:**	UNITED STA
Building Address:		**Phone No:**	1-210-2412619
PO Box:		**Fax No:**	
City:	SAN ANTONIO	**Business Type:**	Corporation

Contact Information

Last Name:		**City:**	SAN ANTONIO
First Name:		**State:**	TX
Job Title:		**Zip Code:**	78222
Contact Role:	OWNOPRCON	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Phone No:**	1-210-2412619
Building Name		**Fax No:**	
Address Line:			
PO Box Address Line:			

Last Name:	SAUCEDO	**City:**	SAN ANTONIO
First Name:	RICARDO	**State:**	TX
Job Title:	SR ENVIRONMENTAL COMPLIAN	**Zip Code:**	78222
Contact Role:	PRICONT	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Phone No:**	1-210-2412619
Building Name		**Fax No:**	
Address Line:			
PO Box Address Line:			

Waste Information

Unique Waste ID:	326163
Texas Waste Code:	0012219H
EPA Waste Form Code:	W206
Waste Code Status:	INACTIVE
Waste Code Status Change Dt:	Dec 09, 2019
Waste Description:	This waste stream is generated through the cleaning of used oil drums. It consis
Origin Code:	1
Source Code:	G07
Primary NAICS Code:	56292
On Site Treatment Mgmt Method:	
Off Site Flag:	

Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 344728
Texas Waste Code: 00149992
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Plant Trash-generated onsite and originating in facility offices laboratories an
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414512
Texas Waste Code: 41044891
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Petroleum Contaminated Solids and Debris saturated with oil to include: Floor Dr
Origin Code: 3
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414517
Texas Waste Code: 41092961
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Used Antifreeze for Recycle
Origin Code: 4
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 255926
Texas Waste Code: 00074891
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Non-hazardous contaminated soil derived from spills, leaks and emergency respons
Origin Code: 2
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 352825
Texas Waste Code: 00166031
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Wash rack Sludge derived from the internal cleaning of offsite tanks, frac tanks

Origin Code:	1
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt Method:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false
Unique Waste ID:	197619
Texas Waste Code:	00023912
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Dt:	
Waste Description:	non-hazardous dewatered wastewater pre-treatment plant sludge. Pending
Origin Code:	3
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt Method:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false
Unique Waste ID:	351407
Texas Waste Code:	00152961
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Dt:	Dec 09, 2019
Waste Description:	Used Antifreeze removed from equipment offsite. Stored onsite recycled offsite;
Origin Code:	4
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt Method:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false
Unique Waste ID:	197618
Texas Waste Code:	00013911
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Dt:	
Waste Description:	Tank Bottoms.non-hazardous oil tank bottom sludge. derived from oil tank cleanin
Origin Code:	1
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt Method:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false
Unique Waste ID:	255924
Texas Waste Code:	00053911
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Dt:	Dec 09, 2019
Waste Description:	Non-hazardous dewatered plant sludge(filter cake) derived from waste water treat
Origin Code:	1
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt Method:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID: 414510
Texas Waste Code: 41023911
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Filter Cake from Wastewater Treatment Process of Oily Water
Origin Code: 3
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 255848
Texas Waste Code: 00046031
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Tank bottom Sludge generated from oil tank cleaning operations. Per a notificati
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 255927
Texas Waste Code: 00084891
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Non-hazardous plant trash and debris saturated with oil to include:Aluminum cans
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 256146
Texas Waste Code: 00094891
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Non-Hazardous used floor dry contaminated with oil. Per a notification submitted
Origin Code: 2
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414516
Texas Waste Code: 41084091
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Multipurpose Grease from Industrial Maintenance Facilities
Origin Code: 4
Source Code:
Primary NAICS Code:

On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 335750
Texas Waste Code: 00113961
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: PCB contaminated oil derived from ship breaking activity.PCB Content is greater
Origin Code: 4
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 425734
Texas Waste Code: 41112052
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Status Change Dt: Jun 09, 2021
Waste Description: Oily Water treated under CWT Subcat B Permit. CBOD exceeds Discharge Parameters
Origin Code: 3
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 352826
Texas Waste Code: 00173081
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Oily crushed drums for Scrap Metal; Due to waste minimization, ingredient change
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414513
Texas Waste Code: 41059992
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Plant Trash as defined by TCEQ; Class 2; Non-Hazardous
Origin Code: 3
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 434103
Texas Waste Code: 41122051
EPA Waste Form Code:

Waste Code Status:	ACTIVE
Waste Code Status Change Dt:	Sep 02, 2022
Waste Description:	Oily-water generated from clean out of used oil tanks
Origin Code:	1
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt Method:	
Off Site Flag:	true
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	231132
Texas Waste Code:	00032051
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Dt:	
Waste Description:	Cleaning of sludge at bottom of used oil tank. Not recycled. First generated 01/
Origin Code:	1
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt Method:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	255925
Texas Waste Code:	00066031
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Dt:	Dec 09, 2019
Waste Description:	Non-hazardous pit sludge derived from frac tank, roll-off and tank washing and c
Origin Code:	1
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt Method:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	414511
Texas Waste Code:	41036031
EPA Waste Form Code:	
Waste Code Status:	ACTIVE
Waste Code Status Change Dt:	Dec 09, 2019
Waste Description:	Pit Sludge - Tank Bottoms, Truck Washouts, Filter Cleaning, OWS Cleanouts
Origin Code:	3
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt Method:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	256147
Texas Waste Code:	0010604H
EPA Waste Form Code:	W209
Waste Code Status:	INACTIVE
Waste Code Status Change Dt:	Dec 09, 2019
Waste Description:	This waste stream is a paint residue and sludge generated from painting and pain
Origin Code:	1
Source Code:	G61
Primary NAICS Code:	562920
On Site Treatment Mgmt Method:	
Off Site Flag:	

Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 352824
Texas Waste Code: 00132051
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Process Water is the waste water that is generated from the thermal treatment of
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 434104
Texas Waste Code: 41133191
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Status Change Dt: Sep 02, 2022
Waste Description: Sludge generated from clean out of used oil tanks
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag: true
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414518
Texas Waste Code: 41102031
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Dt: Oct 20, 2022
Waste Description: Used Parts Washer Solvent (Mineral Spirits); Due to change(s) in the product pro
Origin Code: 4
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414426
Texas Waste Code: 41012051
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Status Change Dt: Dec 03, 2019
Waste Description: High BOD Water that cannot be discharge under current CWT Permit
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt Method:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414514
Texas Waste Code: 41069022
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Status Change Dt: Dec 09, 2019
Waste Description: Supplemental Plant Trash as defined by TCEQ; Class 2; Non-Hazardous

Origin Code:	3
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt Method:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	414515
Texas Waste Code:	41073081
EPA Waste Form Code:	
Waste Code Status:	ACTIVE
Waste Code Status Change Dt:	Dec 09, 2019
Waste Description:	Oily Crushed Drums/Containers - Scrape Metal
Origin Code:	3
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt Method:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	448654
Texas Waste Code:	4114206H
EPA Waste Form Code:	W206
Waste Code Status:	ACTIVE
Waste Code Status Change Dt:	Aug 12, 2024
Waste Description:	USed oil that tested high for perc and is managed as hazardous waste 08-12-24- E
Origin Code:	4
Source Code:	G19
Primary NAICS Code:	424710
On Site Treatment Mgmt Method:	
Off Site Flag:	true
Radioactive Flag:	false
New Chemical Substance Flag:	false

Facility Information

Regulated Entity No:	RN102954658
EPA ID No:	TXR000051227
Facility Site Name:	THERMO FLUIDS
Facility Status:	ACTIVE
Physical Loc Address:	2203 TOWER
City:	ROBSTOWN
County:	NUECES
State:	TX
Zip Code:	78380
Country:	UNITED STATES
TCEQ Region No:	14
Latitude:	27.814
Longitude:	-97.648
Primary NAICS Code:	423930
Land Type:	PRIVATE
Physical Location Desc:	2203 TOWER RD ROBSTOWN TX
Regis Initial Notification:	Jan 08, 2002
Regis Last Amendment Dt:	Apr 11, 2025
Regis S Status Change D:	Jan 08, 2002
Report Through Steers:	true
Generator of Industrial Hazard:	true
Generator Type:	INDUS
Haz Waste Generator Category:	CESQG
Reverse Distributor of Hazardo:	false
Reverse Distributor Begin Dt:	
Reverse Distributor End Dt:	
Annual Waste Summary:	true

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Receiver of Industrial Hazardo:	true
Receiver Facility Category:	COMMERCIAL
Monthly Waste Receipt Sum:	true
Transporter of Industrial Haza:	true
Transports Waste for Hire:	true
Self Transports Waste:	true
Transports Industrial Class 1:	01
Transports Hazardous Waste:	04
Transfer Facility:	true
Healthcare Provider Facility:	false
Healthcare Opt in Date:	
Healthcare Withdraw Date:	
Recycler Facility:	false
Haz Waste Permit Status:	
Coordinates County Centroid:	
TCEQ Haz Waste Permit No:	
Industrial Waste Permit No:	
Municipal Waste Permit No:	

2	13 of22	E	0.36 / 1,888.93	74.96 / -1	THERMO FLUIDS 2203 TOWER ROBSTOWN TX 78380	IHW TRANSPORT

Solid Waste Registration No:	87155
Note:	Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/ Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf
Historical Documents:	ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

Owner/Operator Information

Owner or Operator:	OPERATOR	**State:**	TX
First Name:		**Zip Code:**	78222
Company Last Name:	THERMO FLUIDS INC	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Country Name:**	UNITED STA
Building Address:		**Phone No:**	1-210-2412619
PO Box:		**Fax No:**	
City:	SAN ANTONIO	**Business Type:**	Corporation

Owner or Operator:	OWNER	**State:**	TX
First Name:		**Zip Code:**	78222
Company Last Name:	THERMO FLUIDS INC	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Country Name:**	UNITED STA
Building Address:		**Phone No:**	1-210-2412619
PO Box:		**Fax No:**	
City:	SAN ANTONIO	**Business Type:**	Corporation

Contact Information

Last Name:		**City:**	SAN ANTONIO
First Name:		**State:**	TX
Job Title:		**Zip Code:**	78222
Contact Role:	OWNOPRCON	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Phone No:**	1-210-2412619
Building Name Add:		**Fax No:**	
PO Box :			

Last Name:	SAUCEDO	**City:**	SAN ANTONIO
First Name:	RICARDO	**State:**	TX
Job Title:	SR ENVIRONMENTAL COMPLIAN	**Zip Code:**	78222
Contact Role:	PRICONT	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Phone No:**	1-210-2412619

Building Name Add: ***Fax No:***
PO Box :

Waste Information

Unique Waste ID: 255924
Texas Waste Code: 00053911
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Date: Dec 09, 2019
Waste Description: Non-hazardous dewatered plant sludge(filter cake) derived from waste water treat
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 255927
Texas Waste Code: 00084891
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Date: Dec 09, 2019
Waste Description: Non-hazardous plant trash and debris saturated with oil to include:Aluminum cans
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 231132
Texas Waste Code: 00032051
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Date:
Waste Description: Cleaning of sludge at bottom of used oil tank. Not recycled. First generated 01/
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 344728
Texas Waste Code: 00149992
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Date: Dec 09, 2019
Waste Description: Plant Trash-generated onsite and originating in facility offices laboratories an
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 256146
Texas Waste Code: 00094891
EPA Waste Form Code:

Waste Code Status:	INACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	Non-Hazardous used floor dry contaminated with oil. Per a notification submitted
Origin Code:	2
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	414514
Texas Waste Code:	41069022
EPA Waste Form Code:	
Waste Code Status:	ACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	Supplemental Plant Trash as defined by TCEQ; Class 2; Non-Hazardous
Origin Code:	3
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	256147
Texas Waste Code:	0010604H
EPA Waste Form Code:	W209
Waste Code Status:	INACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	This waste stream is a paint residue and sludge generated from painting and pain
Origin Code:	1
Source Code:	G61
Primary NAICS Code:	562920
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	352825
Texas Waste Code:	00166031
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	Wash rack Sludge derived from the internal cleaning of offsite tanks, frac tanks
Origin Code:	1
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	351407
Texas Waste Code:	00152961
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	Used Antifreeze removed from equipment offsite. Stored onsite recycled offsite;
Origin Code:	4
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	

Radioactive Flag:	false
New Chemical Substance Flag:	false
Unique Waste ID:	434103
Texas Waste Code:	41122051
EPA Waste Form Code:	
Waste Code Status:	ACTIVE
Waste Code Status Change Date:	Sep 02, 2022
Waste Description:	Oily-water generated from clean out of used oil tanks
Origin Code:	1
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	true
Radioactive Flag:	false
New Chemical Substance Flag:	false
Unique Waste ID:	448654
Texas Waste Code:	4114206H
EPA Waste Form Code:	W206
Waste Code Status:	ACTIVE
Waste Code Status Change Date:	Aug 12, 2024
Waste Description:	USed oil that tested high for perc and is managed as hazardous waste 08-12-24- E
Origin Code:	4
Source Code:	G19
Primary NAICS Code:	424710
On Site Treatment Mgmt M:	
Off Site Flag:	true
Radioactive Flag:	false
New Chemical Substance Flag:	false
Unique Waste ID:	414426
Texas Waste Code:	41012051
EPA Waste Form Code:	
Waste Code Status:	ACTIVE
Waste Code Status Change Date:	Dec 03, 2019
Waste Description:	High BOD Water that cannot be discharge under current CWT Permit
Origin Code:	1
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false
Unique Waste ID:	414510
Texas Waste Code:	41023911
EPA Waste Form Code:	
Waste Code Status:	ACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	Filter Cake from Wastewater Treatment Process of Oily Water
Origin Code:	3
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false
Unique Waste ID:	425734
Texas Waste Code:	41112052
EPA Waste Form Code:	
Waste Code Status:	ACTIVE
Waste Code Status Change Date:	Jun 09, 2021

Waste Description:	Oily Water treated under CWT Subcat B Permit. CBOD exceeds Discharge Parameters
Origin Code:	3
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	352826
Texas Waste Code:	00173081
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	Oily crushed drums for Scrap Metal; Due to waste minimization, ingredient change
Origin Code:	1
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	335750
Texas Waste Code:	00113961
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	PCB contaminated oil derived from ship breaking activity.PCB Content is greater
Origin Code:	4
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	414511
Texas Waste Code:	41036031
EPA Waste Form Code:	
Waste Code Status:	ACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	Pit Sludge - Tank Bottoms, Truck Washouts, Filter Cleaning, OWS Cleanouts
Origin Code:	3
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	197619
Texas Waste Code:	00023912
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Date:	
Waste Description:	non-hazardous dewatered wastewater pre-treatment plant sludge. Pending
Origin Code:	3
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	197618
Texas Waste Code:	00013911
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Date:	
Waste Description:	Tank Bottoms.non-hazardous oil tank bottom sludge. derived from oil tank cleanin
Origin Code:	1
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	326163
Texas Waste Code:	0012219H
EPA Waste Form Code:	W206
Waste Code Status:	INACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	This waste stream is generated through the cleaning of used oil drums. It consis
Origin Code:	1
Source Code:	G07
Primary NAICS Code:	56292
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	255926
Texas Waste Code:	00074891
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	Non-hazardous contaminated soil derived from spills, leaks and emergency respons
Origin Code:	2
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	414517
Texas Waste Code:	41092961
EPA Waste Form Code:	
Waste Code Status:	ACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	Used Antifreeze for Recycle
Origin Code:	4
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	414513
Texas Waste Code:	41059992
EPA Waste Form Code:	
Waste Code Status:	ACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	Plant Trash as defined by TCEQ; Class 2; Non-Hazardous
Origin Code:	3
Source Code:	

Primary NAICS Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414516
Texas Waste Code: 41084091
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Status Change Date: Dec 09, 2019
Waste Description: Multipurpose Grease from Industrial Maintenance Facilities
Origin Code: 4
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414512
Texas Waste Code: 41044891
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Status Change Date: Dec 09, 2019
Waste Description: Petroleum Contaminated Solids and Debris saturated with oil to include: Floor Dr
Origin Code: 3
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 434104
Texas Waste Code: 41133191
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Status Change Date: Sep 02, 2022
Waste Description: Sludge generated from clean out of used oil tanks
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt M:
Off Site Flag: true
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 255848
Texas Waste Code: 00046031
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Date: Dec 09, 2019
Waste Description: Tank bottom Sludge generated from oil tank cleaning operations. Per a notificati
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414515
Texas Waste Code: 41073081
EPA Waste Form Code:

Waste Code Status:	ACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	Oily Crushed Drums/Containers - Scrape Metal
Origin Code:	3
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	255925
Texas Waste Code:	00066031
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	Non-hazardous pit sludge derived from frac tank, roll-off and tank washing and c
Origin Code:	1
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	352824
Texas Waste Code:	00132051
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Date:	Dec 09, 2019
Waste Description:	Process Water is the waste water that is generated from the thermal treatment of
Origin Code:	1
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Unique Waste ID:	414518
Texas Waste Code:	41102031
EPA Waste Form Code:	
Waste Code Status:	INACTIVE
Waste Code Status Change Date:	Oct 20, 2022
Waste Description:	Used Parts Washer Solvent (Mineral Spirits); Due to change(s) in the product pro
Origin Code:	4
Source Code:	
Primary NAICS Code:	
On Site Treatment Mgmt M:	
Off Site Flag:	
Radioactive Flag:	false
New Chemical Substance Flag:	false

Facility Information

Regulated Entity No:	RN102954658	***State:***	TX
EPA ID No:	TXR000051227	***Zip Code:***	78380
Facility Site Name:	THERMO FLUIDS	***TCEQ Region No:***	14
Facility Status:	ACTIVE	***Latitude:***	27.814
Physical Location Address:	2203 TOWER	***Longitude:***	-97.648
City:	ROBSTOWN	***Land Type:***	PRIVATE
County:	NUECES		
Country:	UNITED STATES		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Primary NAICS Code:	423930
Physical Location Description:	2203 TOWER RD ROBSTOWN TX
Regis Initial Notificat:	Jan 08, 2002
Regis Last Amendment Dt:	Apr 11, 2025
Regis S Status Change D:	Jan 08, 2002
Report Through Steers:	true
Generator of Industrial Hazard:	true
Generator Type:	INDUS
Haz Waste Gen Cate:	CESQG
Reverse Distributor of Hazardo:	false
Reverse Distributor Begin Date:	
Reverse Distributor End Date:	
Annual Waste Summary:	true
Receiver of Industrial Hazardo:	true
Receiver Facility Category:	COMMERCIAL
Monthly Waste Receipt Sum:	true
Transporter of Industrial Haza:	true
Transports Waste for Hire:	true
Self Transports Waste:	true
Transports Industrial Class 1:	01
Transports Hazardous Waste:	04
Transfer Facility:	true
Healthcare Provider Facility:	false
Healthcare Opt in Date:	
Healthcare Withdraw Date:	
Recycler Facility:	false
Haz Waste Permit Status:	
Coordinates County Centroid:	
TCEQ Haz Waste Permit Nu:	
Industrial Waste Permit No:	
Municipal Waste Permit No:	

2	14 of22	E	0.36 / 1,888.93	74.96 / -1	**Midstate Environmental Services Robstown** **2203 Tower Rd.** **Robstown TX 78380**	TIER 2

Facility Record ID:	FATR20117RD0EW02KPU5	**Latitude:**	
Report Year:	2011	**Longitude:**	
Fac Fire District:		**Lat/long Method:**	A1 - Address Matching (House Number)
No of Employees:	33		
Facility:			
Facility Name:	Midstate Environmental Services Robstown		
Failed Validation:			
Fac Country:	USA		
Fac County:	Nueces		
Lat/Long Loc Des:			
Submitted by:	Oscar Barela		
F Notes:			

Chemicals in Inventory (2011 Part 1)

CICAS:		**Days on Site:**	365
Entered Chem Name:	9320 Coagulate	**Gas:**	
Ave Amount Code:	03	**Liquid:**	T
Ave Amount:		**Mixture:**	T
Max Amount:		**Pressure:**	
Max Amount Code:	03	**Pure:**	
Max Amt Container:	3336	**Solid:**	

Chemicals in Inventory (2011 Part 1)

CICAS:		**Days on Site:**	365
Entered Chem Name:	SODIUM HYDROXIDE, [LIQUID]	**Gas:**	
Ave Amount Code:	04	**Liquid:**	T

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Ave Amount:		**Mixture:**	T
Max Amount:		**Pressure:**	
Max Amount Code:	04	**Pure:**	
Max Amt Container:	37530	**Solid:**	

Chemicals in Inventory (2011 Part 1)

CICAS:		**Days on Site:**	365
Entered Chem Name:	Waste Water	**Gas:**	
Ave Amount Code:	08	**Liquid:**	T
Ave Amount:		**Mixture:**	T
Max Amount:		**Pressure:**	
Max Amount Code:	09	**Pure:**	
Max Amt Container:		**Solid:**	

Chemicals in Inventory (2011 Part 1)

CICAS:		**Days on Site:**	365
Entered Chem Name:	Sodium Aluminate	**Gas:**	
Ave Amount Code:	04	**Liquid:**	T
Ave Amount:		**Mixture:**	
Max Amount:		**Pressure:**	
Max Amount Code:	04	**Pure:**	T
Max Amt Container:	11676	**Solid:**	

Chemicals in Inventory (2011 Part 1)

CICAS:		**Days on Site:**	365
Entered Chem Name:	Used Oil	**Gas:**	
Ave Amount Code:	08	**Liquid:**	T
Ave Amount:		**Mixture:**	T
Max Amount:		**Pressure:**	
Max Amount Code:	09	**Pure:**	
Max Amt Container:		**Solid:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	15 of22	E	0.36 / 1,888.93	74.96 / -1	**Midstate Environmental Services** **2203 Tower Rd.** **Robstown TX 78380**	TIER 2

Facility Record ID:	FATR20086DKU76002UPH	**Latitude:**	
Report Year:	2008	**Longitude:**	
Fac Fire District:	Robstown	**Lat/long Method:**	
No of Employees:	25		
Facility:			
Facility Name:	Midstate Environmental Services		
Failed Validation:			
Fac Country:	USA		
Fac County:	Nueces		
Lat/Long Loc Des:			
Submitted by:	Donald Burks		
F Notes:			

Chemicals in Inventory (2008)

CICAS:		**Days on Site:**	365
Entered Chem Name:	BATTERIES 12 volt	**Gas:**	
Ave Amount Code:	02	**Liquid:**	
Ave Amount:	100	**Mixture:**	
Max Amount:	200	**Pressure:**	
Max Amount Code:	02	**Pure:**	T
Max Amt Container:	200	**Solid:**	T

Chemicals in Inventory (2008)

CICAS:		***Days on Site:***	365
Entered Chem Name:	ACETYLENE	***Gas:***	T
Ave Amount Code:	02	***Liquid:***	
Ave Amount:	100	***Mixture:***	
Max Amount:	100	***Pressure:***	T
Max Amount Code:	02	***Pure:***	T
Max Amt Container:	100	***Solid:***	

Chemicals in Inventory (2008)

CICAS:		***Days on Site:***	365
Entered Chem Name:	OIL, [MOTOR] Transmission	***Gas:***	
Ave Amount Code:	03	***Liquid:***	T
Ave Amount:	4000	***Mixture:***	
Max Amount:	4000	***Pressure:***	
Max Amount Code:	03	***Pure:***	T
Max Amt Container:	4000	***Solid:***	

Chemicals in Inventory (2008)

CICAS:		***Days on Site:***	365
Entered Chem Name:	OXYGEN	***Gas:***	T
Ave Amount Code:	03	***Liquid:***	
Ave Amount:	3000	***Mixture:***	
Max Amount:	6000	***Pressure:***	
Max Amount Code:	03	***Pure:***	T
Max Amt Container:	2000	***Solid:***	

Chemicals in Inventory (2008)

CICAS:	1310-73-2	***Days on Site:***	365
Entered Chem Name:	SODIUM HYDROXIDE SOLUTION	***Gas:***	
Ave Amount Code:	04	***Liquid:***	T
Ave Amount:	22,000	***Mixture:***	T
Max Amount:	44,000	***Pressure:***	
Max Amount Code:	04	***Pure:***	
Max Amt Container:	44,000	***Solid:***	

Chemicals in Inventory (2008)

CICAS:		***Days on Site:***	365
Entered Chem Name:	GASOLINES: AUTOMOTIVE (<4.23G LEAD/GAL)	***Gas:***	
Ave Amount Code:	01	***Liquid:***	T
Ave Amount:	80	***Mixture:***	
Max Amount:	80	***Pressure:***	
Max Amount Code:	01	***Pure:***	T
Max Amt Container:	80	***Solid:***	

Chemicals in Inventory (2008)

CICAS:		***Days on Site:***	365
Entered Chem Name:	MOTOR OIL	***Gas:***	
Ave Amount Code:	03	***Liquid:***	T
Ave Amount:	4170	***Mixture:***	
Max Amount:	4170	***Pressure:***	
Max Amount Code:	03	***Pure:***	T
Max Amt Container:	4170	***Solid:***	

Chemicals in Inventory (2008)

CICAS:	7664-93-9	**Days on Site:**	365
Entered Chem Name:	SULFURIC ACID	**Gas:**	
Ave Amount Code:	03	**Liquid:**	T
Ave Amount:	1500	**Mixture:**	
Max Amount:	5052	**Pressure:**	
Max Amount Code:	03	**Pure:**	T
Max Amt Container:	5052	**Solid:**	

Chemicals in Inventory (2008)

CICAS:		**Days on Site:**	365
Entered Chem Name:	PAINT 10 oz cans	**Gas:**	
Ave Amount Code:	01	**Liquid:**	T
Ave Amount:	20	**Mixture:**	
Max Amount:	48	**Pressure:**	
Max Amount Code:	01	**Pure:**	T
Max Amt Container:	48	**Solid:**	

Chemicals in Inventory (2008)

CICAS:		**Days on Site:**	365
Entered Chem Name:	DIESEL FUEL	**Gas:**	
Ave Amount Code:	04	**Liquid:**	T
Ave Amount:	40000	**Mixture:**	
Max Amount:	66,000	**Pressure:**	
Max Amount Code:	04	**Pure:**	T
Max Amt Container:	66000	**Solid:**	

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2 | ***16 of22*** | ***E*** | ***0.36 / 1,888.93*** | ***74.96 / -1*** | ***Midstate Environmental Services Robstown 2203 Tower Rd. Robstown TX 78380*** | ***TIER 2***

Facility Record ID:	FATR20107RD0EW02KPU5	**Latitude:**	
Report Year:	2010	**Longitude:**	
Fac Fire District:		**Lat/long Method:**	A1 - Address Matching (House Number)
No of Employees:	33		
Facility:			
Facility Name:	Midstate Environmental Services Robstown		
Failed Validation:			
Fac Country:	USA		
Fac County:	Nueces		
Lat/Long Loc Des:			
Submitted by:	Oscar Barela		
F Notes:			

Chemicals in Inventory (2010)

CICAS:		**Days on Site:**	365
Entered Chem Name:	Waste Water	**Gas:**	
Ave Amount Code:	08	**Liquid:**	T
Ave Amount:		**Mixture:**	T
Max Amount:		**Pressure:**	
Max Amount Code:	09	**Pure:**	
Max Amt Container:		**Solid:**	

Chemicals in Inventory (2010)

CICAS:		**Days on Site:**	365
Entered Chem Name:	Used Oil	**Gas:**	
Ave Amount Code:	08	**Liquid:**	T
Ave Amount:		**Mixture:**	T

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Max Amount:				**Pressure:**		
Max Amount Code:	09			**Pure:**		
Max Amt Container:				**Solid:**		
2	17 of22	E	0.36 / 1,888.93	74.96 / -1	THERMO FLUIDS 2203 TOWER ROBSTOWN TX 78380	IHW RECEIVER

Solid Waste Registration No: 87155

Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/
Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf

Historical Documents: ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

Owner/Operator Information

Owner or Operator:	OPERATOR	**State:**	TX
First Name:		**Zip Code:**	78222
Company Last Name:	THERMO FLUIDS INC	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Country Name:**	UNITED STA
Building Address:		**Phone No:**	1-210-2412619
PO Box:		**Fax No:**	
City:	SAN ANTONIO	**Business Type:**	Corporation
Owner or Operator:	OWNER	**State:**	TX
First Name:		**Zip Code:**	78222
Company Last Name:	THERMO FLUIDS INC	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Country Name:**	UNITED STA
Building Address:		**Phone No:**	1-210-2412619
PO Box:		**Fax No:**	
City:	SAN ANTONIO	**Business Type:**	Corporation

Contact information

Last Name:		**City:**	SAN ANTONIO
First Name:		**State:**	TX
Job Title:		**Zip Code:**	78222
Contact Role:	OWNOPRCON	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Phone No:**	1-210-2412619
Building Name Add:		**Fax No:**	
PO Box:			
Last Name:	SAUCEDO	**City:**	SAN ANTONIO
First Name:	RICARDO	**State:**	TX
Job Title:	SR ENVIRONMENTAL COMPLIAN	**Zip Code:**	78222
Contact Role:	PRICONT	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Phone No:**	1-210-2412619
Building Name Add:		**Fax No:**	
PO Box:			

Waste Information

Unique Waste ID:	256147
Texas Waste Code:	0010604H
EPA Waste Form Code:	W209
Waste Code Status:	INACTIVE
Waste Code Stat Change Dt:	Dec 09, 2019
Waste Description:	This waste stream is a paint residue and sludge generated from painting and pain
Origin Code:	1
Source Code:	G61
Primary Naics Code:	562920

On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 434104
Texas Waste Code: 41133191
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Stat Change Dt: Sep 02, 2022
Waste Description: Sludge generated from clean out of used oil tanks
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag: true
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414426
Texas Waste Code: 41012051
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Stat Change Dt: Dec 03, 2019
Waste Description: High BOD Water that cannot be discharge under current CWT Permit
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414511
Texas Waste Code: 41036031
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Pit Sludge - Tank Bottoms, Truck Washouts, Filter Cleaning, OWS Cleanouts
Origin Code: 3
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 255924
Texas Waste Code: 00053911
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Non-hazardous dewatered plant sludge(filter cake) derived from waste water treat
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 335750
Texas Waste Code: 00113961
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: PCB contaminated oil derived from ship breaking activity.PCB Content is greater
Origin Code: 4
Source Code:

Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 255925
Texas Waste Code: 00066031
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Non-hazardous pit sludge derived from frac tank, roll-off and tank washing and c
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414516
Texas Waste Code: 41084091
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Multipurpose Grease from Industrial Maintenance Facilities
Origin Code: 4
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 352826
Texas Waste Code: 00173081
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Oily crushed drums for Scrap Metal; Due to waste minimization, ingredient change
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 425734
Texas Waste Code: 41112052
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Stat Change Dt: Jun 09, 2021
Waste Description: Oily Water treated under CWT Subcat B Permit. CBOD exceeds Discharge Parameters
Origin Code: 3
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414514
Texas Waste Code: 41069022
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Supplemental Plant Trash as defined by TCEQ; Class 2; Non-Hazardous
Origin Code: 3

Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 352825
Texas Waste Code: 00166031
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Wash rack Sludge derived from the internal cleaning of offsite tanks, frac tanks
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 255926
Texas Waste Code: 00074891
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Non-hazardous contaminated soil derived from spills, leaks and emergency respons
Origin Code: 2
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 351407
Texas Waste Code: 00152961
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Used Antifreeze removed from equipment offsite. Stored onsite recycled offsite;
Origin Code: 4
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 197618
Texas Waste Code: 00013911
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt:
Waste Description: Tank Bottoms.non-hazardous oil tank bottom sludge. derived from oil tank cleanin
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 256146
Texas Waste Code: 00094891
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Non-Hazardous used floor dry contaminated with oil. Per a notification submitted

Origin Code: 2
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 344728
Texas Waste Code: 00149992
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Plant Trash-generated onsite and originating in facility offices laboratories an
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 434103
Texas Waste Code: 41122051
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Stat Change Dt: Sep 02, 2022
Waste Description: Oily-water generated from clean out of used oil tanks
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag: true
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 448654
Texas Waste Code: 4114206H
EPA Waste Form Code: W206
Waste Code Status: ACTIVE
Waste Code Stat Change Dt: Aug 12, 2024
Waste Description: USed oil that tested high for perc and is managed as hazardous waste 08-12-24- E
Origin Code: 4
Source Code: G19
Primary Naics Code: 424710
On Site Treatment Mgmt M:
Off Site Flag: true
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414513
Texas Waste Code: 41059992
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Plant Trash as defined by TCEQ; Class 2; Non-Hazardous
Origin Code: 3
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414517
Texas Waste Code: 41092961
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Stat Change Dt: Dec 09, 2019

Waste Description: Used Antifreeze for Recycle
Origin Code: 4
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 326163
Texas Waste Code: 0012219H
EPA Waste Form Code: W206
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: This waste stream is generated through the cleaning of used oil drums. It consis
Origin Code: 1
Source Code: G07
Primary Naics Code: 56292
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414512
Texas Waste Code: 41044891
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Petroleum Contaminated Solids and Debris saturated with oil to include: Floor Dr
Origin Code: 3
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 255848
Texas Waste Code: 00046031
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Tank bottom Sludge generated from oil tank cleaning operations. Per a notificati
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 255927
Texas Waste Code: 00084891
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Non-hazardous plant trash and debris saturated with oil to include:Aluminum cans
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414515
Texas Waste Code: 41073081
EPA Waste Form Code:
Waste Code Status: ACTIVE

Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Oily Crushed Drums/Containers - Scrape Metal
Origin Code: 3
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414510
Texas Waste Code: 41023911
EPA Waste Form Code:
Waste Code Status: ACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Filter Cake from Wastewater Treatment Process of Oily Water
Origin Code: 3
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 414518
Texas Waste Code: 41102031
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Oct 20, 2022
Waste Description: Used Parts Washer Solvent (Mineral Spirits); Due to change(s) in the product pro
Origin Code: 4
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 197619
Texas Waste Code: 00023912
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt:
Waste Description: non-hazardous dewatered wastewater pre-treatment plant sludge. Pending
Origin Code: 3
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 231132
Texas Waste Code: 00032051
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt:
Waste Description: Cleaning of sludge at bottom of used oil tank. Not recycled. First generated 01/
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 352824
Texas Waste Code: 00132051
EPA Waste Form Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: Process Water is the waste water that is generated from the thermal treatment of
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Facility Information

Reg Entity No: RN102954658
EPA ID No: TXR000051227
Facility Site Name: THERMO FLUIDS
Facility Status: ACTIVE
Phy Loc Address: 2203 TOWER
City: ROBSTOWN
County: NUECES
State: TX
Zip Code: 78380
Country: UNITED STATES
TCEQ Region No: 14
Latitude: 27.814
Longitude: -97.648
Primary NAICS Code: 423930
Land Type: PRIVATE
Physical Location Description: 2203 TOWER RD ROBSTOWN TX
Regis Initial Noti: Jan 08, 2002
Regis Last Amendment Dt: Apr 11, 2025
Regis S Status Change D: Jan 08, 2002
Report Through Steers: true
Generator of Industrial Hazard: true
Generator Type: INDUS
Haz Waste Gen Cate: CESQG
Reverse Distributor of Hazardo: false
Reverse Distributor Begin Date:
Reverse Distributor End Date:
Annual Waste Summary: true
Receiver of Industrial Hazardo: true
Receiver Facility Category: COMMERCIAL
Monthly Waste Receipt Sum: true
Transporter of Industrial Haza: true
Transports Waste for Hire: true
Self Transports Waste: true
Transports Industrial Class 1: 01
Transports Hazardous Waste: 04
Transfer Facility: true
Healthcare Provider Facility: false
Healthcare Opt in Date:
Healthcare Withdraw Date:
Recycler Facility: false
Haz Waste Permit Status:
Coordinates County Centroid:
TCEQ Haz Waste Permit No:
Indus Waste Permit No:
Mun Waste Permit No:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	18 of22	E	0.36 / 1,888.93	74.96 / -1	SAFETY-KLEEN SYSTEMS 2203 TOWER STE A ROBSTOWN TX 78380	IHW RECEIVER

Solid Waste Registration No: 98412
Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/
Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf
Historical Documents: ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

Owner/Operator Information

Owner or Operator:	OWNER	***State:***	TX
First Name:		***Zip Code:***	78222
Company Last Name:	SAFETY-KLEEN SYSTEMS INC	***Zip Code Ext:***	2209
Mailing Address:	5243 SINCLAIR RD	***Country Name:***	UNITED STA
Building Address:		***Phone No:***	1-210-2412619
PO Box:		***Fax No:***	
City:	SAN ANTONIO	***Business Type:***	Corporation

Owner or Operator:	OPERATOR	***State:***	TX
First Name:		***Zip Code:***	78222
Company Last Name:	SAFETY-KLEEN SYSTEMS INC	***Zip Code Ext:***	2209
Mailing Address:	5243 SINCLAIR RD	***Country Name:***	UNITED STA
Building Address:		***Phone No:***	1-210-2412619
PO Box:		***Fax No:***	
City:	SAN ANTONIO	***Business Type:***	Corporation

Contact information

Last Name:	SAUCEDO	***City:***	SAN ANTONIO
First Name:	RICARDO	***State:***	TX
Job Title:	ENVIRONMENTAL COMPLIANCE	***Zip Code:***	78222
Contact Role:	OWNOPRCON	***Zip Code Ext:***	2209
Mailing Address:	5243 SINCLAIR RD	***Phone No:***	1-210-2412619
Building Name Add:		***Fax No:***	
PO Box:			

Last Name:	SAUCEDO	***City:***	SAN ANTONIO
First Name:	RICARDO	***State:***	TX
Job Title:	ENVIRONMENTAL COMPLIANCE	***Zip Code:***	78222
Contact Role:	PRICONT	***Zip Code Ext:***	2209
Mailing Address:	5243 SINCLAIR RD	***Phone No:***	1-210-2412619
Building Name Add:		***Fax No:***	
PO Box:			

Waste Information

Unique Waste ID:	436472
Texas Waste Code:	0001319H
EPA Waste Form Code:	W319
Waste Code Status:	ACTIVE
Waste Code Stat Change Dt:	
Waste Description:	SOLID DEBRIS (RAGS, LABELS, PPE) FROM BRANCH ACTIVITIES
Origin Code:	1
Source Code:	G09
Primary Naics Code:	562112
On Site Treatment Mgmt M:	
Off Site Flag:	true
Radioactive Flag:	true
New Chemical Substance Flag:	false

Facility Information

Reg Entity No:	RN111655866	***Zip Code:***	78380
EPA ID No:	TXR000086217	***Country:***	UNITED STATES
Facility Site Name:	SAFETY-KLEEN SYSTEMS	***TCEQ Region No:***	14
Facility Status:	ACTIVE	***Latitude:***	27.814
Phy Loc Address:	2203 TOWER STE A	***Longitude:***	-97.648
City:	ROBSTOWN	***Primary NAICS Code:***	562112
County:	NUECES	***Land Type:***	PRIVATE
State:	TX		
Physical Location Description:			
Regis Initial Noti:	Jan 19, 2023		
Regis Last Amendment Dt:	Apr 11, 2025		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Regis S Status Change D:	Jan 19, 2023
Report Through Steers:	false
Generator of Industrial Hazard:	true
Generator Type:	INDUS
Haz Waste Gen Cate:	CESQG
Reverse Distributor of Hazardo:	false
Reverse Distributor Begin Date:	
Reverse Distributor End Date:	
Annual Waste Summary:	true
Receiver of Industrial Hazardo:	false
Receiver Facility Category:	
Monthly Waste Receipt Sum:	false
Transporter of Industrial Haza:	false
Transports Waste for Hire:	false
Self Transports Waste:	false
Transports Industrial Class 1:	
Transports Hazardous Waste:	
Transfer Facility:	true
Healthcare Provider Facility:	false
Healthcare Opt in Date:	
Healthcare Withdraw Date:	
Recycler Facility:	false
Haz Waste Permit Status:	
Coordinates County Centroid:	
TCEQ Haz Waste Permit No:	
Indus Waste Permit No:	
Mun Waste Permit No:	

2	19 of22	E	0.36 / 1,888.93	74.96 / -1	**SAFETY-KLEEN SYSTEMS** **2203 TOWER STE A** **ROBSTOWN TX 78380**	**IHW GENERATOR**

Solid Waste Registration No:	98412
Note:	Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/ Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf
Historical Documents:	ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

Owner/Operator Information

Owner or Operator:	OWNER	**State:**	TX
First Name:		**Zip Code:**	78222
Company Last Name:	SAFETY-KLEEN SYSTEMS INC	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Country Name:**	UNITED STA
Building Address:		**Phone No:**	1-210-2412619
PO Box:		**Fax No:**	
City:	SAN ANTONIO	**Business Type:**	Corporation
Owner or Operator:	OPERATOR	**State:**	TX
First Name:		**Zip Code:**	78222
Company Last Name:	SAFETY-KLEEN SYSTEMS INC	**Zip Code Ext:**	2209
Mailing Address:	5243 SINCLAIR RD	**Country Name:**	UNITED STA
Building Address:		**Phone No:**	1-210-2412619
PO Box:		**Fax No:**	
City:	SAN ANTONIO	**Business Type:**	Corporation

Contact Information

Last Name:	SAUCEDO	**City:**	SAN ANTONIO
First Name:	RICARDO	**State:**	TX
Job Title:	ENVIRONMENTAL COMPLIANCE	**Zip Code:**	78222
Contact Role:	OWNOPRCON	**Zip Code Ext:**	2209

Mailing Address:	5243 SINCLAIR RD	***Phone No:***	1-210-2412619
Building Name		***Fax No:***	
Address Line:			
PO Box Address Line:			
Last Name:	SAUCEDO	***City:***	SAN ANTONIO
First Name:	RICARDO	***State:***	TX
Job Title:	ENVIRONMENTAL COMPLIANCE	***Zip Code:***	78222
Contact Role:	PRICONT	***Zip Code Ext:***	2209
Mailing Address:	5243 SINCLAIR RD	***Phone No:***	1-210-2412619
Building Name		***Fax No:***	
Address Line:			
PO Box Address Line:			

Waste Information

Unique Waste ID:	436472
Texas Waste Code:	0001319H
EPA Waste Form Code:	W319
Waste Code Status:	ACTIVE
Waste Code Status Change Dt:	
Waste Description:	SOLID DEBRIS (RAGS, LABELS, PPE) FROM BRANCH ACTIVITIES
Origin Code:	1
Source Code:	G09
Primary NAICS Code:	562112
On Site Treatment Mgmt Method:	
Off Site Flag:	true
Radioactive Flag:	true
New Chemical Substance Flag:	false

Facility Information

Regulated Entity No:	RN111655866
EPA ID No:	TXR000086217
Facility Site Name:	SAFETY-KLEEN SYSTEMS
Facility Status:	ACTIVE
Physical Loc Address:	2203 TOWER STE A
City:	ROBSTOWN
County:	NUECES
State:	TX
Zip Code:	78380
Country:	UNITED STATES
TCEQ Region No:	14
Latitude:	27.814
Longitude:	-97.648
Primary NAICS Code:	562112
Land Type:	PRIVATE
Physical Location Desc:	
Regis Initial Notification:	Jan 19, 2023
Regis Last Amendment Dt:	Apr 11, 2025
Regis S Status Change D:	Jan 19, 2023
Report Through Steers:	false
Generator of Industrial Hazard:	true
Generator Type:	INDUS
Haz Waste Generator Category:	CESQG
Reverse Distributor of Hazardo:	false
Reverse Distributor Begin Dt:	
Reverse Distributor End Dt:	
Annual Waste Summary:	true
Receiver of Industrial Hazardo:	false
Receiver Facility Category:	
Monthly Waste Receipt Sum:	false
Transporter of Industrial Haza:	false
Transports Waste for Hire:	false
Self Transports Waste:	false
Transports Industrial Class 1:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Transports Hazardous Waste:	
Transfer Facility:	true
Healthcare Provider Facility:	false
Healthcare Opt in Date:	
Healthcare Withdraw Date:	
Recycler Facility:	false
Haz Waste Permit Status:	
Coordinates County Centroid:	
TCEQ Haz Waste Permit No:	
Industrial Waste Permit No:	
Municipal Waste Permit No:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	20 of22	E	0.36 / 1,888.93	74.96 / -1	SAFETY-KLEEN SYSTEMS ROBSTOWN TX	PFAS IND

Status:	Active	**Fac Fips Code:**	48355
Fac Indian Cntry Flg:	No	**Compliance Status:**	No Violation Identified
Fac Derived Huc:	12110202	**EPA Programs:**	CWA; RCRA
Fac Derived Wbd:	121102020101	**Federal Facility:**	No
Fac Derived Cd113:	27	**Federal Agency:**	-
Fac Derived Cb2010:	483550056011013	**Fac Snc Flg:**	No
Fac Informal Count:	0	**AIR Flag:**	No
Last Informal Action:	-	**NPDES Flag:**	Yes
Formal Action Count:	0	**SDWIS Flag:**	No
Last Formal Action:	-	**RCRAFlag:**	Yes
Fac Total Penalties:	0	**TRI Flag:**	No
Fac Penalty Count:	-	**GHG Flag:**	No
Date Last Penalty:	-	**TRI IDs:**	-
Last Penalty Amt:	0	**TRI Releases Trnsfrs:**	-
Fac Qtrs With Nc:	0	**TRI on Site Releases:**	-
Programs With Snc:	0	**TRI off Site Trnsfrs:**	-
Fac Percent Minority:	88.41	**TRI Reporter:**	-
Fac Pop Den:	558.96	**Fac Imp Water Flg:**	-
Count:	1	**Fac Major Flag:**	-
Fac County:	NUECES	**Fac Active Flag:**	Yes
State Other :		**Fac Inspection Count:**	0
Region:	06	**Date Last Inspection:**	-
Latitude:	27.81418	**Days Last Inspection:**	-
Longitude:	-97.648111		

Fac Derived Tribes:	-
AIR IDs:	-
CAA Permit Types:	-
CAA NAICS:	-
CAA SICS:	-
NPDES IDs:	TXRNECC19
CWA Permit Types:	Non-M
CWA NAICS:	-
CWA SICS:	4953
RCRA IDs:	TXR000086217
RCRA Permit Types:	VSQG
RCRA NAICS:	562112
SDWA IDs:	-
SDWA System Types:	-
SDWA Compliance Status:	-
SDWA Snc Flag:	No
Fac Collection Meth:	-
EJSCREEN Flag Us:	
EJSCREEN Report:	
ECHO Facility Report:	https://echo.epa.gov/detailed-facility-report?fid=110071404471

Industry: Waste Management

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	21 of22	E	0.36 / 1,888.93	74.96 / -1	SAFETY-KLEEN SYSTEMS 2203 TOWER STE A ROBSTOWN TX 78380-6112	RCRA VSQG

Handler ID:	TXR000086217
Generator Status:	VSG
Recycler Activity?:	NO
Recycler Activity Note:	This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2025, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer:	No	**Used Oil Transpor:**	No
Mixed Waste Gen:	No	**Used Oil Trans Fac:**	No
Transporter:	No	**Used Oil Processor:**	No
Transfer Facility:	Yes	**Used Oil Refiner:**	No
Recycler:	No	**Used Oil Burner:**	No
Onsite Burner Exem:	No	**Commercial TSD:**	No
Furnace Exemption:	No	**Recycl Nonstorage:**	No
Underground Injec:	No		
Used Oil Market Burner:	No		
Used Oil Spec Marketer:	No		

Additional Handler Summary Details

Source Type:	N	**NAIC 1:**	562112
Seq No:	3	**NAIC 2:**	
Non Notifier:		**NAIC 3:**	
Receive Date:	20230201	**NAIC 4:**	
Active Site:	H----	**State:**	TX
Land Type:	P	**Location Latitude:**	27.814124
In Handler Univ:	Y	**Location Longitude:**	-97.647787
In A Universe:	Y	**Loc GIS Primary:**	N
Gen Status:	VSG	**Loc GIS Origin:**	AG
Report Cycle:		**State District Owner:**	
Accessibility:		**State District:**	
Region:	06		

Fed Waste Gen Owner:	HQ
State Waste Generator Owner:	TX
State Waste Generator:	N
Short Term Generator:	N
Uni Waste:	Y
Universal Waste Dest Facility:	N
Federal Universal Waste:	Y
As Federally Regulated Tsdf:	------
As Converter Tsdf:	------
As State Regulated Tsdf:	------
As State Regulated Handler:	---
Federal Indicator:	---
Hsm:	N
Subpart K:	----
GPRA Permit:	N
GPRA Renewal:	N
Permit Renewal Wrkld:	------
Permwrk ID:	------
Perm Prog:	------
Pcwrkld:	------
Closwrkld:	------
GPRA Ca:	N
Cawrkld:	N
Subjca Tsd Discretion:	N
NCAPS:	N
EC Indicator:	N
Ca725 Indicator:	N
Ca750 Indicator:	N

Operating Tsdf:	------
Full Enforcement:	------
Snc:	N
Unaddressed Snc:	N
Addressed Snc:	N
Snc With Comp Sched:	N
Fa Required:	-----
Hhandler Last Change:	20230627
Recognized Trader Importer:	N
Recognized Trader Exporter:	N
Slab Importer:	N
Slab Exporter:	N
Manifest Broker:	N
Subpart P:	N
Contact Language:	EN
Handler Name:	SAFETY-KLEEN SYSTEMS
Location Street No:	2203
Location Street1:	TOWER STE A
Location Street2:	
Location City:	ROBSTOWN
Location State:	TX
Location Zip:	78380-6112
Location County Code:	TX355
Location County Name:	NUECES
Location Country:	
Contact Name:	RICARDO SAUCEDO
Contact Street No:	5243
Contact Street1:	SINCLAIR RD
Contact Street2:	
Contact City:	SAN ANTONIO
Contact State:	TX
Contact Zip:	78222-2209
Contact Country:	US
Contact Phone And Ext:	210-241-2619
Contact Fax:	
Contact Email Address:	
Contact Title:	
Owner Name:	SAFETY-KLEEN SYSTEMS INC
Owner Type:	P
Owner Seq:	1
Operator Name:	SAFETY-KLEEN SYSTEMS INC
Operator Type:	P
Operator Seq:	2
Public Notes:	

Hazardous Waste Handler Details

Seq No:	2
Receive Date:	20230201
Handler Name:	SAFETY-KLEEN SYSTEMS
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D004
Waste Code Desc:	ARSENIC
Waste Code:	D005
Waste Code Desc:	BARIUM
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007

Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D009
Waste Code Desc: MERCURY

Waste Code: D011
Waste Code Desc: SILVER

Waste Code: D018
Waste Code Desc: BENZENE

Waste Code: D019
Waste Code Desc: CARBON TETRACHLORIDE

Waste Code: D021
Waste Code Desc: CHLOROBENZENE

Waste Code: D022
Waste Code Desc: CHLOROFORM

Waste Code: D023
Waste Code Desc: O-CRESOL

Waste Code: D026
Waste Code Desc: CRESOL

Waste Code: D027
Waste Code Desc: 1,4-DICHLOROBENZENE

Waste Code: D028
Waste Code Desc: 1,2-DICHLOROETHANE

Waste Code: D029
Waste Code Desc: 1,1-DICHLOROETHYLENE

Waste Code: D030
Waste Code Desc: 2,4-DINITROTOLUENE

Waste Code: D032
Waste Code Desc: HEXACHLOROBENZENE

Waste Code: D033
Waste Code Desc: HEXACHLOROBUTADIENE

Waste Code: D034
Waste Code Desc: HEXACHLOROETHANE

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Waste Code: D037
Waste Code Desc: PENTACHLOROPHENOL

Waste Code: D038
Waste Code Desc: PYRIDINE

Waste Code: D039
Waste Code Desc: TETRACHLOROETHYLENE

Waste Code: D040
Waste Code Desc: TRICHLOROETHYLENE

Waste Code: D041
Waste Code Desc: 2,4,5-TRICHLOROPHENOL

Waste Code: D042

Waste Code Desc: 2,4,6-TRICHLOROPHENOL

Waste Code: D043
Waste Code Desc: VINYL CHLORIDE

Waste Code: F002
Waste Code Desc: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F003
Waste Code Desc: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005
Waste Code Desc: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Hazardous Waste Handler Details

Seq No: 3
Receive Date: 20230201
Handler Name: SAFETY-KLEEN SYSTEMS
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D004
Waste Code Desc: ARSENIC

Waste Code: D005
Waste Code Desc: BARIUM

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D009
Waste Code Desc: MERCURY

Waste Code: D011
Waste Code Desc: SILVER

Waste Code: D018
Waste Code Desc: BENZENE

Waste Code: D019
Waste Code Desc: CARBON TETRACHLORIDE

Waste Code: D021
Waste Code Desc: CHLOROBENZENE

Waste Code: D022
Waste Code Desc: CHLOROFORM

Waste Code: D023
Waste Code Desc: O-CRESOL

Waste Code: D026
Waste Code Desc: CRESOL

Waste Code: D027
Waste Code Desc: 1,4-DICHLOROBENZENE

Waste Code: D028
Waste Code Desc: 1,2-DICHLOROETHANE

Waste Code: D029
Waste Code Desc: 1,1-DICHLOROETHYLENE

Waste Code: D030
Waste Code Desc: 2,4-DINITROTOLUENE

Waste Code: D032
Waste Code Desc: HEXACHLOROBENZENE

Waste Code: D033
Waste Code Desc: HEXACHLOROBUTADIENE

Waste Code: D034
Waste Code Desc: HEXACHLOROETHANE

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Waste Code: D037
Waste Code Desc: PENTACHLOROPHENOL

Waste Code: D038
Waste Code Desc: PYRIDINE

Waste Code: D039
Waste Code Desc: TETRACHLOROETHYLENE

Waste Code: D040
Waste Code Desc: TRICHLOROETHYLENE

Waste Code: D041
Waste Code Desc: 2,4,5-TRICHLOROPHENOL

Waste Code: D042
Waste Code Desc: 2,4,6-TRICHLOROPHENOL

Waste Code: D043
Waste Code Desc: VINYL CHLORIDE

Waste Code: F002
Waste Code Desc: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Waste Code: F003
Waste Code Desc: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005
Waste Code Desc: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	5243 SINCLAIR RD
Name:	SAFETY-KLEEN SYSTEMS INC	**Street2:**	
Dt Became Current:	20230206	**City:**	SAN ANTONIO
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	78222-2209

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	5243 SINCLAIR RD
Name:	SAFETY-KLEEN SYSTEMS INC	**Street2:**	
Dt Became Current:	20230206	**City:**	SAN ANTONIO
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	78222-2209

Historical Handler Details

Receive Dt: 20230201
Generator Code Description: Very Small Quantity Generator
Handler Name: SAFETY-KLEEN SYSTEMS

2	22 of22	E	0.36 / 1,888.93	74.96 / -1	SAFETY-KLEEN SYSTEMS 2203 TOWER STE A ROBSTOWN TX 78380	SWF/LF

Historical Documents: ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

MSW - Active/Closed/Revoked

RN:	RN111655866	**Additional ID:**	40340
Program:	MSW	**County:**	NUECES
Legal Status:	ISSUED	**Latitude:**	27.81418
Status:	ACTIVE	**Longitude:**	-97.64811100000001
Legal Status Date:	10/24/2024	**Region:**	REGION 14 - CORPUS CHRISTI
Phys Site Status:	NOT CONSTRUCTED		
Physical Type:	Registered Medical Waste Transfer Station		
Site Name:	SAFETY-KLEEN SYSTEMS		
Phys Addr Line 1:	2203 TOWER STE A		
Phys Addr Line 2:			
Phys Addr State:	TX		
Phys Addr ZIP:	78380		
Phys Addr ZIP 4:	6112		
Phys Addr City:	ROBSTOWN		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Near Phys Loc:						
Near Phys Loc City:		ROBSTOWN				
Near Phy Loc State:		TX				
Near Phys Loc ZIP:		78380				
3	1 of4	ESE	0.41 / 2,142.15	74.67 / -1	HEADWATERS GROUP 3506 COUNTY ROAD 44 ROBSTOWN TX 78380	NOV

RN No: RN102546926
TCEQ Region:
Physical Location:
Address:
City:
Near City:
Regulated Entity Name (OD): HEADWATERS GROUP
Physical Location (OD): 3506 COUNTY ROAD 44
Physical City (OD): ROBSTOWN
Physical Zip (OD): 78380
County (OD): NUECES
Latitude (OD):
Longitude (OD):
Data Source: TCEQ NOV (Open Data List) (as of 2 Jul 2024)

State:
Zip Code:
Zip Plus 4:
Lat Dec Coord No:
Long Dec Coord No:

Open Data Details

Customer No:
Customer Name:
Business Type: GREASE TRANSFER STATION
Media:
Rule Citation:
Investigation No: 1803051
Investigation Approved Date: Apr 08, 2022
Notice of Violation ID: 790547072022096
Violation Track No:
Violation Status:
Notice of Violation Date: Apr 08, 2022
Violation Category:
Violation Allegation:
Violation Resolution:
Cat A Violation Tracking No:
Cat A Violation Citations:
Cat B Violation Tracking No: 806665; 806667
Cat B Violation Citations: 279.22(c); 279.22(d)
Cat C Violation Tracking No:
Cat C Violation Citations:
Total Violation Count: 2
Mailing Address:
Mailing City:
Mailing State:
Mailing Zip Code:
TCEQ Region: REGION 14 - CORPUS CHRISTI
Physical State: TX
Coordinates :
Coordinates Address Based:
Coordinates County Centroid : POINT (-97.75552438183594 27.730459858398437)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	2 of4	ESE	0.41 / 2,142.15	74.67 / -1	HEADWATERS GROUP 3506 COUNTY ROAD 44 NE CORNER OF CR 44 AND TOWER ST ROBSTOWN TX 78380	ORD

Docket No: 2004-1258-MLM-E
Reg Ent No: RN102546926
Customer No: CN601540404
TCEQ ID: 40093; NE0491P
Case No: 18549
Program: AQ; MSW

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Eff Dt:	02/05/2006	**Type :**	ADMINORDER
Status:	EFFECTIVE	**Penalty Assessed($):**	2200
Status Dt:	02/05/2006	**Penalty Deferred($):**	0
Dist Court No:		**Payable Amount($):**	1100
Resolution ID:	214497862004226	**Sep Offset($):**	1100
County:	NUECES		

Respondent Name: LIQUID ENVIRONMENTAL SOLUTIONS OF TEXAS LP
Reg Ent Name: HEADWATERS GROUP
Phys Loc Desc: NE CORNER OF CR 44 AND TOWER ST
Cost Amt:
CT Costs Amt:
Atty Fee in CT Order Amt:
Original Source: Administrative Orders Issued
Note: Docket documents can be downloaded from TCEQ's online search for Commission Issued Orders: https://www14.tceq.texas.gov/epic/CIO/

3	3 of4	ESE	0.41 / 2,142.15	74.67 / -1	**HEADWATERS GROUP** **3506 COUNTY ROAD 44** **ROBSTOWN TX 78380**	**IHW** **RECEIVER**

Solid Waste Registration No: 96510
Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/
Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf
Historical Documents: ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

Owner/Operator Information

Owner or Operator:	OPERATOR	**State:**	TX
First Name:		**Zip Code:**	78427
Company Last Name:	HEADWATERS GROUP INC	**Zip Code Ext:**	1197
Mailing Address:	PO BOX 271197	**Country Name:**	UNITED STA
Building Address:		**Phone No:**	1-361-2882400 x3
PO Box:		**Fax No:**	1-361-3338082
City:	CORPUS CHRISTI	**Business Type:**	Corporation

Owner or Operator:	OWNER	**State:**	TX
First Name:		**Zip Code:**	78427
Company Last Name:	HEADWATERS GROUP INC	**Zip Code Ext:**	1197
Mailing Address:	PO BOX 271197	**Country Name:**	UNITED STA
Building Address:		**Phone No:**	1-361-2882400 x3
PO Box:		**Fax No:**	1-361-3338082
City:	CORPUS CHRISTI	**Business Type:**	Corporation

Contact information

Last Name:		**City:**	CORPUS CHRISTI
First Name:		**State:**	TX
Job Title:		**Zip Code:**	78427
Contact Role:	OWNOPRCON	**Zip Code Ext:**	1197
Mailing Address:	PO BOX 271197	**Phone No:**	1-361-2882400 x3
Building Name Add:		**Fax No:**	1-361-3338082
PO Box:			

Last Name:	WARE	**City:**	CORPUS CHRISTI
First Name:	GERREN	**State:**	TX
Job Title:	PRESIDENT	**Zip Code:**	78427
Contact Role:	PRICONT	**Zip Code Ext:**	1197
Mailing Address:	PO BOX 271197	**Phone No:**	1-361-2882400
Building Name Add:		**Fax No:**	1-361-3338082
PO Box:			

Waste Information

Unique Waste ID: 401381
Texas Waste Code: 00056031
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Feb 29, 2024
Waste Description: Filter cake from filter press.; Due to change(s) in the product produced, this w
Origin Code: 5
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 404461
Texas Waste Code: 0007205H
EPA Waste Form Code: W205
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Feb 29, 2024
Waste Description: WASTE GENERATED BY THE CLEANING OF PETROLEUM REFINING INDUSTRIES TANKS; Due to c
Origin Code: 1
Source Code: G61
Primary Naics Code: 562998
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 401380
Texas Waste Code: 0004119H
EPA Waste Form Code: W119
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Feb 29, 2024
Waste Description: Waste water from heat exchanger cleaning.; Due to change(s) in the product produ
Origin Code: 5
Source Code: G09
Primary Naics Code: 325998
On Site Treatment Mgmt M: H13
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 401382
Texas Waste Code: 00011191
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Feb 29, 2024
Waste Description: Wash water from cleaning process equipment.; Due to change(s) in the product pro
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 401383
Texas Waste Code: 00069992
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Feb 29, 2024
Waste Description: General office Trash; Due to change(s) in the product produced, this waste is no
Origin Code: 1
Source Code:
Primary Naics Code:

On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 401379
Texas Waste Code: 0003609H
EPA Waste Form Code: W609
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: May 11, 2022
Waste Description: Sludge from cleaning heat exhangers onsite.; Initial waste code determination us
Origin Code: 5
Source Code: G13
Primary Naics Code: 325998
On Site Treatment Mgmt M: H13
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 401378
Texas Waste Code: 00026031
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: May 11, 2022
Waste Description: Sludge from centrifuge process.; Initial waste code determination used in incorr
Origin Code: 1
Source Code:
Primary Naics Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Facility Information

Reg Entity No: RN102546926
EPA ID No: TXR000083949
Facility Site Name: HEADWATERS GROUP
Facility Status: ACTIVE
Phy Loc Address: 3506 COUNTY ROAD 44
City: ROBSTOWN
County: NUECES
State: TX
Zip Code: 78380
Country: UNITED STATES
TCEQ Region No: 14
Latitude: 27.813
Longitude: -97.648
Primary NAICS Code: 562998
Land Type: PRIVATE
Physical Location Description: NE CORNER OF CR 44 AND TOWER ST
Regis Initial Noti: Sep 09, 2016
Regis Last Amendment Dt: Mar 05, 2024
Regis S Status Change D: Sep 09, 2016
Report Through Steers: false
Generator of Industrial Hazard: true
Generator Type: INDUS
Haz Waste Gen Cate: CLASS1
Reverse Distributor of Hazardo: false
Reverse Distributor Begin Date:
Reverse Distributor End Date:
Annual Waste Summary: true
Receiver of Industrial Hazardo: false
Receiver Facility Category:
Monthly Waste Receipt Sum: false
Transporter of Industrial Haza: true
Transports Waste for Hire: true
Self Transports Waste: true
Transports Industrial Class 1: 01
Transports Hazardous Waste: 04
Transfer Facility: true
Healthcare Provider Facility: false
Healthcare Opt in Date:
Healthcare Withdraw Date:
Recycler Facility: false

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	4 of4	ESE	0.41 / 2,142.15	74.67 / -1	HEADWATERS GROUP 3506 COUNTY ROAD 44 ROBSTOWN TX 78380	RCRA NON GEN

Haz Waste Permit Status:
Coordinates County Centroid:
TCEQ Haz Waste Permit No:
Indus Waste Permit No:
Mun Waste Permit No:

Handler ID: TXR000083949
Generator Status: N
Recycler Activity?: NO
Recycler Activity Note: This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2025.

Violation Details

Viol Type: 279.C
Citation:
Determined Date: 20220208
Scheduled Compliance Date:
Eval Activity Location: TX
Viol Determined By Agency: State
Viol Short Desc: Used Oil - Generators

Actual Rtc Date: 20220803
Found Violation: Yes
Rtc Qualifier: Documented

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20220408
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Evaluation Details

Eval Start Date: 20220919
Eval Type Desc: NON-FINANCIAL RECORD REVIEW
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20220404
Eval Type Desc: FOCUSED COMPLIANCE INSPECTION
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20220223
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Eval Start Date: 20220208

Eval Type Desc:	FOCUSED COMPLIANCE INSPECTION
Viol Short Desc:	Used Oil - Generators
Actual Rtc Date:	20220803
Eval Agency:	State

Handler Summary

Importer:	No	**Used Oil Transpor:**	No
Mixed Waste Gen:	No	**Used Oil Trans Fac:**	No
Transporter:	Yes	**Used Oil Processor:**	No
Transfer Facility:	Yes	**Used Oil Refiner:**	No
Recycler:	No	**Used Oil Burner:**	No
Onsite Burner Exem:	No	**Commercial TSD:**	No
Furnace Exemption:	No	**Recycl Nonstorage:**	No
Underground Injec:	No		
Used Oil Market Burner:	No		
Used Oil Spec Marketer:	No		

Additional Handler Summary Details

Source Type:	N	**NAIC 1:**	562998
Seq No:	10	**NAIC 2:**	
Non Notifier:		**NAIC 3:**	
Receive Date:	20240305	**NAIC 4:**	
Active Site:	H----	**State:**	TX
Land Type:	P	**Location Latitude:**	27.81162
In Handler Univ:	Y	**Location Longitude:**	-97.642637
In A Universe:	Y	**Loc GIS Primary:**	N
Gen Status:	N	**Loc GIS Origin:**	UC
Report Cycle:		**State District Owner:**	
Accessibility:		**State District:**	
Region:	06		

Fed Waste Gen Owner:	HQ
State Waste Generator Owner:	TX
State Waste Generator:	N
Short Term Generator:	N
Uni Waste:	N
Universal Waste Dest Facility:	N
Federal Universal Waste:	N
As Federally Regulated Tsdf:	------
As Converter Tsdf:	------
As State Regulated Tsdf:	------
As State Regulated Handler:	---
Federal Indicator:	---
Hsm:	N
Subpart K:	----
GPRA Permit:	N
GPRA Renewal:	N
Permit Renewal Wrkld:	------
Permwrk ID:	------
Perm Prog:	------
Pcwrkld:	------
Closwrkld:	------
GPRA Ca:	N
Cawrkld:	N
Subjca Tsd Discretion:	N
NCAPS:	N
EC Indicator:	N
Ca725 Indicator:	N
Ca750 Indicator:	N
Operating Tsdf:	------
Full Enforcement:	------
Snc:	N
Unaddressed Snc:	N
Addressed Snc:	N
Snc With Comp Sched:	N
Fa Required:	-----

Hhandler Last Change:	20240315
Recognized Trader Importer:	N
Recognized Trader Exporter:	N
Slab Importer:	N
Slab Exporter:	N
Manifest Broker:	N
Subpart P:	N
Contact Language:	EN
Handler Name:	HEADWATERS GROUP
Location Street No:	3506
Location Street1:	COUNTY ROAD 44
Location Street2:	
Location City:	ROBSTOWN
Location State:	TX
Location Zip:	78380
Location County Code:	TX355
Location County Name:	NUECES
Location Country:	
Contact Name:	GERREN WARE
Contact Street No:	
Contact Street1:	PO BOX 271197
Contact Street2:	
Contact City:	CORPUS CHRISTI
Contact State:	TX
Contact Zip:	78427-1197
Contact Country:	US
Contact Phone And Ext:	361-288-2400
Contact Fax:	
Contact Email Address:	
Contact Title:	
Owner Name:	HEADWATERS GROUP INC
Owner Type:	P
Owner Seq:	2
Operator Name:	HEADWATERS GROUP INC
Operator Type:	P
Operator Seq:	1
Public Notes:	

Hazardous Waste Handler Details

Seq No:	2
Receive Date:	20160909
Handler Name:	HEADWATERS GROUP
Fed Waste Generator:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Notification

Hazardous Waste Handler Details

Seq No:	3
Receive Date:	20180424
Handler Name:	HEADWATERS GROUP
Fed Waste Generator:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Notification

Hazardous Waste Handler Details

Seq No:	4
Receive Date:	20180424
Handler Name:	HEADWATERS GROUP
Fed Waste Generator:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Notification

Hazardous Waste Handler Details

Seq No: 5
Receive Date: 20181001
Handler Name: HEADWATERS GROUP
Fed Waste Generator: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: F024
Waste Code Desc: PROCESS WASTES INCLUDING, BUT NOT LIMITED TO, DISTILLATION RESIDUES, HEAVY ENDS, TARS, AND REACTOR CLEAN-OUT WASTES FROM THE PRODUCTION OF CERTAIN CHLORINATED ALIPHATIC HYDROCARBONS BY FREE RADICAL CATALYZED PROCESSES. THESE CHLORINATED ALIPHATIC HYDROCARBONS ARE THOSE HAVING CARBON CHAIN LENGTHS RANGING FROM ONE TO, AND INCLUDING FIVE, WITH VARYING AMOUNTS AND POSITIONS OF CHLORINE SUBSTITUTION. (THIS LISTING DOES NOT INCLUDE WASTEWATERS, WASTEWATER TREATMENT SLUDGE, SPENT CATALYSTS, AND WASTES LISTED IN SECTIONS 261.31. OR 261.32)

Waste Code: F037
Waste Code Desc: PETROLEUM REFINERY PRIMARY OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE GENERATED FROM THE GRAVITATIONAL SEPARATION OF OIL/WATER/SOLIDS DURING THE STORAGE OR TREATMENT OF PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH SLUDGES INCLUDE, BUT ARE NOT LIMITED TO, THOSE GENERATED IN OIL/WATER/SOLIDS SEPARATORS; TANKS AND IMPOUNDMENTS; DITCHES AND OTHER CONVEYANCES; SUMPS; AND STORM WATER UNITS RECEIVING DRY WEATHER FLOW. SLUDGES GENERATED IN STORM WATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: F038
Waste Code Desc: PETROLEUM REFINERY SECONDARY (EMULSIFIED) OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE AND/OR FLOAT GENERATED FROM THE PHYSICAL AND/OR CHEMICAL SEPARATION OF OIL/WATER/SOLIDS IN PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH WASTES INCLUDE, BUT ARE NOT LIMITED TO, ALL SLUDGES AND FLOATS GENERATED IN INDUCED AIR FLOTATION (IAF) UNITS, TANKS AND IMPOUNDMENTS, AND ALL SLUDGES GENERATED IN DAF UNITS. SLUDGES GENERATED IN STORMWATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND F037, K048, AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: K050
Waste Code Desc: HEAT EXCHANGER BUNDLE CLEANING SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K051
Waste Code Desc: API SEPARATOR SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K169
Waste Code Desc: CRUDE OIL STORAGE TANK SEDIMENT FROM PETROLEUM REFINING OPERATIONS

Waste Code: U165
Waste Code Desc: NAPHTHALENE

Hazardous Waste Handler Details

Seq No: 6
Receive Date: 20181001
Handler Name: HEADWATERS GROUP
Fed Waste Generator: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: F024
Waste Code Desc: PROCESS WASTES INCLUDING, BUT NOT LIMITED TO, DISTILLATION RESIDUES, HEAVY ENDS, TARS, AND REACTOR CLEAN-OUT WASTES FROM THE PRODUCTION OF CERTAIN CHLORINATED ALIPHATIC HYDROCARBONS BY FREE RADICAL CATALYZED PROCESSES. THESE CHLORINATED ALIPHATIC HYDROCARBONS ARE THOSE HAVING CARBON CHAIN LENGTHS RANGING FROM ONE TO, AND INCLUDING FIVE, WITH VARYING AMOUNTS AND POSITIONS OF CHLORINE SUBSTITUTION. (THIS LISTING DOES NOT INCLUDE WASTEWATERS, WASTEWATER TREATMENT SLUDGE, SPENT CATALYSTS, AND WASTES LISTED IN SECTIONS 261.31. OR 261.32)

Waste Code: F037
Waste Code Desc: PETROLEUM REFINERY PRIMARY OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE GENERATED FROM THE GRAVITATIONAL SEPARATION OF OIL/WATER/SOLIDS DURING THE STORAGE OR TREATMENT OF PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH SLUDGES INCLUDE, BUT ARE NOT LIMITED TO, THOSE GENERATED IN OIL/WATER/SOLIDS SEPARATORS; TANKS AND IMPOUNDMENTS; DITCHES AND OTHER CONVEYANCES; SUMPS; AND STORM WATER UNITS RECEIVING DRY WEATHER FLOW. SLUDGES GENERATED IN STORM WATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: F038
Waste Code Desc: PETROLEUM REFINERY SECONDARY (EMULSIFIED) OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE AND/OR FLOAT GENERATED FROM THE PHYSICAL AND/OR CHEMICAL SEPARATION OF OIL/WATER/SOLIDS IN PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH WASTES INCLUDE, BUT ARE NOT LIMITED TO, ALL SLUDGES AND FLOATS GENERATED IN INDUCED AIR FLOTATION (IAF) UNITS, TANKS AND IMPOUNDMENTS, AND ALL SLUDGES GENERATED IN DAF UNITS. SLUDGES GENERATED IN STORMWATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND F037, K048, AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: K050
Waste Code Desc: HEAT EXCHANGER BUNDLE CLEANING SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K051
Waste Code Desc: API SEPARATOR SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K169
Waste Code Desc: CRUDE OIL STORAGE TANK SEDIMENT FROM PETROLEUM REFINING OPERATIONS

Waste Code: U165
Waste Code Desc: NAPHTHALENE

Hazardous Waste Handler Details

Seq No: 7
Receive Date: 20200527
Handler Name: HEADWATERS GROUP
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: F024
Waste Code Desc: PROCESS WASTES INCLUDING, BUT NOT LIMITED TO, DISTILLATION RESIDUES, HEAVY ENDS, TARS, AND REACTOR CLEAN-OUT WASTES FROM THE PRODUCTION OF CERTAIN CHLORINATED ALIPHATIC HYDROCARBONS BY FREE RADICAL CATALYZED PROCESSES. THESE CHLORINATED ALIPHATIC HYDROCARBONS ARE THOSE HAVING CARBON CHAIN LENGTHS RANGING FROM ONE TO, AND INCLUDING FIVE, WITH VARYING AMOUNTS AND POSITIONS OF CHLORINE SUBSTITUTION. (THIS LISTING DOES NOT INCLUDE WASTEWATERS, WASTEWATER TREATMENT SLUDGE, SPENT CATALYSTS,

AND WASTES LISTED IN SECTIONS 261.31. OR 261.32)

Waste Code: F037
Waste Code Desc: PETROLEUM REFINERY PRIMARY OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE GENERATED FROM THE GRAVITATIONAL SEPARATION OF OIL/WATER/SOLIDS DURING THE STORAGE OR TREATMENT OF PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH SLUDGES INCLUDE, BUT ARE NOT LIMITED TO, THOSE GENERATED IN OIL/WATER/SOLIDS SEPARATORS; TANKS AND IMPOUNDMENTS; DITCHES AND OTHER CONVEYANCES; SUMPS; AND STORM WATER UNITS RECEIVING DRY WEATHER FLOW. SLUDGES GENERATED IN STORM WATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: F038
Waste Code Desc: PETROLEUM REFINERY SECONDARY (EMULSIFIED) OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE AND/OR FLOAT GENERATED FROM THE PHYSICAL AND/OR CHEMICAL SEPARATION OF OIL/WATER/SOLIDS IN PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH WASTES INCLUDE, BUT ARE NOT LIMITED TO, ALL SLUDGES AND FLOATS GENERATED IN INDUCED AIR FLOTATION (IAF) UNITS, TANKS AND IMPOUNDMENTS, AND ALL SLUDGES GENERATED IN DAF UNITS. SLUDGES GENERATED IN STORMWATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND F037, K048, AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: K050
Waste Code Desc: HEAT EXCHANGER BUNDLE CLEANING SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K051
Waste Code Desc: API SEPARATOR SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K169
Waste Code Desc: CRUDE OIL STORAGE TANK SEDIMENT FROM PETROLEUM REFINING OPERATIONS

Waste Code: U165
Waste Code Desc: NAPHTHALENE

Hazardous Waste Handler Details

Seq No: 8
Receive Date: 20200527
Handler Name: HEADWATERS GROUP
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: F024
Waste Code Desc: PROCESS WASTES INCLUDING, BUT NOT LIMITED TO, DISTILLATION RESIDUES, HEAVY ENDS, TARS, AND REACTOR CLEAN-OUT WASTES FROM THE PRODUCTION OF CERTAIN CHLORINATED ALIPHATIC HYDROCARBONS BY FREE RADICAL CATALYZED PROCESSES. THESE CHLORINATED ALIPHATIC HYDROCARBONS ARE THOSE HAVING CARBON CHAIN LENGTHS RANGING FROM ONE TO, AND INCLUDING FIVE, WITH VARYING AMOUNTS AND POSITIONS OF CHLORINE SUBSTITUTION. (THIS LISTING DOES NOT INCLUDE WASTEWATERS, WASTEWATER TREATMENT SLUDGE, SPENT CATALYSTS, AND WASTES LISTED IN SECTIONS 261.31. OR 261.32)

Waste Code: F037
Waste Code Desc: PETROLEUM REFINERY PRIMARY OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE GENERATED FROM THE GRAVITATIONAL SEPARATION OF OIL/WATER/SOLIDS DURING THE STORAGE OR TREATMENT OF PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH SLUDGES INCLUDE, BUT ARE NOT LIMITED TO, THOSE GENERATED IN OIL/WATER/SOLIDS SEPARATORS; TANKS AND IMPOUNDMENTS; DITCHES AND OTHER CONVEYANCES; SUMPS; AND STORM WATER UNITS RECEIVING DRY WEATHER FLOW. SLUDGES GENERATED IN STORM WATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES

GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: F038
Waste Code Desc: PETROLEUM REFINERY SECONDARY (EMULSIFIED) OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE AND/OR FLOAT GENERATED FROM THE PHYSICAL AND/OR CHEMICAL SEPARATION OF OIL/WATER/SOLIDS IN PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH WASTES INCLUDE, BUT ARE NOT LIMITED TO, ALL SLUDGES AND FLOATS GENERATED IN INDUCED AIR FLOTATION (IAF) UNITS, TANKS AND IMPOUNDMENTS, AND ALL SLUDGES GENERATED IN DAF UNITS. SLUDGES GENERATED IN STORMWATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND F037, K048, AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: K050
Waste Code Desc: HEAT EXCHANGER BUNDLE CLEANING SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K051
Waste Code Desc: API SEPARATOR SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K169
Waste Code Desc: CRUDE OIL STORAGE TANK SEDIMENT FROM PETROLEUM REFINING OPERATIONS

Waste Code: U165
Waste Code Desc: NAPHTHALENE

Hazardous Waste Handler Details

Seq No: 9
Receive Date: 20220511
Handler Name: HEADWATERS GROUP
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Notification

Waste Code Details

Waste Code: F024
Waste Code Desc: PROCESS WASTES INCLUDING, BUT NOT LIMITED TO, DISTILLATION RESIDUES, HEAVY ENDS, TARS, AND REACTOR CLEAN-OUT WASTES FROM THE PRODUCTION OF CERTAIN CHLORINATED ALIPHATIC HYDROCARBONS BY FREE RADICAL CATALYZED PROCESSES. THESE CHLORINATED ALIPHATIC HYDROCARBONS ARE THOSE HAVING CARBON CHAIN LENGTHS RANGING FROM ONE TO, AND INCLUDING FIVE, WITH VARYING AMOUNTS AND POSITIONS OF CHLORINE SUBSTITUTION. (THIS LISTING DOES NOT INCLUDE WASTEWATERS, WASTEWATER TREATMENT SLUDGE, SPENT CATALYSTS, AND WASTES LISTED IN SECTIONS 261.31. OR 261.32)

Waste Code: F037
Waste Code Desc: PETROLEUM REFINERY PRIMARY OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE GENERATED FROM THE GRAVITATIONAL SEPARATION OF OIL/WATER/SOLIDS DURING THE STORAGE OR TREATMENT OF PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH SLUDGES INCLUDE, BUT ARE NOT LIMITED TO, THOSE GENERATED IN OIL/WATER/SOLIDS SEPARATORS; TANKS AND IMPOUNDMENTS; DITCHES AND OTHER CONVEYANCES; SUMPS; AND STORM WATER UNITS RECEIVING DRY WEATHER FLOW. SLUDGES GENERATED IN STORM WATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: F038
Waste Code Desc: PETROLEUM REFINERY SECONDARY (EMULSIFIED) OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE AND/OR FLOAT GENERATED FROM THE PHYSICAL AND/OR CHEMICAL SEPARATION OF OIL/WATER/SOLIDS IN PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH WASTES INCLUDE, BUT ARE NOT LIMITED TO, ALL SLUDGES AND FLOATS GENERATED IN INDUCED AIR FLOTATION (IAF) UNITS, TANKS AND IMPOUNDMENTS, AND ALL SLUDGES GENERATED IN DAF UNITS. SLUDGES GENERATED IN STORMWATER UNITS THAT DO NOT

RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND F037, K048, AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: K050
Waste Code Desc: HEAT EXCHANGER BUNDLE CLEANING SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K051
Waste Code Desc: API SEPARATOR SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K169
Waste Code Desc: CRUDE OIL STORAGE TANK SEDIMENT FROM PETROLEUM REFINING OPERATIONS

Waste Code: U165
Waste Code Desc: NAPHTHALENE

Hazardous Waste Handler Details

Seq No: 10
Receive Date: 20240305
Handler Name: HEADWATERS GROUP
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Notification

Waste Code Details

Waste Code: F024
Waste Code Desc: PROCESS WASTES INCLUDING, BUT NOT LIMITED TO, DISTILLATION RESIDUES, HEAVY ENDS, TARS, AND REACTOR CLEAN-OUT WASTES FROM THE PRODUCTION OF CERTAIN CHLORINATED ALIPHATIC HYDROCARBONS BY FREE RADICAL CATALYZED PROCESSES. THESE CHLORINATED ALIPHATIC HYDROCARBONS ARE THOSE HAVING CARBON CHAIN LENGTHS RANGING FROM ONE TO, AND INCLUDING FIVE, WITH VARYING AMOUNTS AND POSITIONS OF CHLORINE SUBSTITUTION. (THIS LISTING DOES NOT INCLUDE WASTEWATERS, WASTEWATER TREATMENT SLUDGE, SPENT CATALYSTS, AND WASTES LISTED IN SECTIONS 261.31. OR 261.32)

Waste Code: F037
Waste Code Desc: PETROLEUM REFINERY PRIMARY OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE GENERATED FROM THE GRAVITATIONAL SEPARATION OF OIL/WATER/SOLIDS DURING THE STORAGE OR TREATMENT OF PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH SLUDGES INCLUDE, BUT ARE NOT LIMITED TO, THOSE GENERATED IN OIL/WATER/SOLIDS SEPARATORS; TANKS AND IMPOUNDMENTS; DITCHES AND OTHER CONVEYANCES; SUMPS; AND STORM WATER UNITS RECEIVING DRY WEATHER FLOW. SLUDGES GENERATED IN STORM WATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: F038
Waste Code Desc: PETROLEUM REFINERY SECONDARY (EMULSIFIED) OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE AND/OR FLOAT GENERATED FROM THE PHYSICAL AND/OR CHEMICAL SEPARATION OF OIL/WATER/SOLIDS IN PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH WASTES INCLUDE, BUT ARE NOT LIMITED TO, ALL SLUDGES AND FLOATS GENERATED IN INDUCED AIR FLOTATION (IAF) UNITS, TANKS AND IMPOUNDMENTS, AND ALL SLUDGES GENERATED IN DAF UNITS. SLUDGES GENERATED IN STORMWATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND F037, K048, AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: K050
Waste Code Desc: HEAT EXCHANGER BUNDLE CLEANING SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K051
Waste Code Desc: API SEPARATOR SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K169
Waste Code Desc: CRUDE OIL STORAGE TANK SEDIMENT FROM PETROLEUM REFINING OPERATIONS

Waste Code: U165
Waste Code Desc: NAPHTHALENE

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: HEADWATERS GROUP INC
Dt Became Current: 20160909
Dt Ended Current:
Phone:
Source Type: Notification
Street No:
Street1: PO BOX 271197
Street2:
City: CORPUS CHRISTI
State: TX
Country: US
Zip: 78427-1197

Owner/Operator Ind: Current Owner
Type: Private
Name: HEADWATERS GROUP INC
Dt Became Current: 20160909
Dt Ended Current:
Phone: 361-288-2400
Source Type: Notification
Street No:
Street1: PO BOX 271197
Street2:
City: CORPUS CHRISTI
State: TX
Country: US
Zip: 78427-1197

Owner/Operator Ind: Current Operator
Type: Private
Name: HEADWATERS GROUP INC
Dt Became Current: 20160909
Dt Ended Current:
Phone: 361-288-2400
Source Type: Notification
Street No:
Street1: PO BOX 271197
Street2:
City: CORPUS CHRISTI
State: TX
Country: US
Zip: 78427-1197

Owner/Operator Ind: Current Operator
Type: Private
Name: HEADWATERS GROUP INC
Dt Became Current: 20160909
Dt Ended Current:
Phone:
Source Type: Notification
Street No:
Street1: PO BOX 271197
Street2:
City: CORPUS CHRISTI
State: TX
Country: US
Zip: 78427-1197

Historical Handler Details

Receive Dt: 20220511
Generator Code Description: Not a Generator, Verified
Handler Name: HEADWATERS GROUP

Receive Dt: 20200527
Generator Code Description: Very Small Quantity Generator
Handler Name: HEADWATERS GROUP

Receive Dt: 20200527
Generator Code Description: Very Small Quantity Generator
Handler Name: HEADWATERS GROUP

Receive Dt: 20181001
Generator Code Description: Large Quantity Generator
Handler Name: HEADWATERS GROUP

Receive Dt: 20181001
Generator Code Description: Large Quantity Generator
Handler Name: HEADWATERS GROUP

Receive Dt: 20180424
Generator Code Description: Not a Generator, Verified
Handler Name: HEADWATERS GROUP

Receive Dt: 20180424

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Generator Code Description: Not a Generator, Verified
Handler Name: HEADWATERS GROUP

Receive Dt: 20160909
Generator Code Description: Not a Generator, Verified
Handler Name: HEADWATERS GROUP

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	1 of1	E	0.41 / 2,179.98	74.02 / -1	THERMO FLUIDS ROBSTOWN TX	PFAS IND

Status:	Active	**Fac Fips Code:**	48355
Fac Indian Cntry Flg:	No	**Compliance Status:**	Violation
Fac Derived Huc:	12110202	**EPA Programs:**	CWA; RCRA
Fac Derived Wbd:	121102020101	**Federal Facility:**	No
Fac Derived Cd113:	27	**Federal Agency:**	-
Fac Derived Cb2010:	483550056011003	**Fac Snc Flg:**	No
Fac Informal Count:	2	**AIR Flag:**	No
Last Informal Action:	11/10/2021	**NPDES Flag:**	Yes
Formal Action Count:	2	**SDWIS Flag:**	No
Last Formal Action:	10/19/2023	**RCRAFlag:**	Yes
Fac Total Penalties:	0	**TRI Flag:**	No
Fac Penalty Count:	-	**GHG Flag:**	No
Date Last Penalty:	-	**TRI IDs:**	-
Last Penalty Amt:	0	**TRI Releases Trnsfrs:**	-
Fac Qtrs With Nc:	12	**TRI on Site Releases:**	-
Programs With Snc:	0	**TRI off Site Trnsfrs:**	-
Fac Percent Minority:	87.321	**TRI Reporter:**	-
Fac Pop Den:	565.88	**Fac Imp Water Flg:**	-
Count:	1	**Fac Major Flag:**	-
Fac County:	NUECES	**Fac Active Flag:**	Yes
State Other :		**Fac Inspection Count:**	0
Region:	06	**Date Last Inspection:**	11/08/2012
Latitude:	27.815341	**Days Last Inspection:**	4587
Longitude:	-97.647541		

Fac Derived Tribes: -
AIR IDs: -
CAA Permit Types: -
CAA NAICS: -
CAA SICS: -
NPDES IDs: TXR05DC54 TXR05EU64
CWA Permit Types: Non-M
CWA NAICS: -
CWA SICS: 5093
RCRA IDs: TXR000051227
RCRA Permit Types: Transporter, VSQG
RCRA NAICS: 424710
SDWA IDs: -
SDWA System Types: -
SDWA Compliance Status: -
SDWA Snc Flag: No
Fac Collection Meth: ADDRESS MATCHING-HOUSE NUMBER
EJSCREEN Flag Us:
EJSCREEN Report:
ECHO Facility Report: https://echo.epa.gov/detailed-facility-report?fid=110014363330

Industry: Petroleum

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	1 of1	ESE	0.66 / 3,498.54	73.64 / -2	GFL PLANT SERVICES ROBSTOWN 2199 N US HIGHWAY 77 ROBSTOWN TX 78380	IHW RECEIVER

Solid Waste Registration No: 97846
Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https:

//www15.tceq.texas.gov/crpub/
Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf

Historical Documents: ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

Owner/Operator Information

Owner or Operator:	OWNER	***State:***	TX
First Name:		***Zip Code:***	77498
Company Last Name:	GFL PLANT SERVICES LP	***Zip Code Ext:***	8538
Mailing Address:	16011 W BELLFORT ST	***Country Name:***	UNITED STA
Building Address:		***Phone No:***	1-281-6905100
PO Box:		***Fax No:***	
City:	SUGAR LAND	***Business Type:***	

Owner or Operator:	OPERATOR	***State:***	TX
First Name:		***Zip Code:***	77498
Company Last Name:	GFL PLANT SERVICES LP	***Zip Code Ext:***	8538
Mailing Address:	16011 W BELLFORT ST	***Country Name:***	UNITED STA
Building Address:		***Phone No:***	1-281-6905100
PO Box:		***Fax No:***	
City:	SUGAR LAND	***Business Type:***	

Contact information

Last Name:	VAN DUYNE	***City:***	SUGAR LAND
First Name:	CINDY	***State:***	TX
Job Title:	HSSE CONSULTANT	***Zip Code:***	77498
Contact Role:	PRICONT	***Zip Code Ext:***	8538
Mailing Address:	16011 W BELLFORT ST	***Phone No:***	1-281-6905100
Building Name Add:		***Fax No:***	
PO Box:			

Last Name:		***City:***	SUGAR LAND
First Name:		***State:***	TX
Job Title:		***Zip Code:***	77498
Contact Role:	OWNOPRCON	***Zip Code Ext:***	8538
Mailing Address:	16011 W BELLFORT ST	***Phone No:***	1-281-6905100
Building Name Add:		***Fax No:***	
PO Box:			

Facility Information

Reg Entity No:	RN111169090	***Zip Code:***	78380
EPA ID No:	TXR000085475	***Country:***	UNITED STATES
Facility Site Name:	GFL PLANT SERVICES ROBSTOWN	***TCEQ Region No:***	14
Facility Status:	ACTIVE	***Latitude:***	27.811
Phy Loc Address:	2199 N US HIGHWAY 77	***Longitude:***	-97.645
City:	ROBSTOWN	***Primary NAICS Code:***	484110
County:	NUECES	***Land Type:***	PRIVATE
State:	TX		

Physical Location Description:	
Regis Initial Noti:	Dec 07, 2020
Regis Last Amendment Dt:	Jun 12, 2024
Regis S Status Change D:	Dec 07, 2020
Report Through Steers:	false
Generator of Industrial Hazard:	false
Generator Type:	
Haz Waste Gen Cate:	
Reverse Distributor of Hazardo:	false
Reverse Distributor Begin Date:	
Reverse Distributor End Date:	
Annual Waste Summary:	false
Receiver of Industrial Hazardo:	false
Receiver Facility Category:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Monthly Waste Receipt Sum:	false
Transporter of Industrial Haza:	false
Transports Waste for Hire:	true
Self Transports Waste:	false
Transports Industrial Class 1:	
Transports Hazardous Waste:	04
Transfer Facility:	true
Healthcare Provider Facility:	false
Healthcare Opt in Date:	
Healthcare Withdraw Date:	
Recycler Facility:	false
Haz Waste Permit Status:	
Coordinates County Centroid:	
TCEQ Haz Waste Permit No:	
Indus Waste Permit No:	
Mun Waste Permit No:	

6	1 of2	E	0.74 / 3,912.77	73.30 / -2	**SUNMART 114** **2217 N US HIGHWAY 77** **ROBSTOWN TX 78380**	LPST

LPST ID:	114862
Note:	Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/ Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf
Historical Documents:	ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

Leaking Petroleum Storage Tank (LPST) Details

Ref No:	RN103176152	**Rem Program:**	LPST
Facility ID:	58609; 45912	**Closure Date:**	08/23/2002
Program:	1P - PRIVATIZATION CONTRACTOR	**Discovered Date:**	03/14/1999
TCEQ Region:	REGION 14 - CORPUS CHRISTI	**Reported Date:**	03/14/1999
Project Manager:	RWL	**Entered Date:**	01/27/2000
Site Name:	SUNMART 114		
Site Address:	2217 N US HIGHWAY 77		
City Name:	ROBSTOWN		
Near City Name:	ROBSTOWN		
County Name:	NUECES		
Zip Code:	78380		
Corrective Action Status:	6A - FINAL CONCURRENCE ISSUED		
Priority Status:	4.2 - NO GW IMPACT NO APPARENT THREATS OR IMPACTS TO RECEPTORS		

TCEQ GIS Data Hub - LPST Points Details

Ref No:	RN103176152	**Horz Date:**	20000127
PST ID:		**Horz Meth:**	ADDMAT_NUM
Rem Prog:	Leaking Petroleum Storage Tank (LPST)	**Horz Acc:**	-9999
Region:	REGION 14 - CORPUS CHRISTI	**Horz Org:**	TCEQ
Lat DD:	27.81522555	**Horz Datum:**	NAD83
Long DD:	-97.6412571	**Horz Ref:**	STRUC_CEN
X:	-97.64125709500001	**Horz Desc:**	
Y:	27.81522554999998		
Site Name:	SUNMART 114		
Phys Addr:	2217 N US HIGHWAY 77		
Addr Desc:	2217 N HWY 77		
City:	ROBSTOWN		
County:	NUECES		
Zip Code:	78380		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	2 of2	E	0.74 / 3,912.77	73.30 / -2	JW VENTURE 2217 N HWY 77 SUITE 101 2217 N Hwy 77, Suite 101, Robstown, TX ROBSTOWN TX 78380	HIST RCRA NONRCRA

EPA ID:	TXR000064196	**Primary Naics Code:**	484230
SWR No:	87715	**Receiver:**	FALSE
Mun Waste Perm No:		**Receiver Fac Cat:**	
Facility Status:	INACTIVE	**Generator:**	FALSE
Gen Type:		**Healthcare Fac:**	FALSE
Gen Cate:		**Transfer Fac:**	FALSE
Latitude:		**Recycler Fac:**	FALSE
Longitude:		**Transporter:**	TRUE
Site County:	NUECES	**Transports Class 1:**	01
Country:	UNITED STATES	**Transports Class H:**	04
Land Type:	OTHER		
Indus Waste Perm No:			
Regulated Entity No:	RN102617214		
Coord County Centroid :			
Regis S Status Change D:	May 18, 2005		
Hazardous Waste Perm Status:			
Tceq Haz Waste Perm Nu:			
Tceq Region No:	14		
Reverse Distributor Begin Date:			
Reverse Distributor End Date:			
Healthcare Opt in Date:			
Healthcare Withdraw Date:			
Regis Last Amendment Da:	Apr 28, 2010		
Reverse Distributor of Hazardo:	false		
Monthly Waste Receipt Sum:	false		
Transports Waste For Hire:	true		
Self Transports Waste:	false		
Annual Waste Summary:	false		
Report Through Steers:	false		
Registration Initial Notificat:	May 18, 2005		
Original Source:	Inactive Regulated RCRA Generator Facilities		
Note:	Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/ Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of1	W	0.85 / 4,494.44	78.20 / 3	BALDWIN WASTE OIL RECLAMATION PLANT COUNTY RD 44, 0.2 MI W OF HIGHWAY 1889 ROBSTOWN TX	SDA

SDA ID:	SDA3300	**Latitude:**	27.813333
County:	NUECES	**Longitude:**	-97.668055

Details

Project ID:	3300	**Project Start Dt:**	8/12/1992
Regulated Entity ID:	RN102886603	**Program End Dt:**	
Project Name:	BALDWIN WASTE OIL RECLAMATION PLANT	**Site Start Dt:**	08/12/1992
Program Status:		**Site End Dt:**	09/15/1995
Site Status:	INACTIVE	**Project End Dt:**	9/15/1995
Project Status:	INACTIVE		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	1 of1	W	0.86 / 4,532.51	79.98 / 4	BALDWIN WASTE OIL COMPANY 136 WEST CONGRESSMAN SOLOMON P. ORTIZ BLVD	SUPERFUND

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					ROBSTOWN TX 78380	

County: NUECES
Latitude: 27.815000000
Longitude: -97.669000000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	1 of1	W	0.87 / 4,582.57	78.96 / 3	BALDWIN WASTE OIL CO COUNTY ROAD 44 ROBSTOWN TX 78380	RCRA CORRACTS

Handler ID: TXD980626907
Generator Status: N
Recycler Activity?: NO
Recycler Activity Note: This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

Event/Area Details

Area Name: ENTIRE FACILITY
Event Code: CA075ME
Corrective Action Event Descri: CA PRIORITIZATION-MEDIUM CA PRIORITY
Actual Date: 19980911
Schedule Date Orig:
Schedule Date New:
Best Date: 19980911
Groundwater Release Ind:
Soil Release Ind:
Air Release Ind:
Surface Water Release Ind:
Event Agency: E

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2025, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Additional Handler Summary Details

Source Type: N
Seq No: 2
Non Notifier:
Receive Date: 20010823
Active Site: -----
Land Type:
In Handler Univ: N
In A Universe: Y
Gen Status: N
Report Cycle:
Accessibility:
Region: 06
Fed Waste Gen Owner: HQ
State Waste Generator Owner:
State Waste Generator:
Short Term Generator: N
Uni Waste: N
Universal Waste Dest Facility: N
Federal Universal Waste: N
As Federally Regulated Tsdf: ------
As Converter Tsdf: ------
As State Regulated Tsdf: ------
As State Regulated Handler: ---
Federal Indicator: ---
Hsm: N

NAIC 1:
NAIC 2:
NAIC 3:
NAIC 4:
State: TX
Location Latitude:
Location Longitude:
Loc GIS Primary: N
Loc GIS Origin:
State District Owner: TX
State District: 14

Subpart K:	----
GPRA Permit:	N
GPRA Renewal:	N
Permit Renewal Wrkld:	------
Permwrk ID:	------
Perm Prog:	---S--
Pcwrkld:	------
Closwrkld:	------
GPRA Ca:	N
Cawrkld:	N
Subjca Tsd Discretion:	N
NCAPS:	M
EC Indicator:	N
Ca725 Indicator:	N
Ca750 Indicator:	N
Operating Tsdf:	------
Full Enforcement:	------
Snc:	N
Unaddressed Snc:	N
Addressed Snc:	N
Snc With Comp Sched:	N
Fa Required:	-----
Hhandler Last Change:	20040325
Recognized Trader Importer:	N
Recognized Trader Exporter:	N
Slab Importer:	N
Slab Exporter:	N
Manifest Broker:	N
Subpart P:	N
Contact Language:	EN
Handler Name:	BALDWIN WASTE OIL CO
Location Street No:	
Location Street1:	COUNTY ROAD 44
Location Street2:	
Location City:	ROBSTOWN
Location State:	TX
Location Zip:	78380
Location County Code:	TX355
Location County Name:	NUECES
Location Country:	US
Contact Name:	ENVIRONMENTAL MANAGER
Contact Street No:	
Contact Street1:	PO BOX 942
Contact Street2:	
Contact City:	ROBSTOWN
Contact State:	TX
Contact Zip:	78380
Contact Country:	US
Contact Phone And Ext:	
Contact Fax:	
Contact Email Address:	
Contact Title:	
Owner Name:	BALDWIN WASTE OIL CO
Owner Type:	
Owner Seq:	1
Operator Name:	BALDWIN WASTE OIL CO
Operator Type:	
Operator Seq:	2
Public Notes:	

Handler Summary

Importer:	No	***Used Oil Transpor:***	No
Mixed Waste Gen:	No	***Used Oil Trans Fac:***	No
Transporter:	No	***Used Oil Processor:***	No
Transfer Facility:	No	***Used Oil Refiner:***	No
Recycler:	No	***Used Oil Burner:***	No

Onsite Burner Exem:	No	**Commercial TSD:**	No
Furnace Exemption:	No	**Recycl Nonstorage:**	No
Underground Injec:	No		
Used Oil Market Burner:	No		
Used Oil Spec Marketer:	No		

Hazardous Waste Handler Details

Seq No:	1
Receive Date:	19801119
Handler Name:	BALDWIN WASTE OIL CO
Fed Waste Generator:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Notification

Hazardous Waste Handler Details

Seq No:	2
Receive Date:	20010823
Handler Name:	BALDWIN WASTE OIL CO
Fed Waste Generator:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Notification

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	UNKNOWN
Name:	UNKNOWN	**Street2:**	
Dt Became Current:		**City:**	UNKNOWN
Dt Ended Current:		**State:**	TX
Phone:	000-000-0000	**Country:**	
Source Type:	Notification	**Zip:**	00000
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:		**Street1:**	PO BOX 942
Name:	BALDWIN WASTE OIL CO	**Street2:**	
Dt Became Current:	20010823	**City:**	ROBSTOWN
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	78380
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:		**Street1:**	PO BOX 942
Name:	BALDWIN WASTE OIL CO	**Street2:**	
Dt Became Current:	20010823	**City:**	ROBSTOWN
Dt Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	78380

Historical Handler Details

Receive Dt:	19801119
Generator Code Description:	Not a Generator, Verified
Handler Name:	BALDWIN WASTE OIL CO

10	***1 of1***	***W***	***0.88 / 4,665.94***	***80.06 / 5***	***Baldwin Waste Oil Company*** ***ROBSTOWN TX***	***SHWS***

RN:	RN102886603	**TCEQ Region:**	Corpus Christi - 14
SF ID:	SUP005	**Site Details:**	
EPA TX ID:	TXD980626907	**Zip Code:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Rem Prog:	Superfund (SF)	**Region:**	REGION 14 - CORPUS CHRISTI
Haz Rank Score:		**County:**	NUECES
Horz Meth:	DOQ	**Latitude:**	27.814892°
Horz Acc:	5	**Longitude:**	-97.668626°
Horz Ref:	FAC_CEN	**Lat Dd:**	27.81489191
Horz Org:	TCEQ	**Long Dd:**	-97.66862572
Horz Datum:	NAD83		
Horz Desc:			

Location: Robstown, Nueces County
Address Desc: ON CR 44 APPROXIMATELY 0.1 MI W OF HIGHWAY 77
Type of Facility: Former waste oil processing
Site Phase: Cleanup complete – operation & maintenance
St Superfund Reg Stat: Listed on registry
Media Affected: Groundwater
Funded By: Potentially Responsible Parties
Site Link: https://www.tceq.texas.gov/remediation/superfund/state/baldwin.html
Web URL: http://www.tceq.texas.gov/remediation/superfund/state/baldwin.html
TCEQ Central File Room:
Status: This former waste oil processing facility in Robstown, Nueces County is currently in the Operation and Maintenance phase of the Superfund Program.
Contaminants:
Contacts:

Contact Information
Superfund Project Manager
John Flores
512-239-5674 or 1-800-633-9363
E-mail: superfnd@tceq.texas.gov

Superfund Community Relations Liaison
John Flores
512-239-5674 or 1-800-633-9363
E-mail: superfnd@tceq.texas.gov

Records Repositories:
Records Repositories
Nueces County Keach Family Library
1000 Terry Shamsie Boulevard
Robstown, Texas 78380
361- 387-3431
361-387-7964 (fax)

Data Source(s): Superfunds in Texas: Cleanups completed, cleanups in progress, and sites under evaluation by the federal and state Superfund programs; TCEQ Map Data (Land Datasets): Superfund Sites (SF)
Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/
Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf
Historical Documents: ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
11	1 of2	SSE	0.91 / 4,780.93	72.23 / -3	ROGERS DELINTED COTTONSEED CO US HIGHWAY 77 ROBSTOWN TX 78380	RCRA CORRACTS

Handler ID: TXD980873160
Generator Status: N
Recycler Activity?: NO
Recycler Activity Note: This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

Event/Area Details

Area Name: ENTIRE FACILITY
Event Code: CA400
Corrective Action Event Descri: REMEDY DECISION
Actual Date: 20180228
Schedule Date Orig:
Schedule Date New:

Best Date: 20180228
Groundwater Release Ind: Yes
Soil Release Ind:
Air Release Ind:
Surface Water Release Ind: Yes
Event Agency: J

Area Name: ENTIRE FACILITY
Event Code: CA900CR
Corrective Action Event Descri: CA PERFORMANCE STANDARDS ATTAINED - CONTROLS REQUIRED
Actual Date: 20180531
Schedule Date Orig:
Schedule Date New:
Best Date: 20180531
Groundwater Release Ind: Yes
Soil Release Ind:
Air Release Ind:
Surface Water Release Ind: Yes
Event Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA550NR
Corrective Action Event Descri: REMEDY CONSTRUCTION-NO REMEDY CONSTRUCTED
Actual Date: 20180228
Schedule Date Orig:
Schedule Date New:
Best Date: 20180228
Groundwater Release Ind: Yes
Soil Release Ind:
Air Release Ind:
Surface Water Release Ind: Yes
Event Agency: J

Area Name: ENTIRE FACILITY
Event Code: CA075HI
Corrective Action Event Descri: CA PRIORITIZATION-HIGH CA PRIORITY
Actual Date: 19920224
Schedule Date Orig:
Schedule Date New:
Best Date: 19920224
Groundwater Release Ind: Yes
Soil Release Ind:
Air Release Ind:
Surface Water Release Ind: Yes
Event Agency: E

Area Name: ENTIRE FACILITY
Event Code: CA750YE
Corrective Action Event Descri: RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date: 20180820
Schedule Date Orig:
Schedule Date New:
Best Date: 20180820
Groundwater Release Ind: Yes
Soil Release Ind:
Air Release Ind:
Surface Water Release Ind: Yes
Event Agency: E

Area Name: ENTIRE FACILITY
Event Code: CA800YE
Corrective Action Event Descri: READY FOR ANTICIPATED USE DETERMINATION - READY FOR ANTICIPATED USE
Actual Date: 20180531
Schedule Date Orig:
Schedule Date New:
Best Date: 20180531
Groundwater Release Ind: Yes
Soil Release Ind:
Air Release Ind:

Surface Water Release Ind:	Yes
Event Agency:	E
Area Name:	ENTIRE FACILITY
Event Code:	CA225
Corrective Action Event Descri:	STABILIZATION MEASURES EVALUATION
Actual Date:	19950629
Schedule Date Orig:	
Schedule Date New:	
Best Date:	19950629
Groundwater Release Ind:	Yes
Soil Release Ind:	
Air Release Ind:	
Surface Water Release Ind:	Yes
Event Agency:	E
Area Name:	ENTIRE FACILITY
Event Code:	CA725YE
Corrective Action Event Descri:	HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date:	20050418
Schedule Date Orig:	
Schedule Date New:	
Best Date:	20050418
Groundwater Release Ind:	Yes
Soil Release Ind:	
Air Release Ind:	
Surface Water Release Ind:	Yes
Event Agency:	E
Area Name:	ENTIRE FACILITY
Event Code:	CA050
Corrective Action Event Descri:	RFA COMPLETED
Actual Date:	19870827
Schedule Date Orig:	19870930
Schedule Date New:	
Best Date:	19870827
Groundwater Release Ind:	Yes
Soil Release Ind:	
Air Release Ind:	
Surface Water Release Ind:	Yes
Event Agency:	E
Area Name:	ENTIRE FACILITY
Event Code:	CA070YE
Corrective Action Event Descri:	DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NECESSARY
Actual Date:	19870827
Schedule Date Orig:	
Schedule Date New:	
Best Date:	19870827
Groundwater Release Ind:	Yes
Soil Release Ind:	
Air Release Ind:	
Surface Water Release Ind:	Yes
Event Agency:	E
Area Name:	ENTIRE FACILITY
Event Code:	CA750IN
Corrective Action Event Descri:	RELEASE TO GW CONTROLLED DETERMINATION-MORE INFORMATION NEEDED
Actual Date:	20050418
Schedule Date Orig:	
Schedule Date New:	
Best Date:	20050418
Groundwater Release Ind:	Yes
Soil Release Ind:	
Air Release Ind:	
Surface Water Release Ind:	Yes
Event Agency:	E
Area Name:	ENTIRE FACILITY

Event Code:	CA210SF
Corrective Action Event Descri:	REFERRED TO A NON-RCRA AUTHORITY-REFERRED TO CERCLA
Actual Date:	19910628
Schedule Date Orig:	
Schedule Date New:	
Best Date:	19910628
Groundwater Release Ind:	Yes
Soil Release Ind:	
Air Release Ind:	
Surface Water Release Ind:	Yes
Event Agency:	S

Area Name:	ENTIRE FACILITY
Event Code:	CA600EC
Corrective Action Event Descri:	STABILIZATION/INTERIM MEASURES DECISION-PRIMARY MEAS IS EXPOSURE CONTROL
Actual Date:	19850122
Schedule Date Orig:	
Schedule Date New:	
Best Date:	19850122
Groundwater Release Ind:	Yes
Soil Release Ind:	
Air Release Ind:	
Surface Water Release Ind:	Yes
Event Agency:	E

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2025, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Additional Handler Summary Details

Source Type:	N	**NAIC 1:**	115114
Seq No:	2	**NAIC 2:**	
Non Notifier:		**NAIC 3:**	
Receive Date:	19981106	**NAIC 4:**	
Active Site:	-----	**State:**	TX
Land Type:		**Location Latitude:**	27.803333
In Handler Univ:	N	**Location Longitude:**	-97.646667
In A Universe:	Y	**Loc GIS Primary:**	N
Gen Status:	N	**Loc GIS Origin:**	UC
Report Cycle:		**State District Owner:**	TX
Accessibility:		**State District:**	14
Region:	06		

Fed Waste Gen Owner:	HQ
State Waste Generator Owner:	
State Waste Generator:	
Short Term Generator:	N
Uni Waste:	N
Universal Waste Dest Facility:	N
Federal Universal Waste:	N
As Federally Regulated Tsdf:	------
As Converter Tsdf:	------
As State Regulated Tsdf:	------
As State Regulated Handler:	---
Federal Indicator:	---
Hsm:	N
Subpart K:	----
GPRA Permit:	N
GPRA Renewal:	N
Permit Renewal WrkId:	------
Permwrk ID:	------
Perm Prog:	L-----
Pcwrkld:	------
Closwrkld:	------
GPRA Ca:	Y
Cawrkld:	N

Subjca Tsd Discretion:	N
NCAPS:	H
EC Indicator:	N
Ca725 Indicator:	+
Ca750 Indicator:	+
Operating Tsdf:	------
Full Enforcement:	------
Snc:	N
Unaddressed Snc:	N
Addressed Snc:	N
Snc With Comp Sched:	N
Fa Required:	-----
Hhandler Last Change:	20040325
Recognized Trader Importer:	N
Recognized Trader Exporter:	N
Slab Importer:	N
Slab Exporter:	N
Manifest Broker:	N
Subpart P:	N
Contact Language:	EN
Handler Name:	ROGERS DELINTED COTTONSEED CO
Location Street No:	
Location Street1:	US HIGHWAY 77
Location Street2:	
Location City:	ROBSTOWN
Location State:	TX
Location Zip:	78380
Location County Code:	TX355
Location County Name:	NUECES
Location Country:	US
Contact Name:	JEAN SMITH
Contact Street No:	
Contact Street1:	PO BOX 592
Contact Street2:	
Contact City:	ROBSTOWN
Contact State:	TX
Contact Zip:	78380
Contact Country:	US
Contact Phone And Ext:	512-387-1614
Contact Fax:	
Contact Email Address:	
Contact Title:	
Owner Name:	ROGERS DELINTED COTTONSEED CO
Owner Type:	
Owner Seq:	1
Operator Name:	ROGERS DELINTED COTTONSEED CO
Operator Type:	
Operator Seq:	2
Public Notes:	

Handler Summary

Importer:	No	***Used Oil Transpor:***	No
Mixed Waste Gen:	No	***Used Oil Trans Fac:***	No
Transporter:	No	***Used Oil Processor:***	No
Transfer Facility:	No	***Used Oil Refiner:***	No
Recycler:	No	***Used Oil Burner:***	No
Onsite Burner Exem:	No	***Commercial TSD:***	No
Furnace Exemption:	No	***Recycl Nonstorage:***	No
Underground Injec:	No		
Used Oil Market Burner:	No		
Used Oil Spec Marketer:	No		

Hazardous Waste Handler Details

Seq No:	1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Receive Date: 19840530
Handler Name: ROGERS DELINTED COTTONSEED
Fed Waste Generator: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 2
Receive Date: 19981106
Handler Name: ROGERS DELINTED COTTONSEED CO
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Notification

Waste Code Details

Waste Code: D002
Waste Code Desc: CORROSIVE WASTE

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type:
Name: ROGERS DELINTED COTTONSEED CO
Dt Became Current: 19981106
Dt Ended Current:
Phone: 512-387-1614
Source Type: Notification
Street No:
Street1: PO BOX 592
Street2:
City: ROBSTOWN
State: TX
Country: US
Zip: 78380

Owner/Operator Ind: Current Operator
Type:
Name: ROGERS DELINTED COTTONSEED CO
Dt Became Current: 19981106
Dt Ended Current:
Phone: 512-387-1614
Source Type: Notification
Street No:
Street1: PO BOX 592
Street2:
City: ROBSTOWN
State: TX
Country: US
Zip: 78380

Owner/Operator Ind: Current Owner
Type: Private
Name: ROGERS DELINTED COTTONSEED
Dt Became Current:
Dt Ended Current:
Phone:
Source Type: Notification
Street No:
Street1: UNKNOWN
Street2:
City: UNKNOWN
State: TX
Country:
Zip: 00000-0000

Historical Handler Details

Receive Dt: 19840530
Generator Code Description: Large Quantity Generator
Handler Name: ROGERS DELINTED COTTONSEED

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
11	2 of2	SSE	0.91 / 4,780.93	72.23 / -3	ROGERS DELINTED COTTON SEED - ROBSTOWN STATE HIGHWAY 77, N OF ROBSTOWN ROBSTOWN TX	SDA

SDA ID: SDA0925
County: NUECES
Latitude: 27.80472
Longitude: -97.646666

Details

Project ID:	0925	***Project Start Dt:***	6/28/1991
Regulated Entity ID:	RN102155272	***Program End Dt:***	
Project Name:	ROGERS DELINTED COTTONSEED COMPANY	***Site Start Dt:***	06/28/1991
Program Status:		***Site End Dt:***	05/25/2004
Site Status:	INACTIVE	***Project End Dt:***	5/25/2004
Project Status:	INACTIVE		

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID

No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

The U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL) includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program, based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. This data includes NPL sites represented as polygons, where available, that can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. As site investigation and remediation progress, OUs may be added, modified or refined. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Mar 8, 2025

National Priority List - Proposed: PROPOSED NPL

Sites proposed by the U.S. Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Mar 8, 2025

Deleted NPL: DELETED NPL

Sites deleted from the U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL). The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Mar 8, 2025

SEMS List 8R Active Site Inventory: SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the EPA's Facility Registry Service map tool.

Government Publication Date: Apr 25, 2025

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Apr 25, 2025

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jan 6, 2025

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Jan 6, 2025

RCRA Generator List: RCRA LQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jan 6, 2025

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jan 6, 2025

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jan 6, 2025

RCRA Non-Generators: RCRA NON GEN

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jan 6, 2025

RCRA Sites with Controls: RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Jan 6, 2025

Federal Engineering Controls-ECs: FED ENG

List of Engineering controls (ECs) made availabe by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: May 30, 2025

Federal Institutional Controls- ICs: FED INST

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: May 30, 2025

Land Use Controls Information System: LUCIS

The Land Use Controls Information System (LUCIS) database is sourced from the U.S. Department of the Navy (DON). This data contains information for former Base Realignment and Closure (BRAC) properties across the United States. DON's BRAC office was tasked with tracking certain base closures while requiring the prevention of risks to human health and the environment of those properties with LUCs in place. Regarding currently available LUC Sites data, the sites listing is limited to centroid point locations for the overall installation property boundaries. Formerly obtained LUC Sites data may reflect site details that applied previously for a BRAC property.

Government Publication Date: Jun 13, 2024

Institutional Control Boundaries at NPL sites: NPL IC

These boundaries of Institutional Control areas at sites on the U.S. Environmental Protection Agency's (EPA) National Priorities List (NPL), or as Proposed or Deleted, are sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). The EPA's NPL includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes.

Government Publication Date: Mar 8, 2025

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Apr 6, 2025

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Feb 19, 2025

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: Jan 9, 2024

Delisted Facility Response Plans: DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Jan 9, 2024

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

This list of petroleum refineries is sourced from the U.S. Energy Information Administration (EIA), Refinery Capacity Report. The listing includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year. The geographic area the report covers is the 50 States, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, and other U.S. possessions. Per the EIA, the facility location data represents the approximate location based on research of publicly available information from sources such as Federal agencies, company websites, and satellite images on public websites.

Government Publication Date: Oct 31, 2024

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from Oak Ridge National Laboratory hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Oct 31, 2024

LIEN on Property: SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Apr 25, 2025

Superfund Decision Documents: SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: May 30, 2025

State

Superfund Sites Boundaries: SUPERFUND

List of sites that may constitute an imminent and substantial endangerment to public health and safety or the environment due to a release or threatened release of hazardous substances into the environment provided by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Aug 10, 2021

State Superfund Registry: SHWS

List of sites identified or evaluated by the Texas Commission on Environmental Quality (TCEQ) which may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment. The TCEQ updates the state Superfund sites list in accordance with the Texas Health and Safety Code (THSC). This database serves a purpose similar to that of the federal NPL, functioning as a state-level counterpart for prioritizing cleanup efforts at hazardous substance release sites.
Government Publication Date: Apr 29, 2025

Superfund Site Discovery and Assessment Program: SDA
List of active and inactive Superfund Site Discovery and Assessment Program sites queried from the Texas Commission on Environmental Quality (TCEQ) Central Registry and IDA databases by the Remediation Division.
Government Publication Date: Jun 10, 2025

Delisted State Superfund Registry List: DELISTED SHWS
List of sites that once appeared on - and have since been removed from - the State Superfund Registry made available by the Texas Commission on Environmental Quality (TCEQ).
Government Publication Date: Jun 16, 2025

Permitted Solid Waste Facilities: SWF/LF
List of active, inactive, and post-closure Municipal Solid Waste landfills and processing facilities with issued permits and authorizations, as well as pending, withdrawn, or denied applications registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 330.
Government Publication Date: Feb 14, 2025

Closed Landfill Inventory: CLI
Inventory of permitted and unauthorized closed or abandoned municipal solid waste landfills throughout Texas compiled by the Texas Commission on Environmental Quality (TCEQ), in collaboration with regional Councils of Government (COG).
Government Publication Date: Late 1990's

Houston-Galveston Closed Landfill Inventory: HGAC CLI
List of closed or abandoned landfill sites which fall under the Houston-Galveston Area Council of Government (H-GAC). This Closed or Abandoned Municipal Solid Waste Landfill Inventory was prepared from information furnished by the Texas Commission on Environmental Quality (TCEQ), permitting records on file with TCEQ and the Texas Department of Health, and from aerial photography and GIS data developed by H-GAC. The inventory research occurred during the years 2000-2002.
Government Publication Date: Mar 14, 2025

AACOG Closed Landfill Inventory: AACOG CLI
A list of permitted and unpermitted closed landfill sites made available by the Alamo Area Council of Governments (AACOG). Alamo Area Council of Governments (AACOG) is requested to maintain an inventory of closed municipal solid waste landfills for their regional solid waste management plans.
Government Publication Date: Feb 6, 2020

Commercial Management Facilities for Hazardous Waste and Industrial Solid Wastes: IHW
This publication lists facilities that have permits or authorizations from the Texas Commission on Environmental Quality (TCEQ) to receive, on a commercial basis, and manage hazardous waste, industrial nonhazardous waste, or both.
Government Publication Date: Jan 1, 2025

Industrial and Hazardous Waste - Receivers: IHW RECEIVER
List of active, inactive, and post-closure Industrial and Hazardous Waste Receiver Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.
Government Publication Date: Jun 4, 2025

Radioactive Waste Sites: RWS
This Texas Commission on Environmental Quality (TCEQ) database contains all sites in the State of Texas designated as Radioactive Waste sites as of 2006. The TCEQ no longer maintains this site listing.
Government Publication Date: Jul 11, 2006

Leaking Petroleum Storage Tank Database: LPST
List of cleanup sites where contamination was caused by spills, leaks, or other releases of petroleum or hazardous substances from underground and/or aboveground storage tanks regulated by the Texas Commission on Environmental Quality (TCEQ).
Government Publication Date: Jun 2, 2025

Delisted Leaking Storage Tanks: DELISTED LST

List of cleanup sites that once appeared on - and have since been removed from - the list of Leaking Petroleum Storage Tank Cleanups made available by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Jun 2, 2025

Underground Petroleum Storage Tanks: UST

List of facilities that have one or more Underground Storage Tank (UST)s registered and regulated by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 20, 2025

Aboveground Storage Tanks: AST

List of facilities that have one or more Aboveground Storage Tank (AST)s registered and regulated by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 20, 2025

Petroleum Storage Tanks Database: PST

List of facilities included on the list of tank facilities made available by the Texas Commission on Environmental Quality (TCEQ) that have no association as either underground or aboveground tanks.

Government Publication Date: Apr 20, 2025

Historical Tank Construction Notification: HIST TANK

A list of facilities with historic petroleum storage tank construction notification activity made available by the Texas Commission on Environmental Quality (TCEQ). Any person who intends either to install a new or replacement underground storage tank (UST), to remove a UST from the ground, to conduct a permanent abandonment in-place of a UST, or make any repairs or improvements of a UST must submit a Construction Notification Form.

Government Publication Date: Apr 20, 2025

Austin Underground Storage Tanks: UST AUSTIN

This inventory of current and historical underground gas storage tanks is provided by the City of Austin's Open Data Portal.

Government Publication Date: Jun 26, 2025

Salt Caverns for Petroleum Storage: PETROL CAVERN

Listing of salt caverns for petroleum storage, made available by the Railroad Commission of Texas. Salt caverns, constructed in naturally occurring salt domes or salt beds, are used as storage for hydrocarbons including crude oil and natural gases.

Government Publication Date: Sep 1, 2006

Delisted Storage Tanks: DTNK

List of tank facilities that once appeared on - and have since been removed from - the Petroleum Storage Tanks Database made available by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Jun 26, 2025

Sites with Controls: AUL

Sites under several Texas Commission on Environmental Quality (TCEQ) remediation programs which have institutional or engineering controls.

Government Publication Date: Apr 28, 2025

Voluntary Cleanup Program: VCP

List of sites which have participated or are currently participating in the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ). The VCP provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas.

Government Publication Date: May 14, 2025

Texas Railroad Commission Voluntary Cleanup Program: VCP RRC

List of facilities which have participated in or are currently participating in the Voluntary Cleanup Program (VCP) operated by the Railroad Commission of Texas (RRC). The RRC VCP provides an incentive to remediate Oil & Gas related pollution.

Government Publication Date: Jun 13, 2025

Operator Cleanup Program: OP CLEANUP

A list of sites in the Texas Railroad Commission (RRC)'s Operator Cleanup Program (OCP). The OCP, under the Site Remediation Section, is tasked with oversight of complex pollution cleanups performed by the oil and gas industry. Complex sites include those that occur in sensitive environmental areas as defined by 16 TAC3.91 (SWR 91) and may require site specific cleanup levels based on risk. When cleanup activities are successfully completed by the operator, Commission staff may issue a "No Further Action" letter acknowledging completion.

Government Publication Date: Jun 16, 2025

Innocent Owner/Operator Program: IOP

A list of sites in the Innocent Owner/Operator Program (IOP) made available by Texas Commission of Environmental Quality (TCEQ) . IOP provides certificates to innocent owners or operators whom their properties are contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.

Government Publication Date: Jun 2, 2025

Brownfields Site Assessments Database: BROWNFIELDS

The Texas Commission on Environmental Quality (TCEQ) Brownfields Site Assessment Program (BSA) layer is used to identify the geographic location of all "Active and Inactive BSA" sites within the State of Texas.

Government Publication Date: Jun 2, 2025

Texas Railroad Commission Brownfields: BROWN RRC

List of sites which have participated or are currently participating in the Railroad Commission of Texas (RRC) Brownfields Response Program (BRP). The RRC BRP provides technical and financial support for redevelopment of abandoned oil and gas sites.

Government Publication Date: Jun 13, 2025

Municipal Setting Designation: MSD

Municipal Setting Designations (MSD) list is maintained by Texas Commission on Environmental Quality (TCEQ). An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level.

Government Publication Date: Feb 25, 2025

Tribal

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands: INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 6, which includes Texas, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 6, 2017

Underground Storage Tanks on Tribal/Indian Lands: INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 6, which includes Texas, is provided by the United States Environmental Protection Agency (EPA).

Government Publication Date: Nov 18, 2024

Delisted Tribal Leaking Storage Tanks: DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 21, 2025

Delisted Tribal Underground Storage Tanks: DELISTED INDIAN UST

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 21, 2025

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

PFAS Greenhouse Gas Emissions Data: PFAS GHG

The U.S. Environmental Protection Agency's Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO2e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. Includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time. Note that some regulatory programs have specified chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard.

Government Publication Date: May 9, 2025

On-Scene Coordinator Response Sites: OSC RESPONSE

This list of On-Scene Coordinator (OSC) Response Sites is provided by the U.S. Environmental Protection Agency (EPA). OSCs are the federal officials responsible for monitoring or directing responses to all oil spills and hazardous substance releases reported to the federal government. OSCs coordinate all federal efforts with, and provide support and information to local, state, and regional response communities. An OSC is an agent of either EPA or the U.S. Coast Guard (USCG), depending on where the incident occurs. EPA's OSCs have primary responsibility for spills and releases to inland areas and waters. USCG OSCs have responsibility for coastal waters and the Great Lakes. In general, an OSC has the following key responsibilities during and after a response: Assessment, Monitoring, Response Assistance, and Evaluation.

Government Publication Date: Apr 4, 2024

Facility Registry Service/Facility Index: FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Apr 23, 2025

Toxics Release Inventory (TRI) Program: TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFOA/PFOS Contaminated Sites: PFAS NPL

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Jun 30, 2025

Federal Agency Locations with Known or Suspected PFAS Detections: PFAS FED SITES

This list of federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS) is made available by the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools data. The EPA outlines that these data are gathered from several federal entities, such as the federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration (NASA), Department of Transportation (DOT), and Department of Energy (DOE). The dates this data was extracted for the PFAS Analytic Tools range from 2022 to 2024. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Oct 24, 2024

SSEHRI PFAS Contamination Sites: PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the PFAS Project Lab, part of the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map by the PFAS-REACH team, credited to PFAS Project Lab, Silent Spring Institute, and PFAS Exchange. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: https://pfasproject.com/pfas-sites-and-community-resources/

Government Publication Date: Jun 27, 2024

National Response Center PFAS Spills: PFAS ERNS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam, "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Jun 16, 2025

PFAS NPDES Discharge Monitoring: PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Dec 16, 2024

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFAS Water Quality Portal Sampling Data: PFAS WATER

This Per- and Poly-Fluoroalkyl Substances (PFAS) Environmental Media Sampling Data is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The Water Quality Portal (WQP), as a cooperative service sponsored by the United States Geological Survey, the EPA, and the National Water Quality Monitoring Council, is part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations, and individuals submit project details and sampling results to this public repository. Limitations: EPA did not carry out the sampling or testing of a majority of the data in the WQP PFAS dataset. EPA can only speak to the accuracy and completeness of the data from projects like the National Aquatic Resource Surveys for which EPA is the data owner/organization. Data may exist within the file on Quality Assurance Project Plans (QAPPs) and the approving agency of the QAPP, if a QAPP is entered.

Government Publication Date: Jan 13, 2025

PFAS TSCA Manufacture and Import Facilities: PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest: PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Mar 23, 2025

PFAS Industry Sectors: PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Jun 2, 2025

Hazardous Materials Information Reporting System: HMIRS

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: May 29, 2024

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Nov 30, 2023

Toxic Substances Control Act: TSCA

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

Government Publication Date: May 12, 2022

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Apr 25, 2025

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: May 3, 2025

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. This EPA source file tracks facilities that possess NAICS and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Apr 19, 2025

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Apr 19, 2025

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.
Government Publication Date: May 15, 2023

FUDS Munitions Response Sites: FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.
Government Publication Date: May 15, 2023

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.
Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.
Government Publication Date: May 6, 2024

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.
Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.
Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.
Government Publication Date: Feb 5, 2024

Surface Mining Control and Reclamation Act Sites: SMCRA

This inventory of land and water impacted by past mining (primarily legacy coal mining operations) is maintained by the U.S. Department of the Interior's Office of Surface Mining Reclamation and Enforcement (OSMRE), as it provides information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) Problems, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into e-AMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: May 20, 2024

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites: LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Tile II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 12, 2023

Alternative Fueling Stations: ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: May 12, 2025

Superfunds Consent Decrees: CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Cases filed since 2010 limited to the following: Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS); and applicable ENRD's Environmental Defense Section (EDS) CERCLA Cases with "Consent" in History Note. CMS may not reflect the latest developments in a case, nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Jun 26, 2024

Air Facility System: AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments: SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Feb 29, 2024

Polychlorinated Biphenyl (PCB) Transformers: PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: May 23, 2024

Power Plants: POWER PLANTS

This list of power plants is provided by the U.S. Energy Information Administration (EIA). The listing includes operable electric generating plants in the United States by energy source, originating from the EIA-860, Annual Electric Generator Report; EIA-860M, Monthly Update to the Annual Electric Generator Report; and EIA-923, Power Plant Operations Report. It includes all operable plants by energy source with a combined nameplate capacity of 1 megawatt or more that are operating, are on standby, or out of service for short- or long-term.

Government Publication Date: Jun 5, 2025

Historical Business Activity Risk: HIST RISK

Proprietary list of sites identified as potentially having engaged in business activity that poses a higher-than-normal risk of contamination. Records originate from historical city directories, and are included in this list based on broad business categories Potentially Hazardous Chemical Users and Fuel and Automotive, including but not limited to Dry Cleaners and Fuel Stations, Garages, etc. Inclusion in this listing does not indicate that there is or ever has been contamination; rather, sites are included in this list due to their potential for having engaged in a business activity presenting an elevated risk of contamination. The list was compiled from various city directories including Polks, Millers, Mullin Kille, Interstate Directory, and State Directory Co; spanning roughly 1920s through 1960 depending on information available by city.

Government Publication Date: Jan 1, 1960

State

Dry Cleaner Remediation Program Prioritization List: PRIORITY CLEAN

The Texas Commission on Environmental Quality (TCEQ) implements environmental standards for dry cleaners. The Dry Cleaner Remediation Program (DCRP) establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund to assist with remediation of contamination caused by dry cleaning solvents. Includes prioritized sites identified under the DCRP, as well as sites closed under the DCRP.

Government Publication Date: Mar 31, 2025

Registered Dry Cleaning Facilities: DRYCLEANERS

The Texas Commission of Environment Quality (TCEQ) maintains a statewide registration list of current dry cleaners.

Government Publication Date: Mar 17, 2025

Delisted Drycleaning Facility List: DELISTED DRYCLEANERS

A list of sites which were have been removed from the list of dry cleaning facilities registered with the Texas Commission of Environment Quality (TCEQ). Sites are removed when they are no longer used as dry cleaning facilities.

Government Publication Date: Mar 17, 2025

Groundwater Contamination Cases: GWCC

List of sites present in the Texas Commission on Environmental Quality (TCEQ) Groundwater Contamination Viewer, which represent groundwater contamination cases in Texas as per TCEQ publication SFR-056 (current and some previous years). The Joint Groundwater Monitoring and Contamination Report (SFR-056) was designed and produced by the Texas Groundwater Protection Committee in fulfillment of requirements given in Section 26.406 of the Texas Water Code. The information does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Government Publication Date: Dec 31, 2023

Historical Groundwater Contamination Cases: GWCC HIST

List of sites from a Joint Groundwater Monitoring and Contamination Report provided by the Texas Commission on Environmental Quality (TCEQ) with the Railroad Commission of Texas (RRC). The annual report describes the status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The report provides a general overview of groundwater monitoring by participating members on a program by program basis. Groundwater contamination is broadly defined in the report as any detrimental alteration of the naturally occurring quality of groundwater.

Government Publication Date: Dec 31, 2018

Affected Property Assessment Reports: APAR

List of sites for which an Affected Property Assessment Report has been submitted to the Texas Commission on Environmental Quality (TCEQ). An APAR is required when a person is addressing a release of COCs under 30 TAC Chapter 350, the Texas Risk Reduction Program (TRRP). The purpose of the APAR is to document all relevant affected property information to identify all release sources and chemicals of concern (COCs), determine the extent of all COCs, identify all transport/exposure pathways, and to determine if any response actions are necessary.

Government Publication Date: Mar 27, 2025

Spills Database: SPILLS

List of Spills reported to Emergency Response Division of the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: May 5, 2025

Industrial and Hazardous Waste Sites with Corrective Actions: IHW CORR ACTION

This list of active and inactive Industrial and Hazardous Waste Sites with Corrective Actions is made available by the Texas Commission of Environmental Quality (TCEQ). The mission of TCEQ's Industrial and Hazardous Waste Corrective Action Program (IHWCA) is to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes.

Government Publication Date: Mar 31, 2025

Per- and Polyfluoroalkyl Substances (PFAS): PFAS

A list of sites from the Central Registry and ARTS databases where Per- and Polyfluoroalkyl substances (PFAS) containing materials may be of concern. This list is made available by the Remediation Division of the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Jun 6, 2025

Land Application Permits: LAND APPL

Texas Land Application Permits are a requirement from the Texas Commission on Environmental Quality for any domestic facility that disposes of treated effluent by land application such as surface irrigation, evaporation, drainfields or subsurface land application.

Government Publication Date: May 5, 2025

Notice of Violation: NOV

List of sites that have been sent a Notice of Violation (NOV) by the Texas Commission on Environmental Quality (TCEQ) Office of Compliance and Enforcement. A Notice of Violation is sent out when a site falls out of compliance and has a prescribed time period to return to compliance.

Government Publication Date: Mar 24, 2025

Notices of Enforcement: NOE

Listing of investigations resulting in a Notice of Enforcement (NOE), made available by the Texas Commission on Environmental Quality, Office of Compliance & Enforcement. Multiple violations may be due to identified noncompliance with different regulatory requirements (citations).

Government Publication Date: May 14, 2025

Environmental Liens Listing: LIENS

List of sites/facilities against which the Texas Commission on Environmental Quality (TCEQ) has placed liens to recover cleanup costs associated with Federal or State Superfund cleanup activities.

Government Publication Date: Apr 28, 2025

Court Orders & Administrative Orders: ORD

List of sites that have been sent an Administrative Order or Court Order by the Texas Commission on Environmental Quality (TCEQ) Office of Compliance and Enforcement.

Government Publication Date: Oct 2, 2024

Inactive RCRA and Non-RCRA Facilities: HIST RCRA NONRCRA

A list of inactive or no longer registered Resource Conservation and Recovery Act (RCRA) and non-RCRA facilities, provided by the Texas Commission on Environmental Quality (TCEQ). This list includes both hazardous and non-hazardous waste generators, transporters, and receivers. If an unregistered/inactive industrial site generates less than 220 pounds of hazardous or Class 1 industrial waste, it does not have to notify or report to the TCEQ.

Government Publication Date: Mar 26, 2025

Recycle Texas Online Program: RTOL

A list of recycling facilities under the Recycle Texas Online service/program made available by the Texas Commission of Environmental Quality (TCEQ). This program allowed facilities to self-report and post their own company/facility information. This program is no longer maintained and these data will not be updated.

Government Publication Date: Oct 10, 2011

Underground Injection Control: UIC

List of underground injection control (UIC) permits in the Texas Commission on Environmental Quality (TCEQ) Central Registry database. Includes Class I, Class III, Class IV, Class 5, and non permitted UICs; does not include injection wells regulated by the Railroad Commission of Texas.

Government Publication Date: Jan 24, 2025

Industrial and Hazardous Waste - Generators: IHW GENERATOR

List of active, inactive, and post-closure Industrial and Hazardous Waste Generator Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

Government Publication Date: Jun 4, 2025

Industrial and Hazardous Waste - Transporters: IHW TRANSPORT

List of active, inactive, and post-closure Industrial and Hazardous Waste Transporter Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

Government Publication Date: Jun 4, 2025

New Source Review (NSR) Permits: AIR PERMITS

A list of facilities that have applied for New Source Review air permits made available by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 30, 2025

Point Source Emissions Inventory: EMISSIONS

A list of Texas Commission on Environmental Quality (TCEQ) Point Source Emissions Inventory sites. The Point Source Emissions Inventory is an annual survey of chemical plants, refineries, electric utility plants and other industrial sites that meet the reporting criteria in the TCEQ emissions inventory rule (30 TAC §101.10Exit the TCEQ).

Government Publication Date: Dec 31, 2023

Tier 2 Report: TIER 2

Historical listing of facilities in Texas that store hazardous chemicals and are required to report them under the Emergency Planning and Community Right-to-Know Act (EPCRA) of 1986. This data was provided by the Department of State Health Services (DSHS) and contains facility reports for the 2005 through the 2012 calendar years. Since 2012, agencies are unable to release this listing, as Tier II information is confidential under Texas Government Code Chapter 418, the Texas Disaster Act (TDA). Site specific inquiries can be made to the Texas Commission on Environmental Quality Tier II Chemical Reporting Division.

Government Publication Date: Dec 31, 2012

Edwards Aquifer Permits: EDWARDS AQUIFER

Listing of Edward Aquifer permits made available by the Texas Commission on Environmental Quality (TCEQ). The Edwards Aquifer is home to diverse fauna and is a drinking water source for the city of San Antonio and surrounding central Texas communities. Before building on the recharge, transition, or contributing zones of the Edwards Aquifer, a plan must first be reviewed and approved by the TCEQ Edwards Aquifer Protection Program.

Government Publication Date: Jul 18, 2024

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX B

MAPS, AERIAL PHOTOGRAPHS, AND REFERENCE MATERIALS

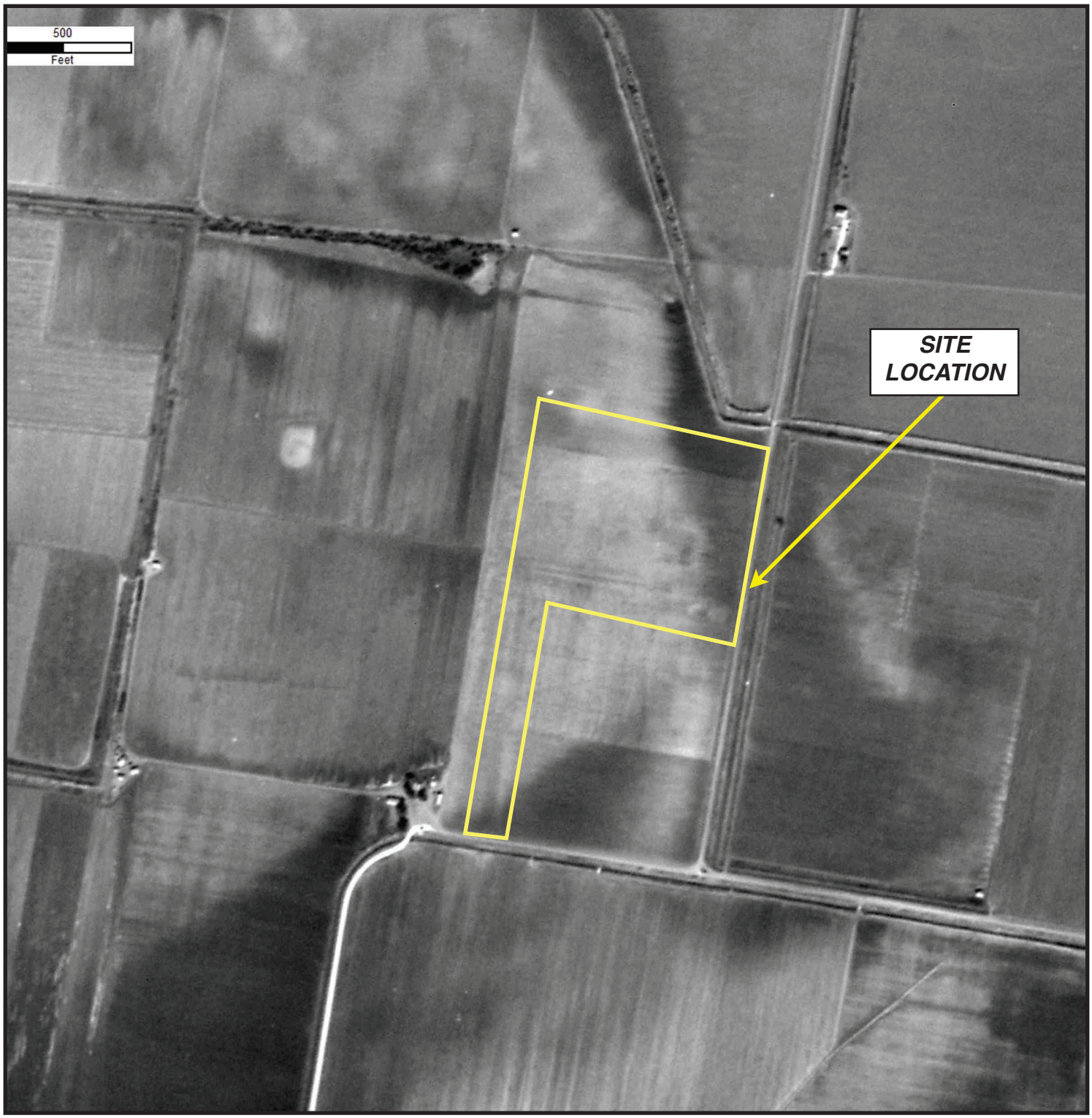
Source: Agricultural Stabilization and Conservation Service

aspen ENVIRONMENTAL

1938 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777



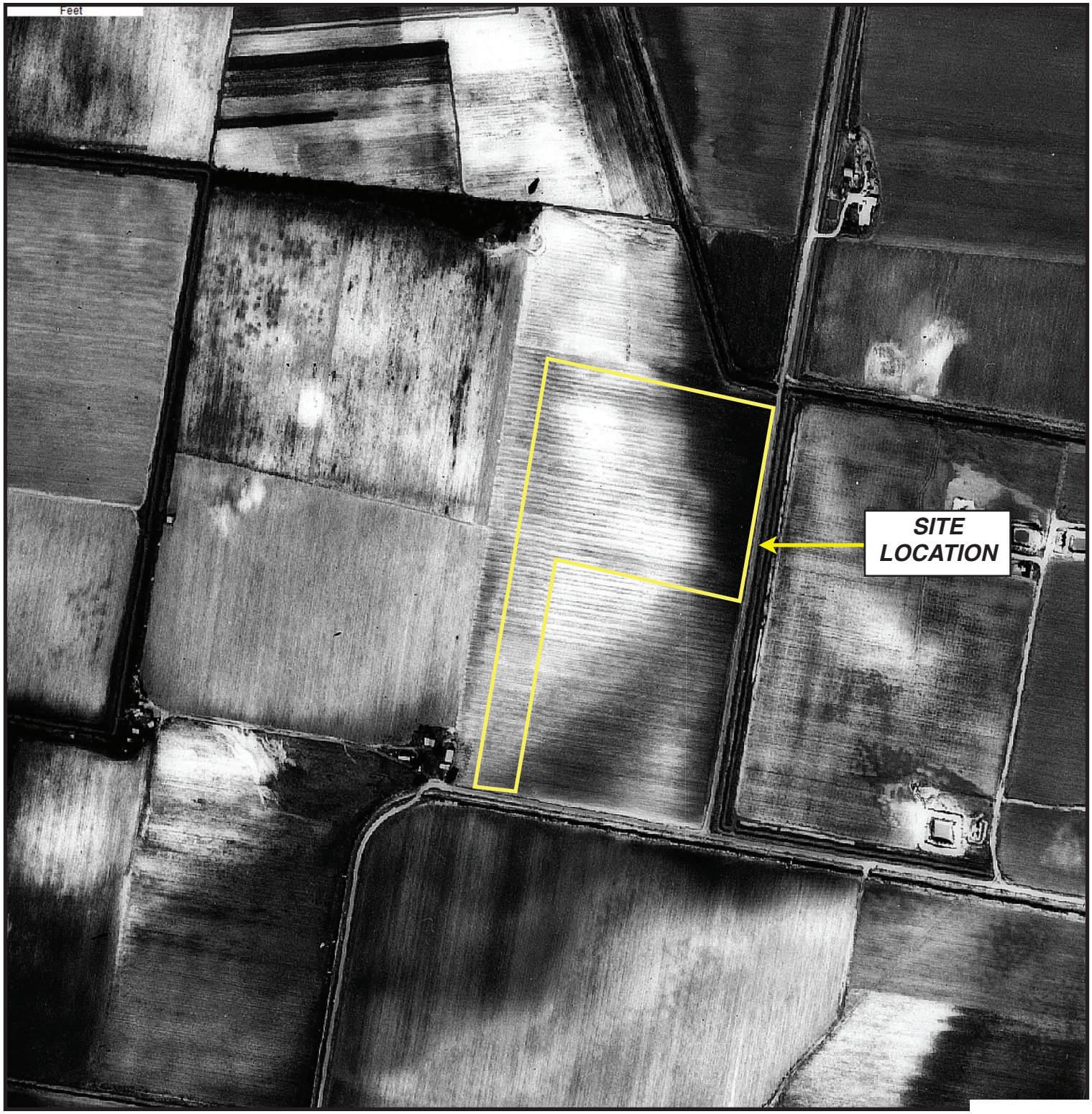
Source: Agricultural Stabilization and Conservation Service

aspen ENVIRONMENTAL

1950 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777



Source: Agricultural Stabilization and Conservation Service

1961 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777

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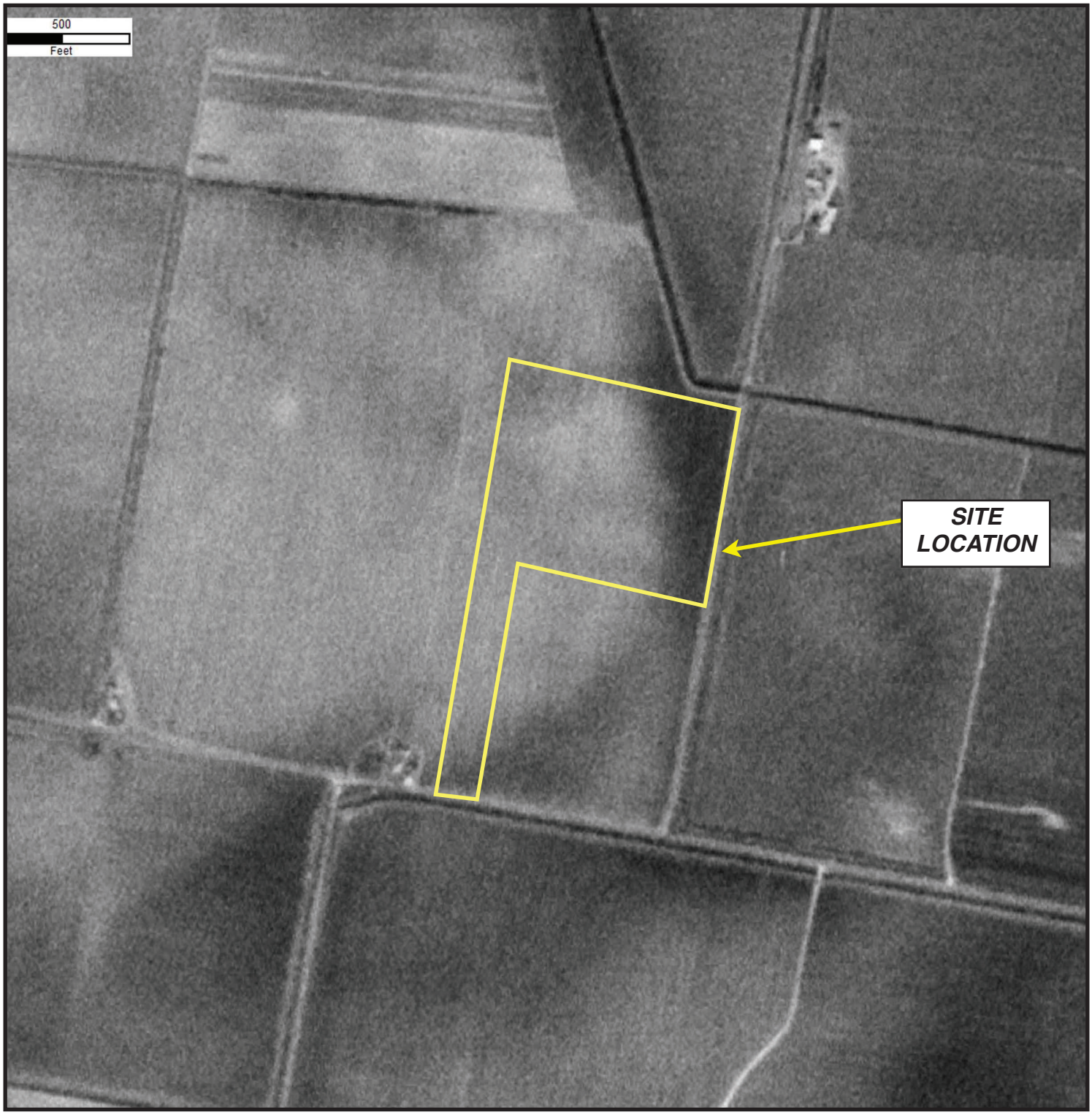


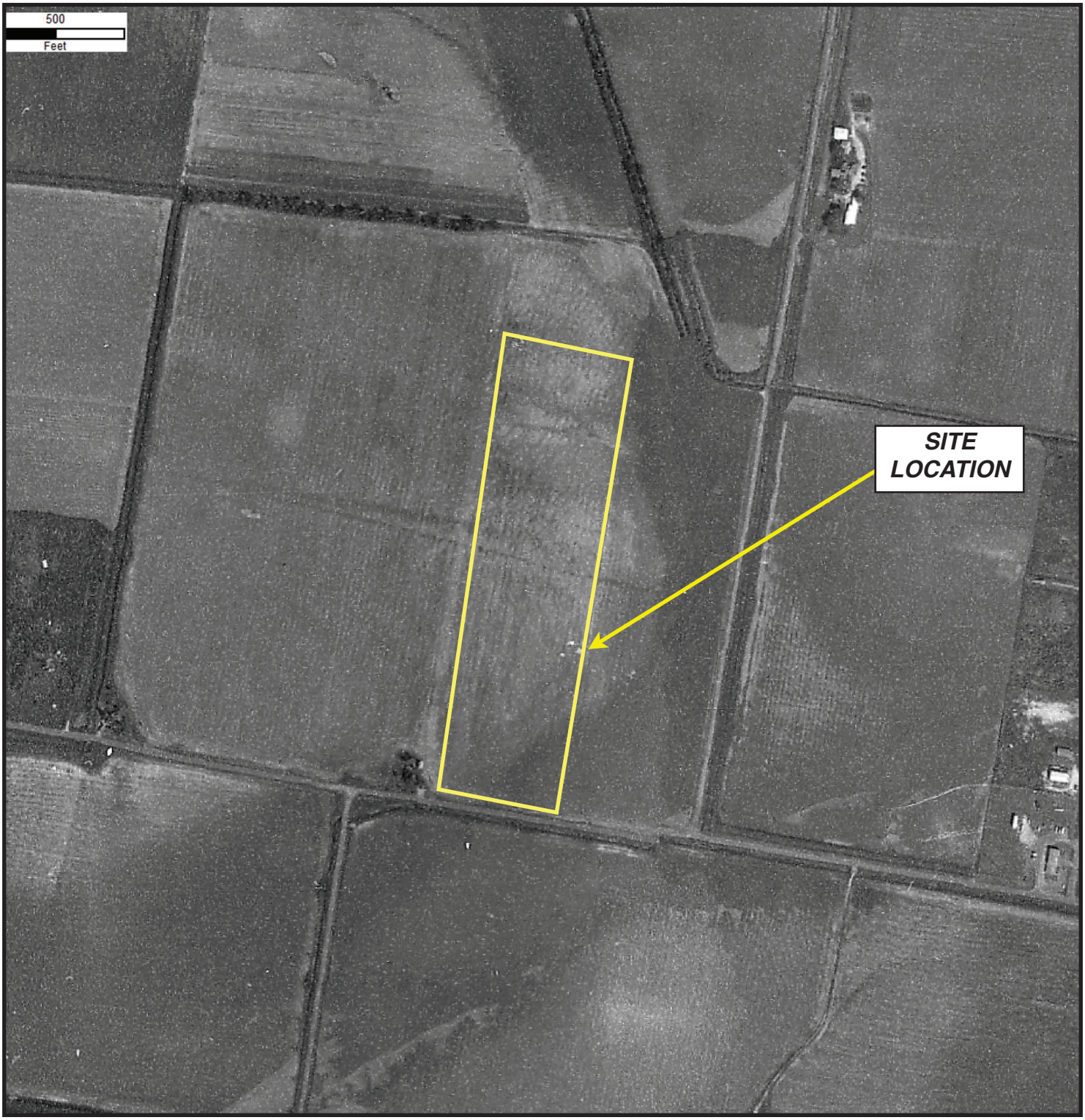
Source: U.S. Geological Survey

aspen ENVIRONMENTAL

1975 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777



Source: Texas Department of Transportation

1985 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777

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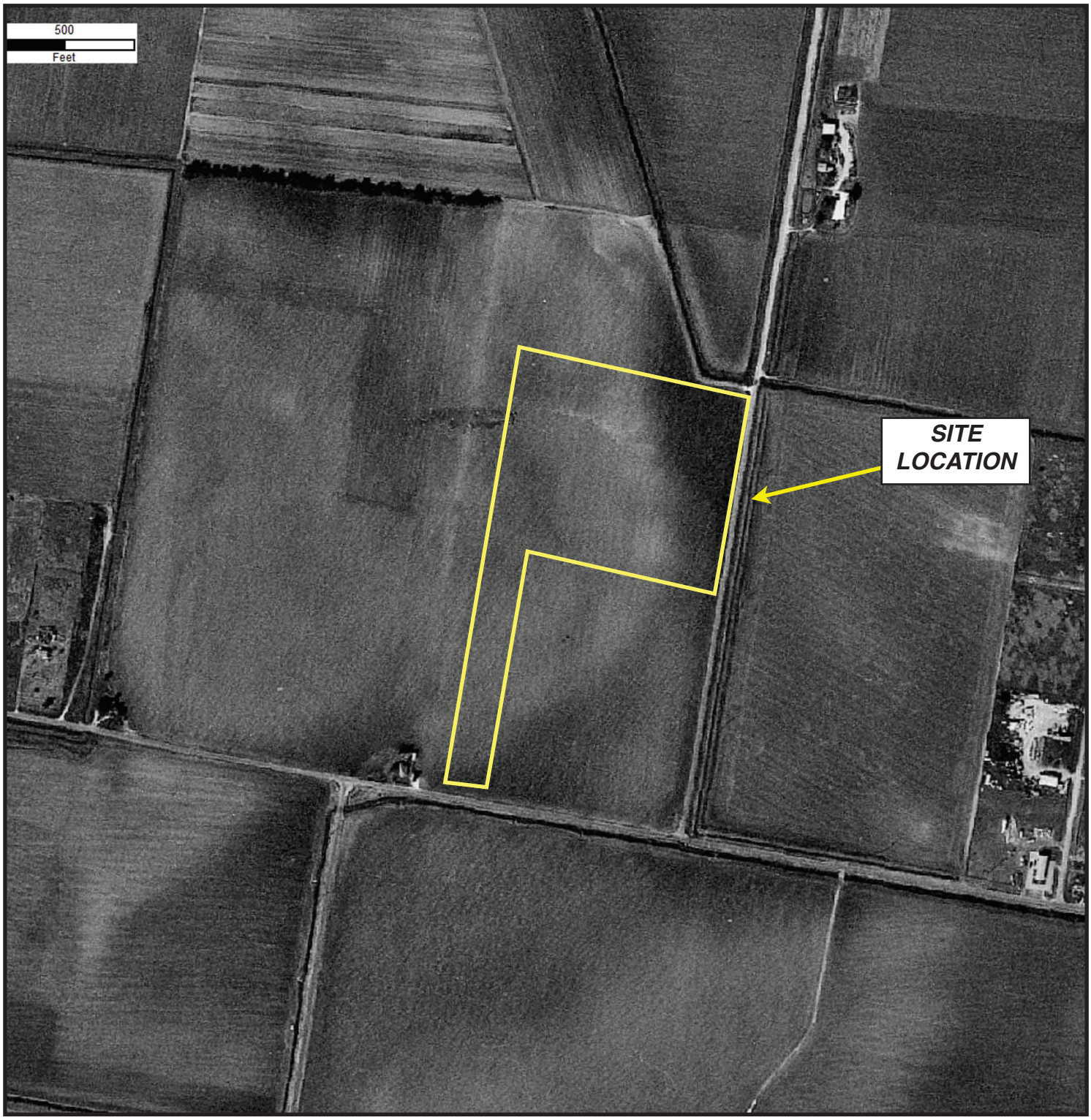


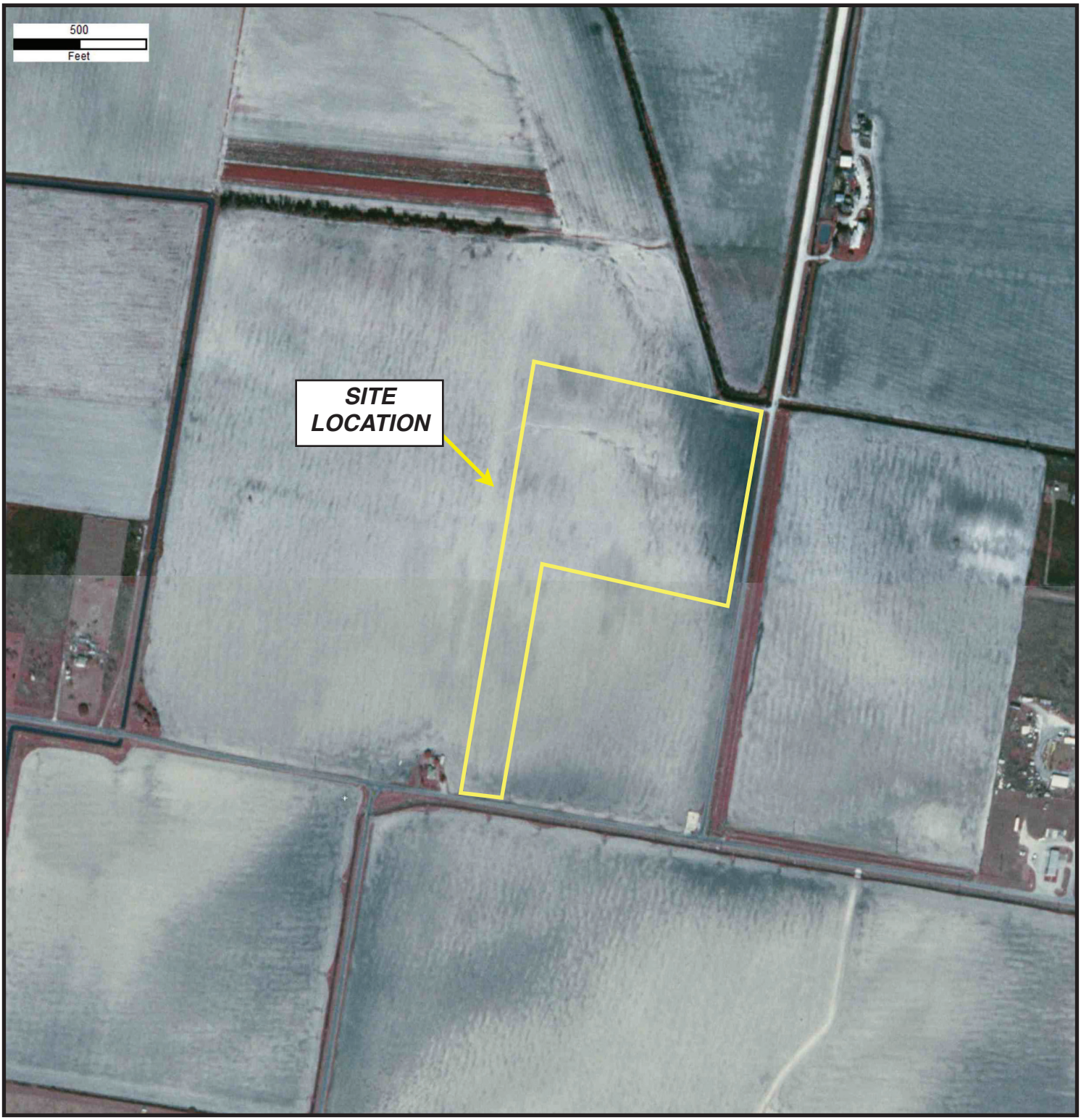
Source: Texas Department of Transportation

aspen ENVIRONMENTAL

1990 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777



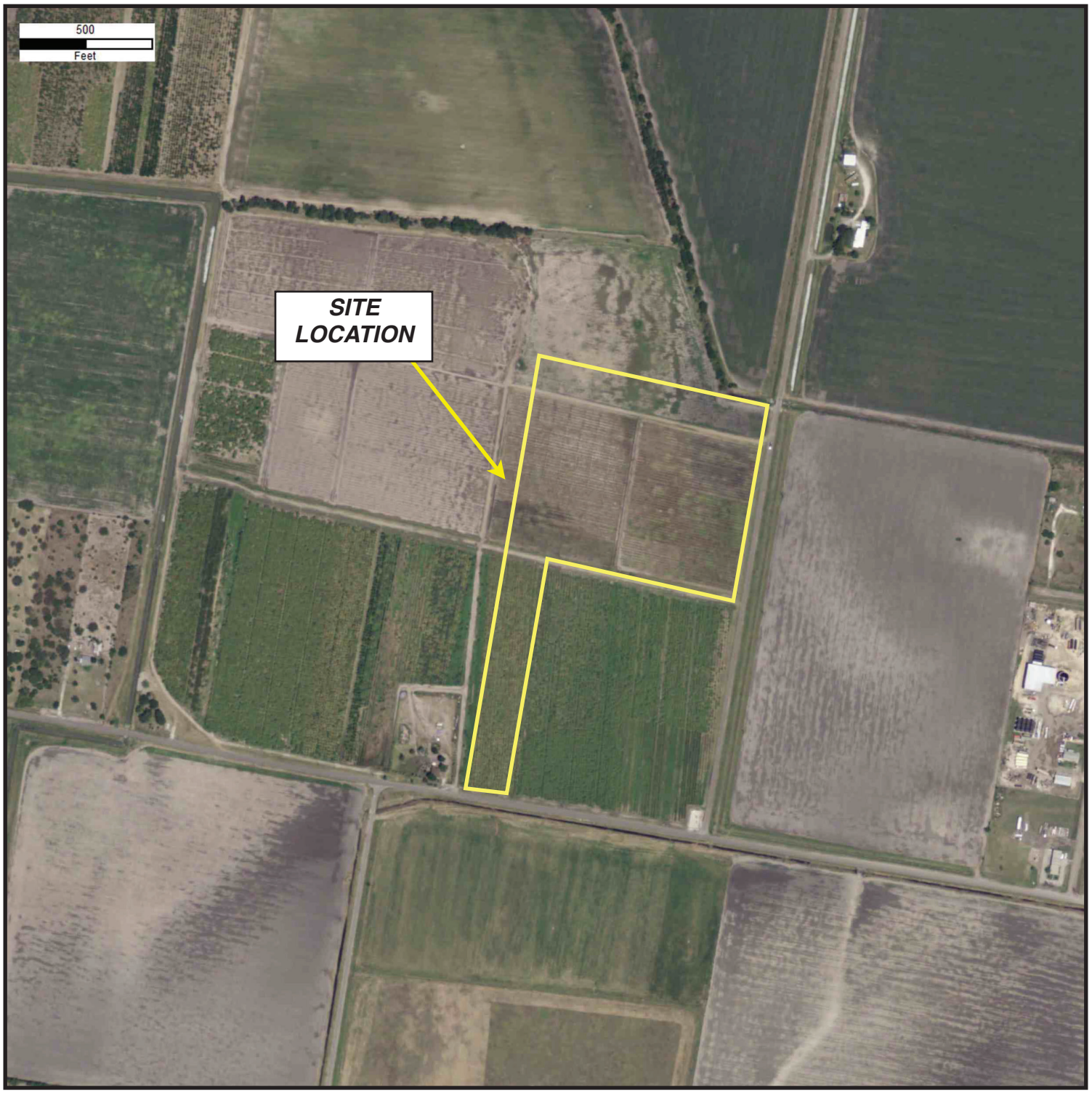
Source: U.S. Geological Survey

aspen ENVIRONMENTAL

1995 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777



Source: U.S. Department of Agriculture

aspen ENVIRONMENTAL

2008 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777

Source: U.S. Department of Agriculture

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2014 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777

Source: U.S. Department of Agriculture

aspen ENVIRONMENTAL

2022 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777

Map Scale: 1:2,920 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nueces County, Texas
Survey Area Data: Version 23, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 18, 2023—Oct 20, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ba	Banquete clay, 0 to 1 percent slopes	2.6	14.5%
MgA	Miguel fine sandy loam, 0 to 1 percent slopes	3.4	18.7%
Of	Orelia fine sandy loam, 0 to 1 percent slopes	10.7	59.6%
VcA	Victoria clay 0 to 1 percent slopes	1.3	7.2%
Totals for Area of Interest		**17.9**	**100.0%**

National Flood Hazard Layer FIRMette

FEMA

97°39'34"W 27°49'7"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

97°38'56"W 27°48'36"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/15/2025 at 12:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

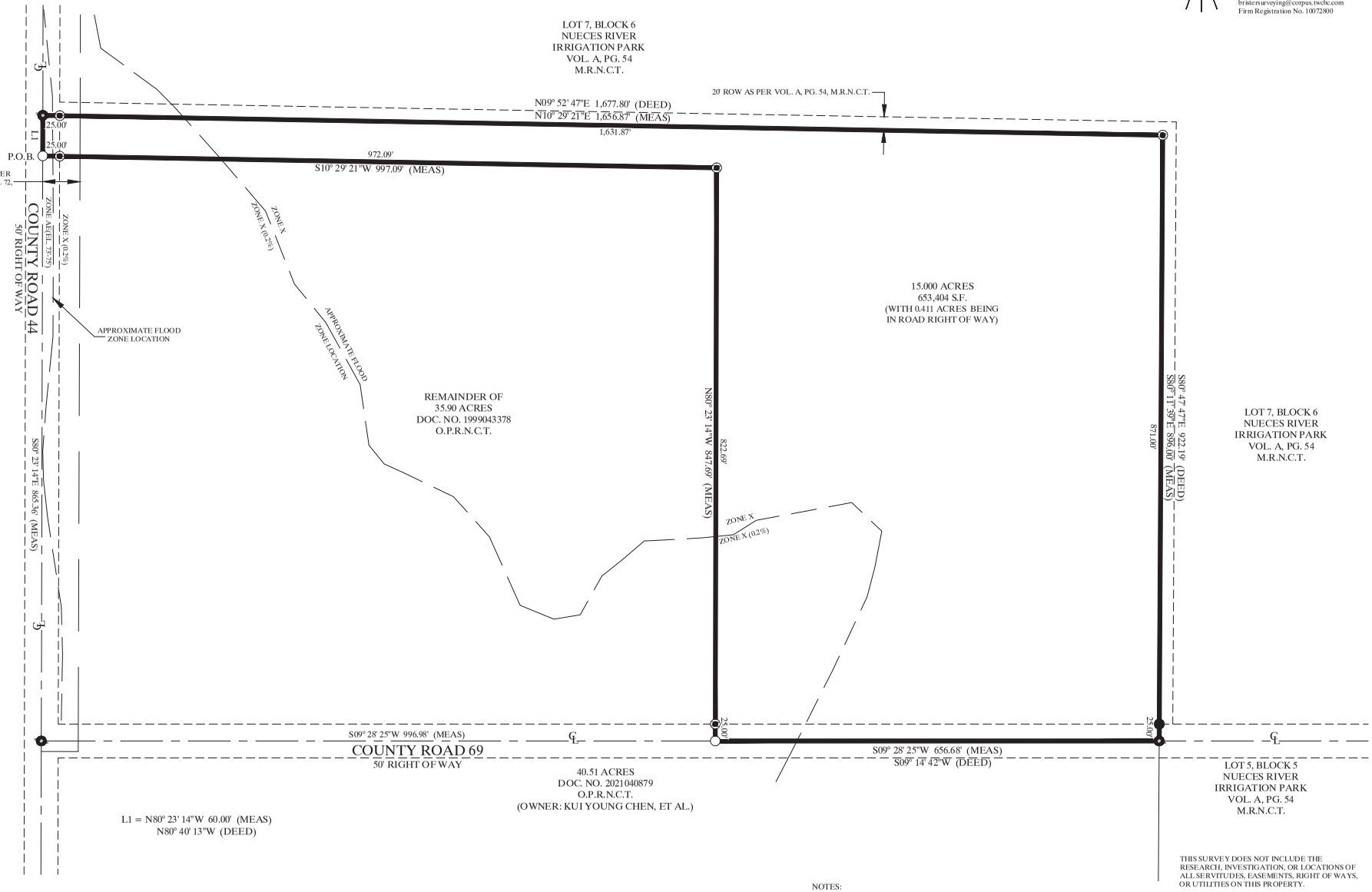
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SURVEY OF

A 15.000 ACRE TRACT OUT OF A CALLED A 35.90 ACRE TRACT, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 1999043378, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS. SAID 15.000 ACRE TRACT ALSO BEING OUT OF THE "MARIANO LOPEZ DE HERRERA" SURVEY, ABSTRACT 606, NUECES COUNTY, TEXAS.

Brister Surveying
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

SCALE 1" = 100'



BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE AE, X & X(0.2%), AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS COMMUNITY PANEL 48355C 0260 G DATED OCTOBER 13, 2022 AND ☒ IS ☒ IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE WITH A B.F.E OF 74.5'. (SEE NOTE 5)

○ = SET PK-NAIL
◉ = SET 5/8" RE-BAR
⬢ = FOUND COTTON-SPINDLE
● = PROPERTY CORNER NO ACCESS DUE TO WATER

THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

JOB NO. 250940

NOTES:
1.) TOTAL SURVEYED AREA IS 15.000 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.
5.) 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

STATE OF TEXAS
REGISTERED
RONALD E BRISTER
5407
PROFESSIONAL
LAND SURVEYOR

THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY JUNE 19, 2025 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

RONALD E. BRISTER R.P.L.S. NO. 5407

DATE JUNE 20, 2025

APPENDIX C

CORRESPONDENCE

July 22, 2025

Ms. Vanessa Rodriguez
Open Records Coordinator
PSQA-Environmental Hazards Group Manager
Texas Department of State Health Services
P.O. Box 149347
Austin, Texas 78714-9347

Subject: Open Records Request
Lantern at Robstown Development Property
County Road 44 and County Road 69
Robstown, Nueces County, Texas

Dear Ms. Rodriguez:

We are currently performing an environmental assessment for a 15-acre property located near the intersection of County Road 44 and County Road 69 in Robstown, Texas. As part of the assessment process, we are requesting information about any known releases of hazardous materials or other environmental health concerns in the area of the subject property. The subject property is agricultural land bound on the south side by County Road 44 and on the east by County Road 69, as shown on the attached maps. This corresponds to a latitude-longitude of approximately 27.8143° and 97.6542°.

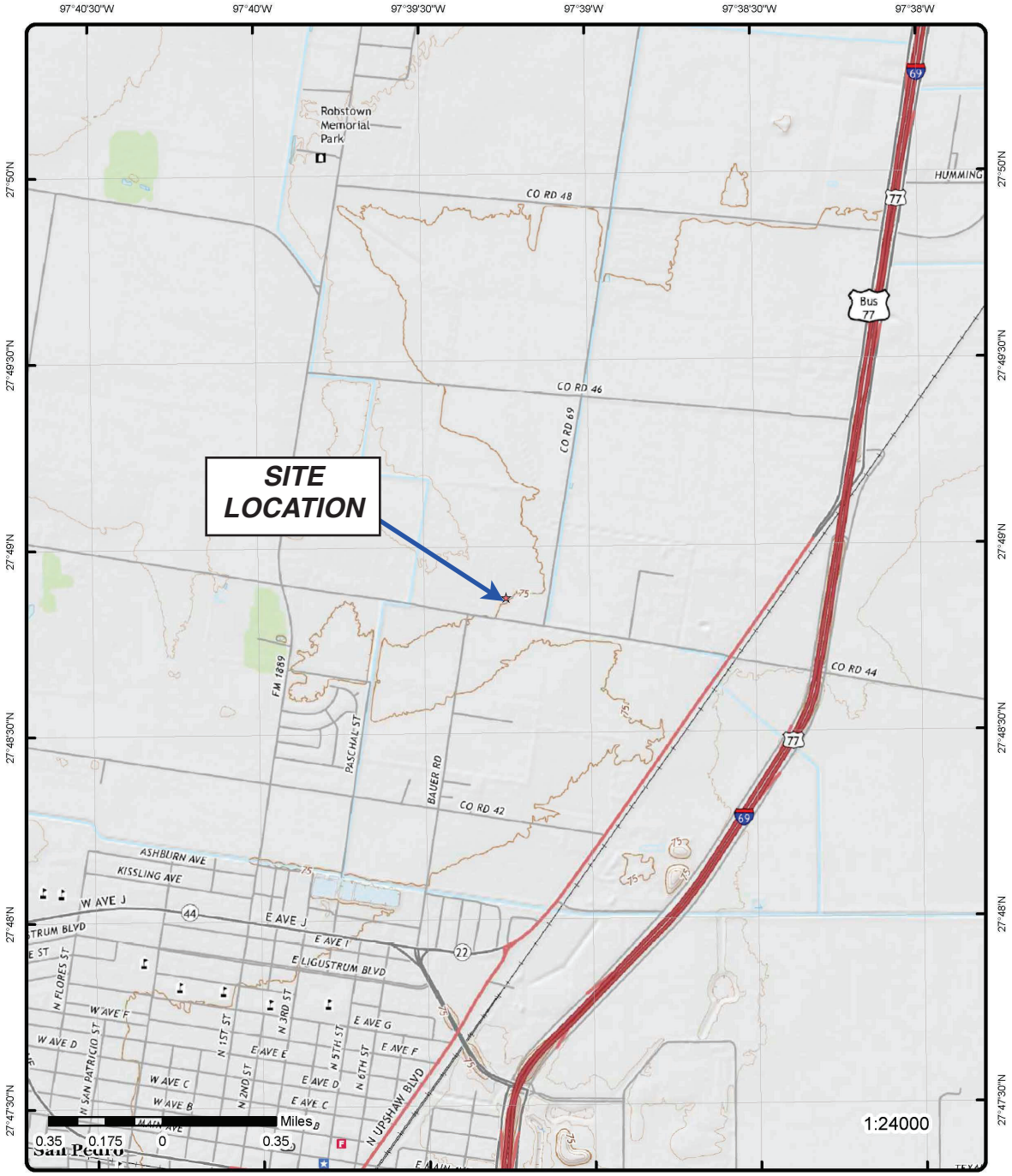
Please provide any information for the immediate area of the subject property, such as the presence of USTs, asbestos, PCB's, urea formaldehyde insulation, petroleum products, drums, material spills, stressed vegetation, present or past dumping or fill, discolored or disturbed soil, unusual or noxious odors, monitoring wells, toxic substances, hazardous substances, radon, or other materials that pose a hazard to health or safety at the subject property or surrounding properties.

Thank you for your assistance in this request.

Sincerely,
ASPEN ENVIRONMENTAL, INC.

Mitchell T. Young, P.E.
Senior Engineer

Attachments



Topographic Map

Year: 2019

Address: The Lantern at Robstown, TX

Quadrangle(s): Annaville TX, Robstown TX

Source: USGS Topographic Map

Order Number: 25020200024

ERIS

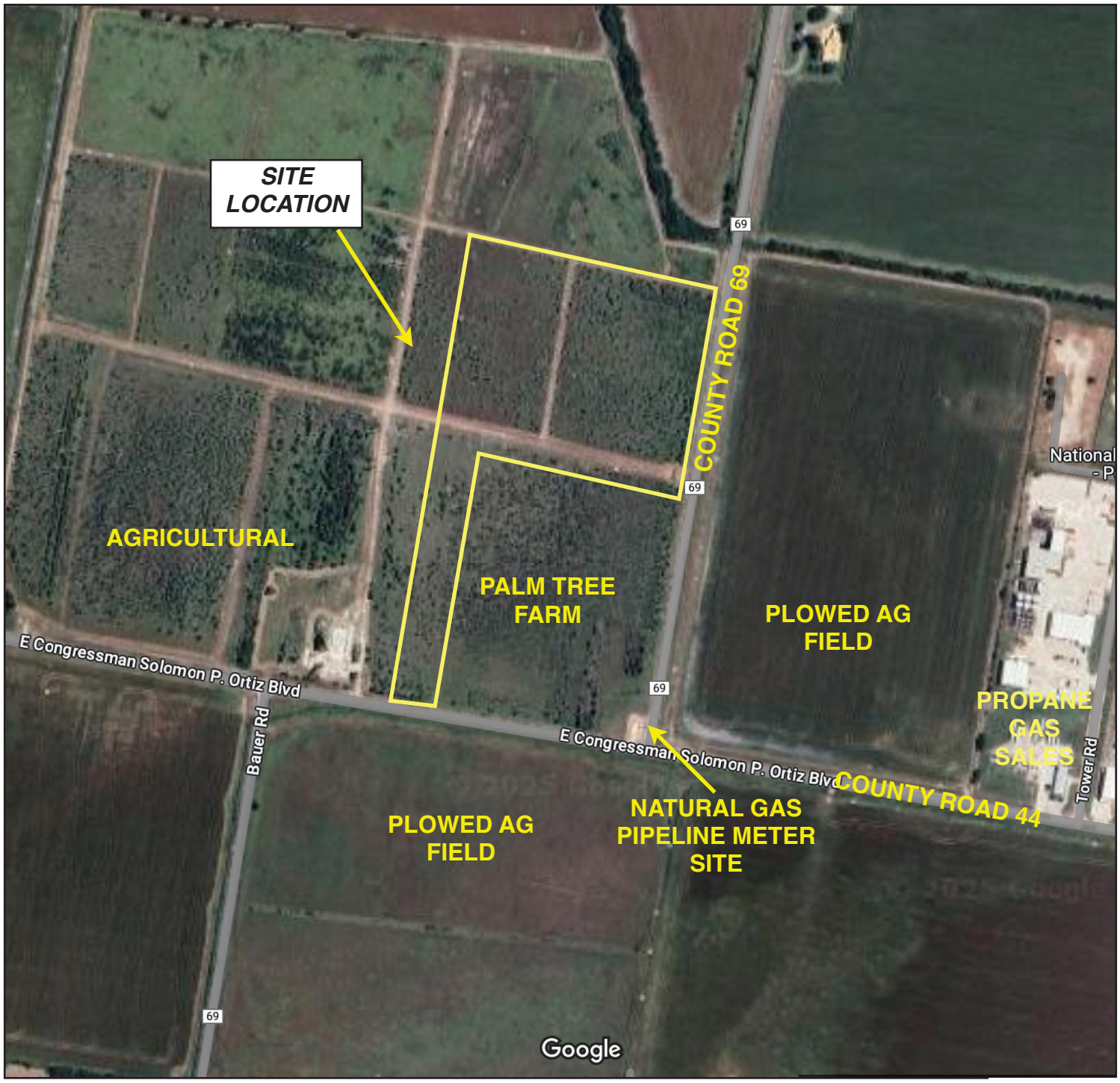
© ERIS Information Inc.

aspen ENVIRONMENTAL

FIGURE 1
SITE LOCATION MAP

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777



Source: Maxar Technologies, 2025 Aerial Photograph

aspen ENVIRONMENTAL

FIGURE 2
SITE AND AREA MAP

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777

Real Estate Analysis Division
November 20, 2025

Addendum to Underwriting Report

TDHCA Application #: **25177** Program(s): **9% HTC**

The Lantern at Robstown

Address/Location: NWC of CR 44 and CR 69

City: Robstown County: Nueces Zip: 78380

APPLICATION HISTORY	
Report Date	**PURPOSE**
11/20/25	**State Credit Award Update and Material Amendment Request**
07/09/25	Original LIHTC Award

ALLOCATION

	Previous Allocation				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm Term**	**Perm Lien**	**Const Term**	**Const Lien**
State Housing Tax Credits	$0				**$50,000**						
FHTC (9% Credit)	$1,258,361				**$1,258,361**						

CONDITIONS STATUS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	6
50% of AMI	50% of AMI	7
60% of AMI	60% of AMI	33

ANALYSIS

In July 2025, the Development was awarded $1,258,361 in annual 9% Housing Tax Credits. Now Applicant has applied for an additional $50,000 in annual State Housing Tax Credits ("SHTC").

In conjunction with their application for SHTC, they are also requesting a Material Amendment. The reason for the material amendment is the result of value engineering to offset price increases caused by inflation and to accommodate for flooding concerns that were raised by the County Commissioner regarding the original site entrance (both of which occurred post application submission). The amendment reflects the following changes:

• Update to the site plan to reflect a new building configuration. The updated site plan shows relocating the entrance away from flooding concerns and changing from a single-story garden-style design to a three-story single-building design.

• Update to the unit mix to 34 2-BR and 15-1BR units, which allows for higher gross potential rents at the development. The redesign also includes an increase in affordable units from 39 to 46, with an addition of 3 market rate units as well. This results in a total of 49 units for rent to Seniors 55+.

• Redesigned parking lot eliminates garages and reconfigures the lot to 81 open surface spaces (1.7/unit), with all parking provided at no additional charge to the residents. For comparison, local Code only requires 1 space per unit for senior developments.

• An Increase to the development site from 7.164 acres to 7.5 acres has increased the acquisition costs from $247,311 to $350,000, after accounting for additional extension fees incurred on the contract amendment.

• A 9% increase in the total NRA, from 36,084 SF to 39,336 SF.

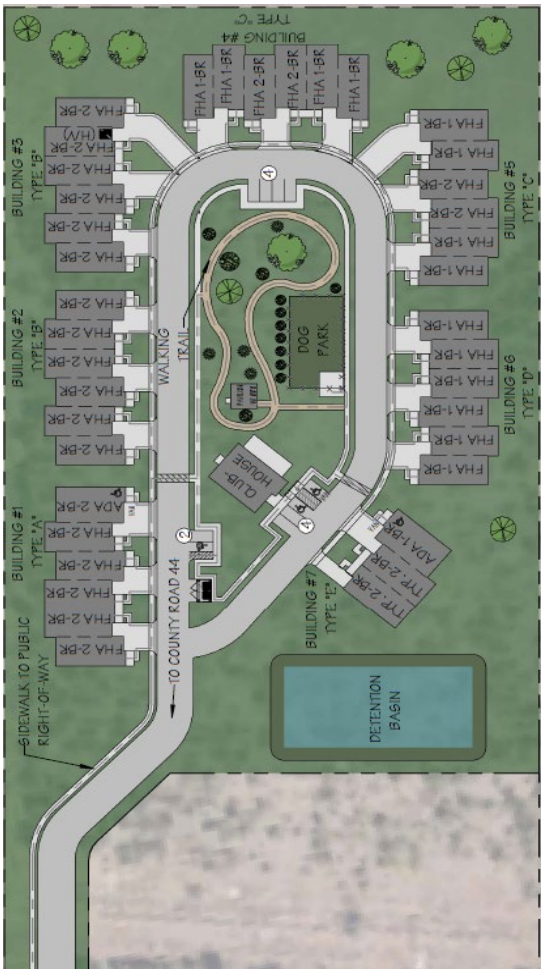
• A 385% increase in total common area, from 1,888 SF to 9,151 SF. The increase in common area is due to the change in design from single-story buildings to one three-story building. Also, Applicant is including the interior corridor and stair areas in the common area calculation.

• Update to the financial exhibits to account for the application for SHTC as well as for the changes in costs, interest rates, program rent limits, and expenses.

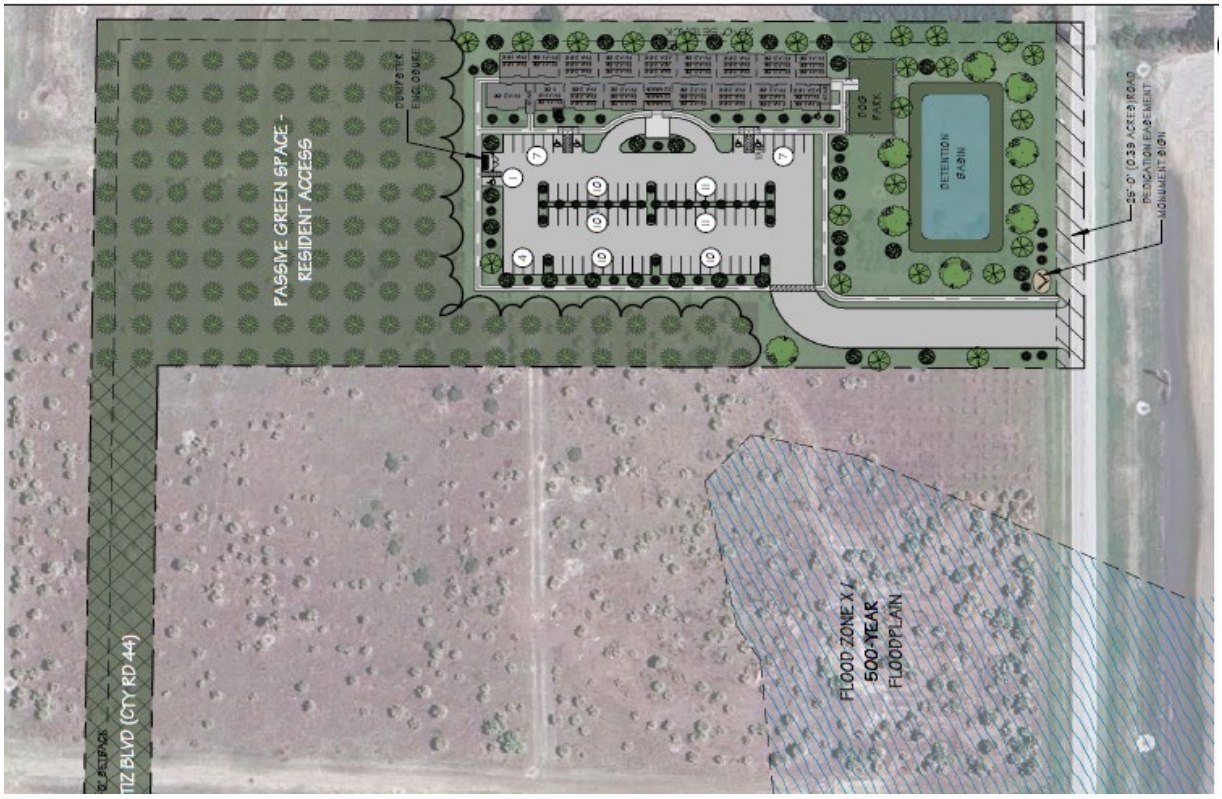
Site Plan

Site Control was amended so that the boundaries of the parcel being sold are farther away from flooding areas. The site plan has been modified to accommodate the new boundaries and to reduce costs through value engineering in an effort to mitigate cost increases caused by inflation and to reflect the revised unit mix. Additionally, Applicant included the updated PSA (site control) amendment and title commitment accounting for the closing extension and revised location of land under contract. A copy of the updated survey and Phase I ESA were provided by the Applicant as well as reflecting the new site boundary location. New Architectural Drawings were also provided to document the proposed changes.

Original Site Plan



New Site Plan



Operating Pro Forma

The Rent Schedule was updated with current 2025 Program Rents.

The expanded unit mix has an increase in affordable units from 39 to 46, with an addition of 3 market rate units as well. The increase in units and updated rents resulted in a 34% increase in budgeted income from $377,278 to $506,038.

Changes in operating expenses reflect a reconciliation to feedback received from insurance providers for the area, removal of supportive services since there is no contract or agreement required by the City of Robstown, inclusion of elevator maintenance costs triggered from the redesign, as well as additional due diligence in market conditions performed by the Partnership since original application submission. The change in operating expenses are more specifically detailed below.

Total budgeted expenses increased by 36% from $138,988 to $188,661. The changes in expenses were primarily in the following categories:

- Management expense increased by 34%, from $15,091 to $20,241.
- Payroll expenses rose by 61%, from $65,000 to $104,500.
- Repairs & Maintenance increased by 75%, from $27,000 to $47,300. That increase is partially due to the inclusion of elevator maintenance costs triggered by the redesign of the property.
- Electric/Gas increased by 33%, from $8,500 to $11,308.
- Property Insurance increased by 32%, from $39,000 to $51,459.
- Property tax expense increased by 33%, from $16,389 to $21,731.
- Supportive Services decreased from $6,000 to $0.

As underwritten, the long-term Pro Forma exhibits a 15-year residual cash flow of $84K after repayment of deferred developer fee in year 14.

Development Cost

The development site increased from 7.164 acres to 7.5 acres, which has increased the acquisition cost from $247,311 to $350,000 after accounting for additional extension fees incurred on the contract amendment.

The number of units increased from 39 units to 49 units, with NRA increasing by 9%, from 36,084 SF to 39,336 SF.

Building Cost increased by 18%, from $3,828,461 to $4,530,153.

Total Housing Development Cost has increased by 10%, from $11,539,913 to $12,668,437.

Sources of Funds

In order to cover the additional development costs, proposed capitalization has been increased 10%, by $1,128,528.

The permanent lender was changed from Key Bank to Stellar Bank. Permanent debt was increased by $642,000, but the interest rate decreased from 7.00% to 6.75%. The 15 year term and 35 year amortization remain unchanged.

Applicant changed equity providers from Raymond James to RBC. The primary LIHTC equity contribution remained the same.

Applicant added State Housing Credit equity of $299,940 for an annual State Housing Tax Credit request of $50K at a credit price of $0.60.

Deferred developed Fee increased by $186,588, from $376,410 to $562,998.

Recommendation

Underwriter recommends an annual allocation of $50,000 in State Housing Tax Credits as requested by Applicant. Furthermore, the original annual allocation of $1,258,361 in annual 9% Housing Tax Credits is still being recommended.

Underwriter:	*Georgia Simmons*
Manager of Real Estate Analysis:	*Gregg Kazak*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

The Lantern at Robstown, Robstown, 9% HTC #25177

LOCATION DATA	
CITY:	Robstown
COUNTY:	Nueces
Area Median Income	$82,700
PROGRAM REGION:	10
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	15	30.6%	0	0	0	0
2	34	69.4%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	49	100.0%	-	-	-	-

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	93.37%
APP % Acquisition	9.00%
APP % Construction	9.00%
Average Unit Size	803 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	6	-	7	33	-	-	3	49
	% Total	0.0%	12.2%	0.0%	14.3%	67.3%	0.0%	0.0%	6.1%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$465	2	1	1	652	$465	$71	$394	$0	$0.60	$394	**$788**	**$788**	$394	$0.60	$0	$1,175	$1.80	$1,175
TC 50%	$775	3	1	1	652	$775	$71	$704	$0	$1.08	$704	**$2,112**	**$2,112**	$704	$1.08	$0	$1,175	$1.80	$1,175
TC 60%	$930	8	1	1	652	$930	$71	$859	$0	$1.32	$859	**$6,872**	**$6,872**	$859	$1.32	$0	$1,175	$1.80	$1,175
TC 60%	$930	2	1	1	657	$930	$71	$859	$0	$1.31	$859	**$1,718**	**$1,718**	$859	$1.31	$0	$1,175	$1.79	$1,175
TC 30%	$558	4	2	1	869	$558	$88	$470	$0	$0.54	$470	**$1,880**	**$1,880**	$470	$0.54	$0	$1,325	$1.52	$1,325
TC 50%	$931	4	2	1	869	$931	$88	$843	$0	$0.97	$843	**$3,372**	**$3,372**	$843	$0.97	$0	$1,325	$1.52	$1,325
TC 60%	$1,117	23	2	1	869	$1,117	$88	$1,029	$0	$1.18	$1,029	**$23,667**	**$23,667**	$1,029	$1.18	$0	$1,325	$1.52	$1,325
MR		3	2	1	869	$0	$88		NA	$1.52	$1,325	**$3,975**	**$3,975**	$1,325	$1.52	NA	$1,325	$1.52	$1,325
TOTALS/AVERAGES:		**49**			**39,336**				**$0**	**$1.13**	**$906**	$44,384	$44,384	**$906**	**$1.13**	**$0**	**$1,279**	**$1.59**	**$1,279**

ANNUAL POTENTIAL GROSS RENT:	$532,608	$532,608	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

The Lantern at Robstown, Robstown, 9% HTC #25177

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES				APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database	Other			% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.13	$906	$532,608	**$398,508**	**$398,508**	$532,608	$906	$1.13		0.0%	$0
App Fees, NSF, Vending							$24.59	$14,460	9,360							
Total Secondary Income							$24.59			9,360	$14,460	$24.59			0.0%	$0
POTENTIAL GROSS INCOME								$547,068	$407,868	$407,868	$547,068				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(41,030)	(30,590)	(30,590)	(41,030)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME								$506,038	$377,278	$377,278	$506,038				0.0%	$0
General & Administrative	$27,891	$569/Unit	$25,932	$529	4.67%	$0.60	$483	$23,650	$22,000	$20,640	$25,932	$529	$0.66	5.12%	-8.8%	(2,282)
Management	$27,788	4.6% EGI	$30,842	$629	4.00%	$0.51	$413	$20,241	$15,091	$18,864	$25,302	$516	$0.64	5.00%	-20.0%	(5,061)
Payroll & Payroll Tax	$70,666	$1,442/Unit	$87,318	$1,782	20.65%	$2.66	$2,133	$104,500	$65,000	$62,832	$87,318	$1,782	$2.22	17.26%	19.7%	17,182
Repairs & Maintenance	$46,173	$942/Unit	$57,584	$1,175	9.35%	$1.20	$965	$47,300	$27,000	$25,350	$31,850	$650	$0.81	6.29%	48.5%	15,450
Electric/Gas	$10,411	$212/Unit	$12,745	$260	2.23%	$0.29	$231	$11,308	$8,500	$10,144	$12,745	$260	$0.32	2.52%	-11.3%	(1,437)
Water, Sewer, & Trash	$46,371	$946/Unit	$36,433	$744	4.56%	$0.59	$471	$23,098	$28,000	$28,997	$46,371	$946	$1.18	9.16%	-50.2%	(23,273)
Property Insurance	$50,170	$1.28 /sf	$79,169	$1,616	10.17%	$1.31	$1,050	$51,459	$39,000	$39,931	$50,170	$1,024	$1.28	9.91%	2.6%	1,289
Property Tax (@ 50%) 2.1280	$26,336	$537/Unit	$15,757	$322	4.29%	$0.55	$443	$21,731	$16,389	$13,441	$18,622	$380	$0.47	3.68%	16.7%	3,109
Reserve for Replacements					2.42%	$0.31	$250	$12,250	$9,750	$9,750	$12,250	$250	$0.31	2.42%	0.0%	-
Supportive Services					0.00%	$0.00	$0	$0	$6,000	$6,000	$0	$0	$0.00	0.00%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.36%	$0.05	$38	$1,840	$1,560	$1,560	$1,840	$38	$0.05	0.36%	0.0%	-
TOTAL EXPENSES					**62.72%**	**$8.07**	**$6,477**	**$317,377**	**$238,290**	**$237,510**	**$312,400**	**$6,376**	**$7.94**	**61.73%**	**1.6%**	**$ 4,977**
NET OPERATING INCOME ("NOI")					**37.28%**	**$4.80**	**$3,850**	**$188,661**	**$138,988**	**$139,768**	**$193,638**	**$3,952**	**$4.92**	**38.27%**	**-2.6%**	**$ (4,977)**
CONTROLLABLE EXPENSES							$4,283/Unit					$4,168/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Lantern at Robstown, Robstown, 9% HTC #25177

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							Prior Underwriting		AS UNDERWRITTEN DEBT/GRANT STRUCTURE					Cumulative	
		Cumulative DCR															
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Applicant**	**TDHCA**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
Stellar Bank		1.30	1.27	148,543	6.75%	35	15	$1,992,000	$1,350,000	$1,350,000	$1,992,000	15	35	6.75%	$148,543	1.27	15.7%
CASH FLOW DEBT / GRANTS																	
City of Robstown		1.30	1.27		0.00%	0	0	$250	$250	$250	$250	0	0	0.00%		1.27	0.0%
				$148,543			**TOTAL DEBT / GRANT SOURCES**	**$1,992,250**	**$1,350,250**	**$1,350,250**	**$1,992,250**			**TOTAL DEBT SERVICE**	**$148,543**	**1.27**	15.7%
NET CASH FLOW		$45,095	$40,118								**APPLICANT**	**NET OPERATING INCOME**			**$188,661**	**$40,117**	**NET CASH FLOW**

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE					Prior Underwriting		AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Applicant**	**TDHCA**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
RBC	LIHTC Equity	77.5%	$1,258,361	$0.78	$9,813,253	$9,813,253	$9,813,253	$9,813,253	$0.78	$1,258,361	77.5%	$25,681	Applicant Request
RBC	SHTC Equity	2.4%	$50,000	$0.60	$299,940	$0		$299,940	$0.60	$50,000	2.4%		
G2 Equity Inc.	Deferred Developer Fees	4.4%	(33% Deferred)		$562,998	$376,410	$376,410	$562,993	(33% Deferred)		4.4%	**Total Developer Fee:**	**$1,730,000**
Additional (Excess) Funds Req'd		0.0%					$0	$0			0.0%		
TOTAL EQUITY SOURCES		84.3%			$10,676,191	$10,189,663	$10,189,663	$10,676,186			84.3%		
TOTAL CAPITALIZATION					**$12,668,441**	**$11,539,913**	**$11,539,913**	**$12,668,436**				**15-Yr Cash Flow after Deferred Fee:**	**$83,537**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					Prior Underwriting		TDHCA COST / BASIS ITEMS				Eligible Basis		COST VARIANCE	
	Eligible Basis		Total Costs			Applicant	TDHCA	Total Costs				New Const. Rehab	Acquisition	%	$
	Acquisition	New Const. Rehab													
Land Acquisition			$7,143 / Unit		$350,000	$247,311	$247,311	$350,000	$7,143 / Unit					0.0%	$0
Building Acquisition	$0		$ / Unit		$0	$0	$0	$0	$ / Unit				$0	0.0%	$0
Off-Sites		$572,000	$11,673 / Unit		$572,000	$572,000	$572,000	$572,000	$11,673 / Unit			$572,000		0.0%	$0
Site Work		$1,286,607	$27,640 / Unit		$1,354,360	$1,442,529	$1,442,529	$1,354,360	$27,640 / Unit			$1,286,607		0.0%	$0
Site Amenities		$164,304	$3,353 / Unit		$164,304	$175,000	$175,000	$164,304	$3,353 / Unit			$164,304		0.0%	$0
Building Cost		$4,530,153	$115.17 /sf	$92,452/Unit	$4,530,153	$3,828,461	$4,410,250	$5,088,876	$103,855/Unit	$129.37 /sf		$4,530,153		-11.0%	($558,723)
Contingency		$330,440	5.04%	5.00%	$331,041	$372,851	$372,851	$331,041	4.61%	5.04%		$330,440		0.0%	$0
Contractor Fees		$963,690	14.00%	14.00%	$973,261	$894,718	$894,718	$973,261	12.96%	14.00%		$963,690		0.0%	$0
Soft Costs	$0	$1,190,779		$25,274 / Unit	$1,238,425	$929,500	$929,500	$1,238,425	$25,274 / Unit			$1,190,779	$0	0.0%	$0
Financing	$0	$931,282		$23,947 / Unit	$1,173,393	$1,176,651	$1,176,651	$1,173,393	$23,947 / Unit			$931,282	$0	0.0%	$0
Developer Fee	$0	$1,730,000	17.35%	17.24%	$1,730,000	$1,730,000	$1,730,000	$1,730,000	16.33%	17.35%		$1,730,000	$0	0.0%	$0
Reserves				6 Months	$233,000	$170,892	$170,892	$233,000	6 Months					0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$11,699,255**		$258,540 / Unit	**$12,668,437**	**$11,539,913**	**$12,121,702**	**$13,227,160**	$269,942 / Unit			**$11,699,255**	**$0**	**-4.2%**	**($558,723)**
Acquisition Cost	$0				$0	$0									
Contingency		$0			$0	$0									
Contractor's Fee		$0			($1)	$0									
Financing Cost		$0													
Developer Fee	$0	$0			$0	$0									
Reserves					$0	$0									
ADJUSTED BASIS / COST	**$0**	**$11,699,255**		$258,540/unit	**$12,668,436**	**$11,539,913**	**$12,121,702**	**$13,227,160**	$269,942/unit			**$11,699,255**	**$0**	**-4.2%**	**($558,724)**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):	**$12,668,436**	

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Lantern at Robstown, Robstown, 9% HTC #25177

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$11,699,255	$0	$11,699,255
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$11,699,255	$0	$11,699,255
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$15,209,032	$0	$15,209,032
Applicable Fraction	93.37%	93.37%	93%	93%
TOTAL QUALIFIED BASIS	$0	$14,201,050	$0	$14,201,050
Applicable Percentage	9.00%	9.00%	9.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,278,095	$0	$1,278,095
CREDITS ON QUALIFIED BASIS	$1,278,095		$1,278,095	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.7798	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,278,095	$9,967,144	----	----	----
Needed to Fill Gap	$1,330,554	$10,376,246	----	----	----
Applicant Request	$1,258,361	$9,813,253	**$1,258,361**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Six-Plex		39,336 SF	$96.57	3,798,742
Adjustments				
Exterior Wall Finish	3.44%		3.32	$130,677
Elderly	9.00%		8.69	341,887
9-Ft. Ceilings	3.43%		3.31	130,297
Roof Adjustment(s)			1.25	49,000
Subfloor			(0.23)	(9,047)
Floor Cover			3.75	147,510
Breezeways	$54.35	6,612	9.14	359,357
Balconies	$47.40	553	0.67	26,212
Plumbing Fixtures	$1,460	0	0.00	0
Rough-ins	$715	98	1.78	70,070
Built-In Appliances	$2,200	49	2.74	107,800
Exterior Stairs	$4,250	4	0.43	17,000
Heating/Cooling			4.11	161,671
Storage Space	$54.35	0	0.00	0
Carports	$21.40	0	0.00	0
Garages	$27.00	0	0.00	0
Common/Support Area	$134.65	1,986	6.80	267,419
Elevators	$112,000	1	2.85	112,000
Other:			0.00	0
Fire Sprinklers	$4.60	47,934	5.61	220,496
SUBTOTAL			**150.78**	**5,931,091**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**150.78**	**$5,931,091**
Plans, specs, survey, bldg permits	3.10%		(4.67)	($183,864)
Contractor's OH & Profit	11.10%		(16.74)	(658,351)
NET BUILDING COSTS		$103,855/unit	$129.37/sf	$5,088,876

Long-Term Pro Forma

The Lantern at Robstown, Robstown, 9% HTC #25177

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$506,038	$516,159	$526,482	$537,011	$547,752	$604,762	$667,706	$737,202	$813,930	$898,645	$992,176
TOTAL EXPENSES	3.00%	$317,377	$326,696	$336,290	$346,168	$356,339	$411,885	$476,152	$550,517	$636,573	$736,165	$851,433
NET OPERATING INCOME ("NOI")		**$188,661**	**$189,463**	**$190,192**	**$190,843**	**$191,413**	**$192,877**	**$191,554**	**$186,685**	**$177,358**	**$162,479**	**$140,743**
EXPENSE/INCOME RATIO		62.7%	63.3%	63.9%	64.5%	65.1%	68.1%	71.3%	74.7%	78.2%	81.9%	85.8%
MUST -PAY DEBT SERVICE												
Stellar Bank		$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543
TOTAL DEBT SERVICE		$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543	$148,543
DEBT COVERAGE RATIO		1.27	1.28	1.28	1.28	1.29	1.30	1.29	1.26	1.19	1.09	0.95
ANNUAL CASH FLOW		**$40,117**	**$40,919**	**$41,648**	**$42,300**	**$42,870**	**$44,334**	**$43,010**	**$38,141**	**$28,814**	**$13,936**	**($7,800)**
Deferred Developer Fee Balance		$522,876	$481,956	$440,308	$398,009	$355,139	$135,418	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$0	$83,537	$285,570	$450,282	$552,183	$559,689

25177 The Lantern at Robstown - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 9, 2025

PROPERTY IDENTIFICATION	
Application #	**25177**
Development	**The Lantern at Robstown**
City / County	**Robstown / Nueces**
Region/Area	**10 / Rural**
Population	**Elderly Limitation**
Set-Aside	**General**
Activity	**New Construction**

RECOMMENDATION

TDHCA Program	Request	Recommended		
FHTC (9% Credit)	$1,258,361	**$1,258,361**	**$32,266/Unit**	**$0.78**

KEY PRINCIPALS / SPONSOR

- **G2 Equity Inc.**
  Kanwarjit Ronnie Gyani-100% Owner

Related Parties	Contractor - Yes	Seller - No

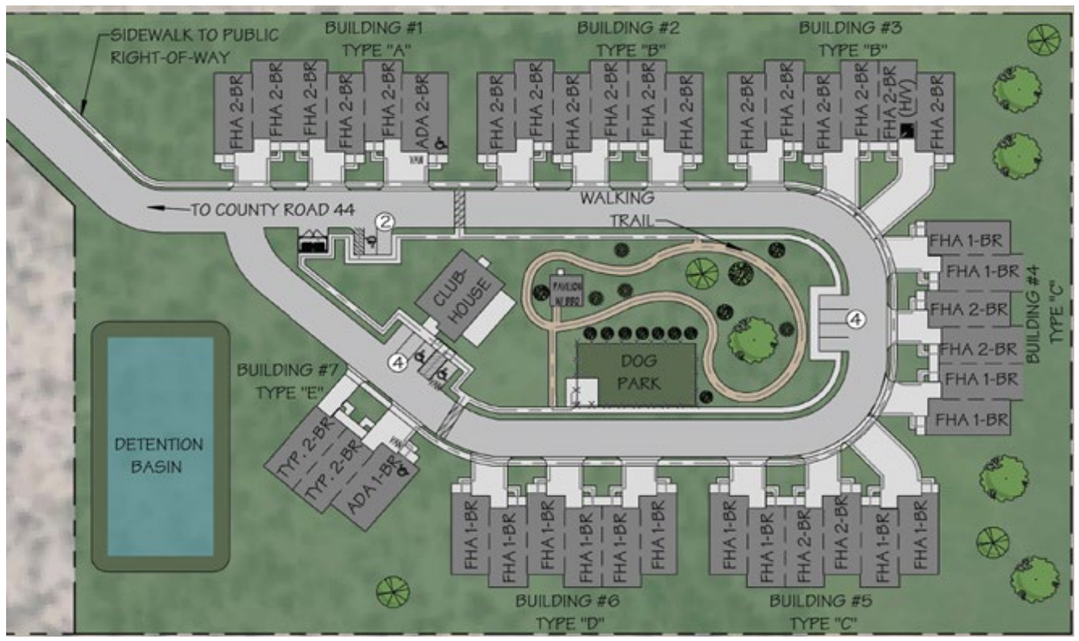
TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	**# Units**	**% Total**	**Income**	**# Units**	**% Total**
Eff	-	0%	**20%**	-	0%
1	15	38%	**30%**	3	8%
2	24	62%	**40%**	-	0%
3	-	0%	**50%**	6	15%
4	-	0%	**60%**	30	77%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	39	100%	**TOTAL**	39	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.34	**Expense Ratio**	! 63.2%
Breakeven Occ.	✓ 83.8%	**Breakeven Rent**	$770
Average Rent	$852	**B/E Rent Margin**	✓ $82
Property Taxes	$420/unit	**Exemption/PILOT**	50%
Total Expense	$6,110/unit	**Controllable**	$3,859/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			✓ 0.9%
Highest Unit Capture Rate	✓ 2%	1 BR/60%	12
Dominant Unit Cap. Rate	✓ 2%	2 BR/60%	18
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	925 SF	**Density**	5.4/acre
Acquisition		$06K/unit	$247K
Building Cost	$106.10/SF	$98K/unit	$3,828K
Hard Cost		$164K/unit	$6,391K
Total Cost		$296K/unit	$11,540K
Developer Fee	$1,730K	(22% Deferred)	Paid Year: 11
Contractor Fee	$895K	**30% Boost**	Yes

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
KeyBank	15/35	7.00%	$1,350,000	1.34
TOTAL DEBT (Must Pay)			$1,350,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
City of Robstown	0/0	0.00%	$250	1.34
CASH FLOW DEBT / GRANTS			$250	

EQUITY / DEFERRED FEES	
Source	Amount
Raymond James	$9,813,253
G2 Equity Inc.	$376,410
TOTAL EQUITY SOURCES	$10,189,663
TOTAL DEBT SOURCES	$1,350,250
TOTAL CAPITALIZATION	$11,539,913

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

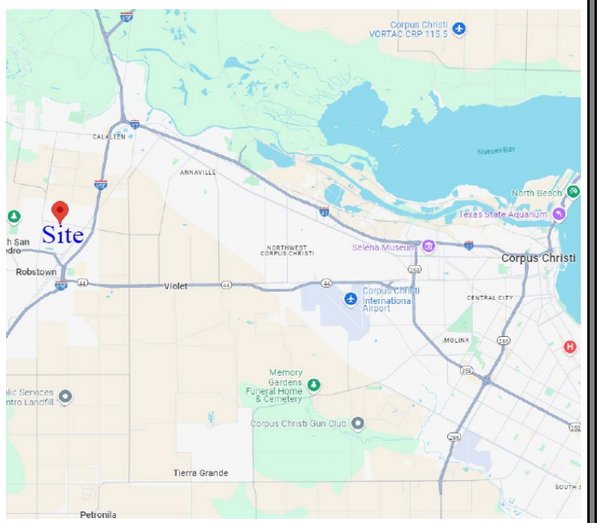
STRENGTHS/MITIGATING FACTORS

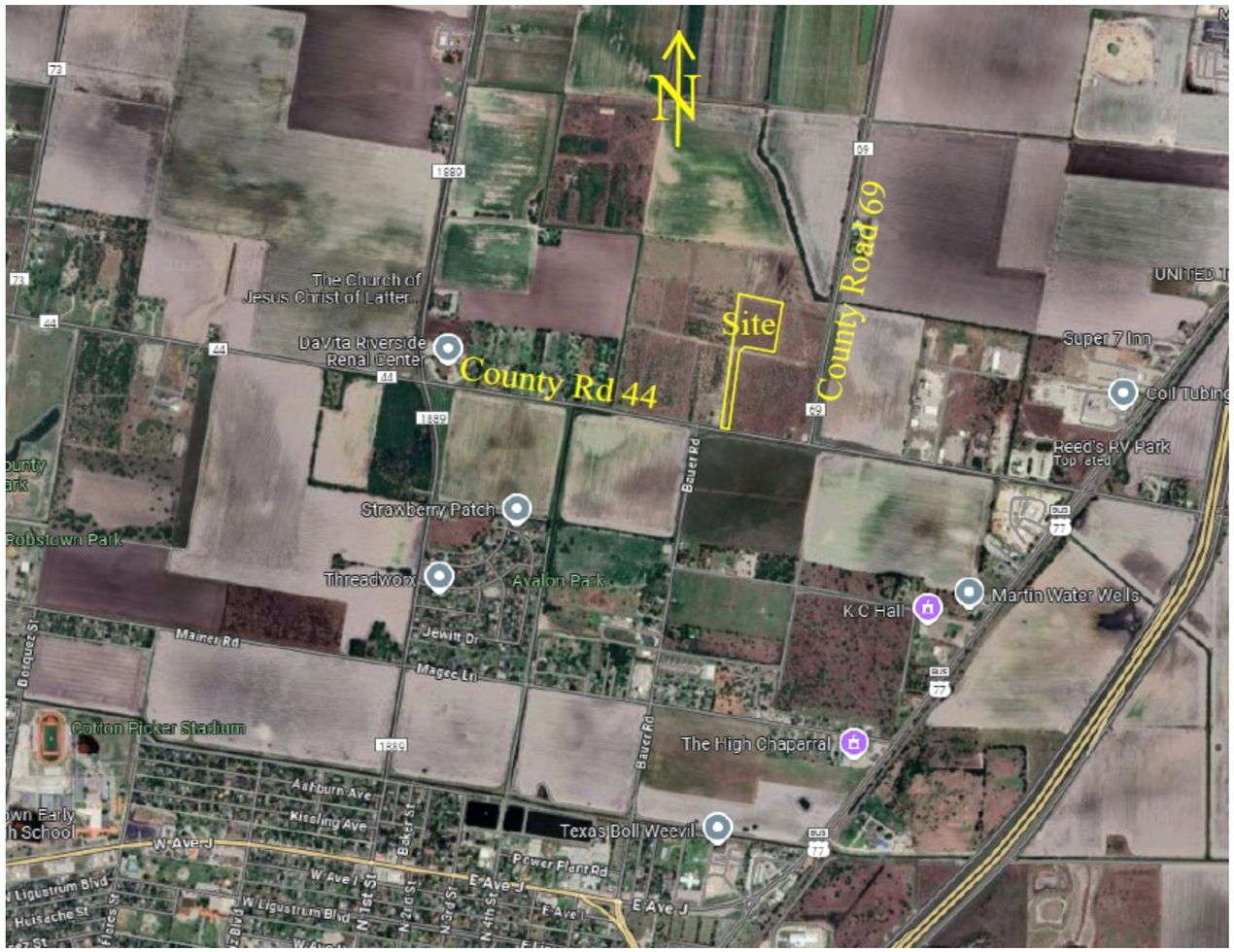
- Low gross capture rate of 0.9%
- 1.34 DCR
- New development and attractive design should enhance leasing

WEAKNESSES/RISKS

- Construction Cost Risk
- High expense ratio
- Interest rate risk

AREA MAP





Real Estate Analysis Division
Underwriting Report
July 9, 2025

DEVELOPMENT IDENTIFICATION

TDHCA Application #: **25177** Program(s): **9% HTC**

The Lantern at Robstown

Address/Location: NWC of CR 44 and CR 69

City: Robstown County: Nueces Zip: 78380

Population: Elderly Limitation Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Six-Plex Region: 10

Low-Income: 40% at 60%

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm Lien**	**Const. Term**	**Const Lien**
FHTC (9% Credit)	$1,258,361				**$1,258,361**						

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	3
50% of AMI	50% of AMI	6
60% of AMI	60% of AMI	30

DEVELOPMENT SUMMARY

The development will be a 55+ LIHTC community, comprised of 15 one-bedroom units and 24 two-bedroom units, with incomes at 30%, 50%, and 60% AMIs. The developer will be partnering with Crossroads Housing Development Corporation as the CHDO in order to achieve a 50% property tax exemption. Property amenities include a dog park, walking trail and a stand-alone clubhouse.

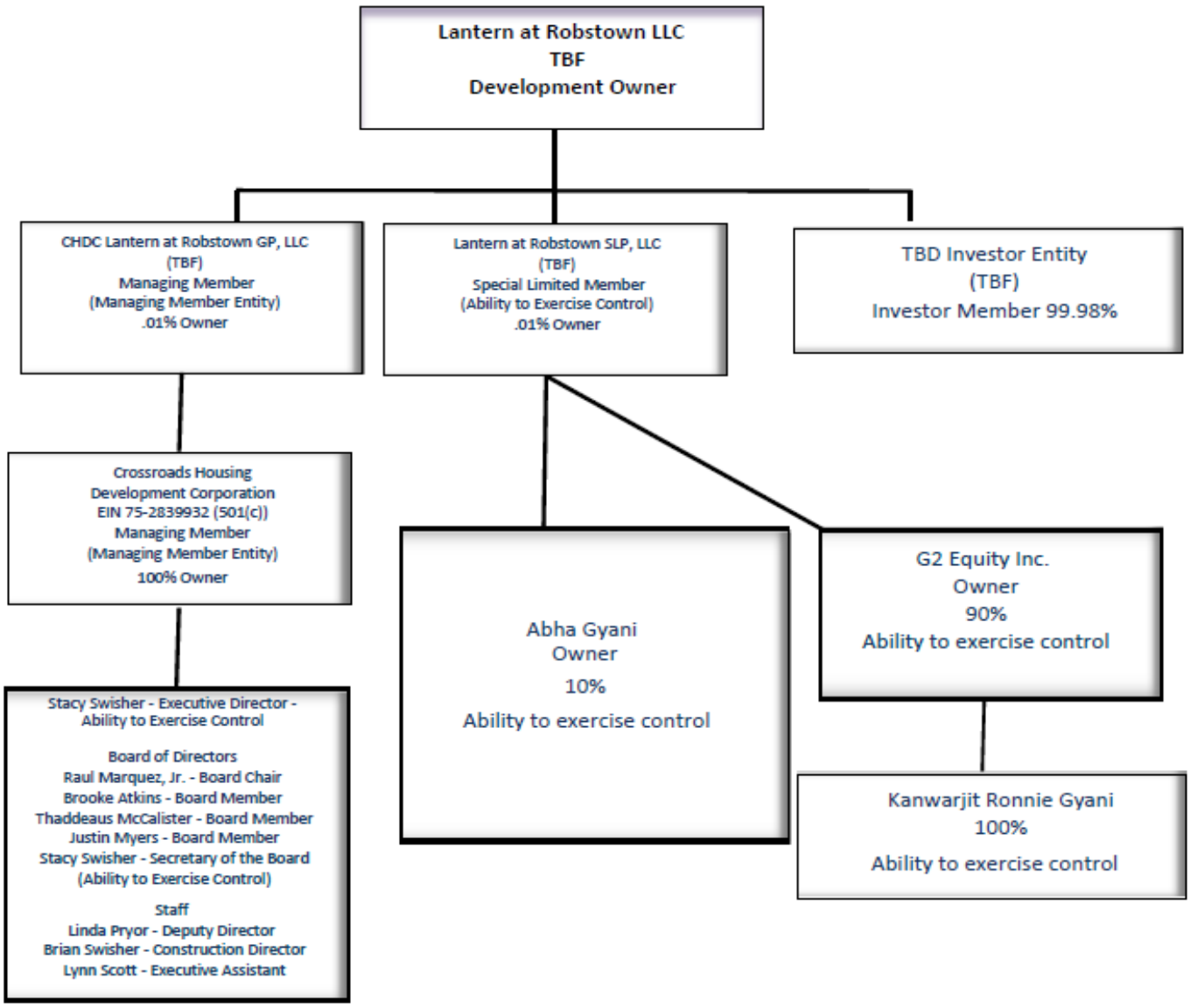
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Low gross capture rate of 0.9%
▫	1.34 DCR
▫	New development and attractive design should enhance leasing

WEAKNESSES/RISKS	
▫	Construction Cost Risk
▫	High expense ratio
▫	Interest rate risk

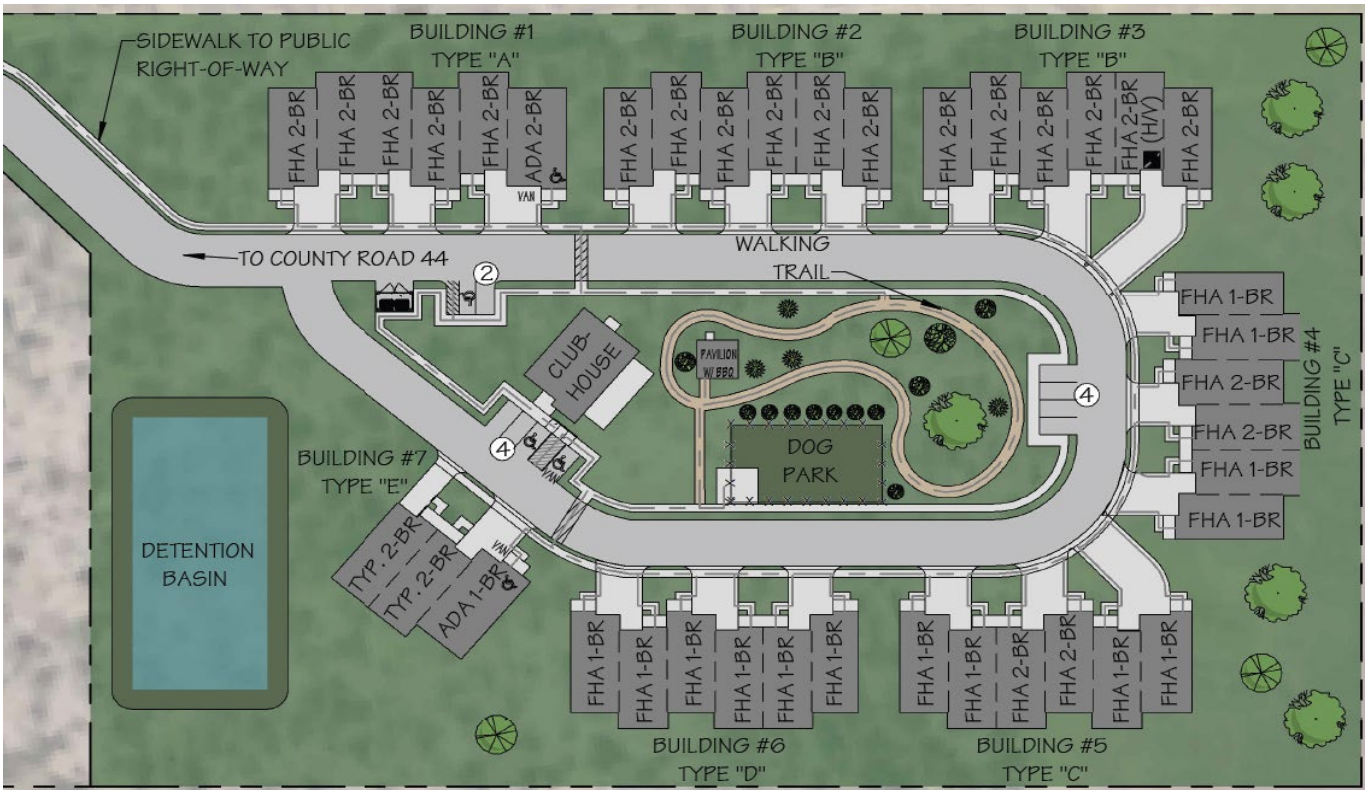
DEVELOPMENT TEAM

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN



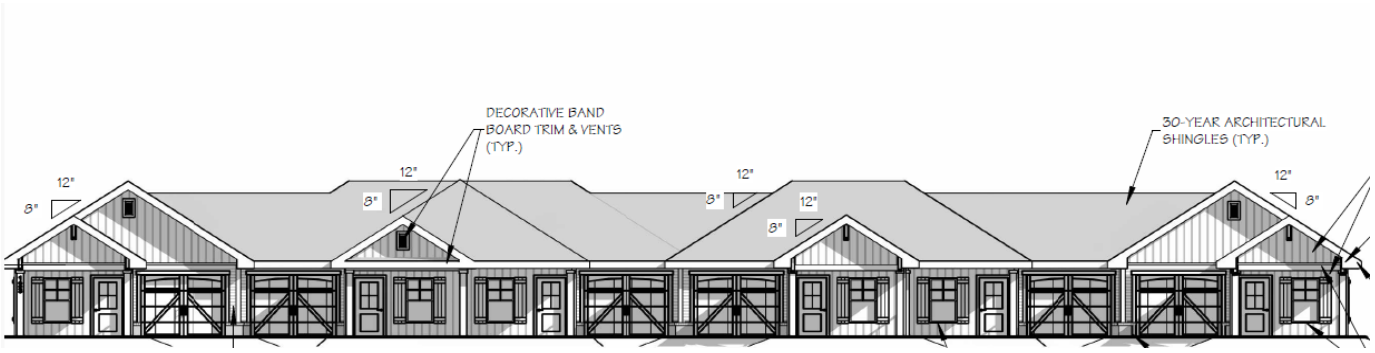
AERIAL

Parking	No Fee		Tenant-Paid		Total	
Open Surface	49	*1.3/unit*	0	--	49	*1.3/unit*
Carport	0	--	0	--	0	--
Garage	39	*1.0/unit*	0	--	39	*1.0/unit*
Total Parking	**88**	*2.3/unit*	**0**	--	**88**	*2.3/unit*

Comments:

Local parking requirement is 1 parking space per unit. The development is in compliance with the local code and will provide 49 surface parking spaces and 39 garage parking spaces for a total of 88 parking spaces (2.3/unit). All parking will be free of charge to the tenants.

BUILDING ELEVATION



BUILDING CONFIGURATION

Building Type	A	B	C	D	E								Total Buildings
Floors/Stories	1	1	1	1	1								
Number of Bldgs	1	2	2	1	1								7
Units per Bldg	6	6	6	6	3								
Total Units	6	12	12	6	3								39

Avg. Unit Size (SF)	**925 sf**	**Total NRA (SF)**	**36,084**	**Common Area (SF)***	**1,888**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 7.164 acres Density: 5.4 units/acre

Site Control: 15.2 AL **Site Plan:** 7.2 AL **Appraisal:** n/a **ESA:** 15.2 AL

Feasibility Report Survey: 7.164 AL **Feasibility Report Engineer's Plan:** 164 acr **Existing LURA:** n/a

Control Type: Commercial Contract - Unimproved Property

Tract 1: 15.208 acres Cost: $525,000 Seller: Fox Tree & Landscape Nursery

Development Site: 7.164 acres Cost: $247,311 $6,341 per unit

Seller: Fox Tree and Landscape Nursery

Buyer: G2 Equity, Inc., or Assigns

Related-Party Seller/Identity of Interest: No

Comments:

The PSA contract is currently with G2 Equity Inc., which is the Developer and a proposed owner of the LIHTC development. Upon successful award of 9% LIHTCs, G2 Equity Inc. will assign the PSA to Lantern at Robstown LLC, which is currently a to-be-formed entity.

Site control is for 15.208 acres, but the planned development site is 7.164 acres (that will be encumbered by the LURA). The pro-rata allocation of 47.11% (based on acreage) was applied to the total purchase price to calculate the cost of the development site.

The ESA was performed on the entire 15.208 acres under contract.

The ownership entity will have Crossroads Housing Development Corporation (a CHDO) as the GP, which should facilitate a 50% property tax exemption.

SITE INFORMATION

Flood Zone:	Zone X	Scattered Site?	No
Zoning:	R-1	Within 100-yr floodplain?	No
Re-Zoning Required?	Yes	Utilities at Site?	Yes
Year Constructed:	N/A	Title Issues?	No

Current Uses of Subject Site:

The property is currently used as agricultural land with a palm tree farm.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Aspen Environmental, Inc. Date: 2/14/2025

Recognized Environmental Conditions (RECs) and Other Concerns:

- No recognized environmental conditions (RECs) were identified at the subject property.

MARKET ANALYSIS

Provider: Novogradac Date: 3/17/2025

Primary Market Area (PMA): 201 sq. miles 8 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
22211	MillPond at Robstown	Y	New Const.	General	18	72

Other Affordable Developments in PMA since 2020

	#N/A	#N/A	#N/A	N/A	#N/A

Stabilized Affordable Developments in PMA	Total Units	456
	Total Developments	6
	Average Occupancy	97.5%

Comments:

Market study indicates that the comparable properties reported vacancy rates ranging from zero to 14.5 percent, with an overall weighted average of 5.4 percent. Managers at three of the seven LIHTC properties reported being fully occupied. The average vacancy rate reported by the affordable comparables was 1.5 percent, well below the 8.7 percent weighted average reported by the market rate properties. Based on the performance of the comparables, market study expects the Subject will operate with vacancy and collection losses of approximately five percent over a typical investment period. (p.126)

The Subject will offer larger unit sizes, similar in-unit amenities, and slightly superior common area amenities relative to the LIHTC comparables. Given the Subject's overall comparison to the most similar properties in the area, maximum allowable rents reported at all of the comparables located in Robstown, Corpus Christi, and Kingsville and the rent level comparison between the LIHTC and market rate rents, market analyst believes the Subject would be able to achieve maximum allowable rents at the 30, 50, and 60 percent AMI levels, which are in line with the developer's proposed rents. (p.126)

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	49,510			
Senior Households in the Primary Market Area				
Potential Demand from the Primary Market Area	3,951			
10% External Demand	395			
Potential Demand from Other Sources				
GROSS DEMAND	4,346			
Subject Affordable Units	39			
Unstabilized Competitive Units				
RELEVANT SUPPLY	39			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**0.9%**			

Population:	**Elderly Limitation**	**Market Area:**	**Rural**	**Maximum Gross Capture Rate:**	**10%**

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	742	74	3	0	0.4%					
50% AMGI	342	34	6	0	1.6%					
60% AMGI	2,867	287	30	0	1.0%					

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE

	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	284	28	1	0	0.3%					
1 BR/50%	154	15	2	0	1.2%					
1 BR/60%	495	50	12	0	2.2%					
2 BR/30%	445	45	2	0	0.4%					
2 BR/50%	206	21	4	0	1.8%					
2 BR/60%	872	87	18	0	1.9%					

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$138,988	Avg. Rent:	$852	Expense Ratio:	63.2%
Debt Service:	$103,495	B/E Rent:	$770	Controllable Expenses:	$3,859
Net Cash Flow:	$35,493	UW Occupancy:	92.5%	Property Taxes/Unit:	$420
Aggregate DCR:	1.34	B/E Occupancy:	83.8%	Program Rent Year:	2024

The ownership structure will have Crossroads Housing Development Corporation (a CHDO) as the GP in order to achieve a 50% property tax exemption.

Underwriter utilized local comps for G&A expenses, Payroll, Utility and WST expenses. Applicant's expenses were used in the analysis since there is less than 1% variance with Underwriter's expense assumptions

As underwritten, residual 15-year cash flow is $183K after deferred developer fee is paid off in year 11.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$34,521/ac	$6,341/unit	**$247,311**	Contractor Fee	**$894,718**
Off-site + Site Work		$56,142/unit	**$2,189,529**	Soft Cost + Financing	**$2,106,151**
Building Cost	$106.10/sf	$98,166/unit	**$3,828,461**	Developer Fee	**$1,730,000**
Contingency	6.20%	$9,560/unit	**$372,851**	Reserves	**$170,892**
Total Development Cost	$295,895/unit	**$11,539,913**		**Rehabilitation Cost**	**N/A**

Qualified for 30% Basis Boost?	Rural [9% only]

Acquisition:

The development site is 7.164 acres, which is 47.11% of the total 15.208 acre parcel being acquired. Applicant confirmed that they had inadvertently used the allocated percentage on a $625,000 land purchase price instead of using the allocated percentage on the actual contract purchase price of $525,000. Their originally presented land acquisition cost was $294,417. This has been corrected to $247,311. In any event, the correction has no effect on the credit allocation.

Building Cost:

Underwriter estimated building cost using Marshall and Swift's "Average Quality" Base Cost. This resulted in an estimate of $113K/unit ($122/sf) as compared to Applicant's budget of $98K/unit ($106/sf). The difference equates to a 13.2% variance. However, the respective estimates of Total Housing Development Cost vary by 4.8%, so Applicant's budget is being used in the analysis.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$11,539,913	**$10,836,927**	**$1,267,920**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
KeyBank	Construction Loan	$8,200,000	8.00%	71%
Raymond James	FHTC	$1,962,651	$0.78	17%
City of Robstown	§11.9(d)(2)LPS Contribution	$250	0.00%	0%
G2 Equity Inc.	Fee	$1,377,012	0.00%	12%
		$11,539,913	**Total Sources**	

PERMANENT SOURCES

	PROPOSED				UNDERWRITTEN				
Debt Source	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**LTC**
KeyBank	$1,350,000	7.00%	35	15	$1,350,000	7.00%	35	15	12%
City of Robstown	$250	0.00%	0	0	$250	0.00%	0	0	0%
Total	**$1,350,250**				**$1,350,250**				

	PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees	**Amount**	**Rate**	**% Def**	**Amount**	**Rate**	**% TC**	**% Def**
Raymond James	$9,813,253	$0.78		$9,813,253	$0.78	85%	
G2 Equity Inc.	$376,410		22%	$376,410		3%	22%
Total	**$10,189,663**			**$10,189,663**			
				$11,539,913	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.810	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.765	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	$11,539,913
Permanent Sources (debt + non-HTC equity)	$1,350,250
Gap in Permanent Financing	$10,189,663

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	$9,887,802	$1,267,920
Needed to Balance Sources & Uses	$10,189,663	$1,306,628
Requested by Applicant	$9,813,253	$1,258,361

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	**$9,813,253**	**$1,258,361**

Deferred Developer Fee	**$376,410**	**(22% deferred)**
Repayable in	**11 years**	

Recommendation:

Underwriter recommends Applicant's request of $1,258,361 in annual 9% Housing Tax Credits.

Underwriter: *Georgia Simmons*

Manager of Real Estate Analysis: *Gregg Kazak*

Director of Real Estate Analysis: *Jeanna Adams*

UNIT MIX/RENT SCHEDULE

The Lantern at Robstown, Robstown, 9% HTC #25177

LOCATION DATA	
CITY:	Robstown
COUNTY:	Nueces
Area Median Income	$0
PROGRAM REGION:	10
PROGRAM RENT YEAR:	2024

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	15	38.5%	0	0	0	0
2	24	61.5%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	**39**	**100.0%**	**-**	**-**	**-**	**-**

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	9.00%
APP % Construction	9.00%
Average Unit Size	925 sf

56%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	3	-	6	30	-	-	-	**39**
	% Total	0.0%	7.7%	0.0%	15.4%	76.9%	0.0%	0.0%	0.0%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$444	1	1	1	918	$444	$71	$373	$0	$0.41	$373	**$373**	**$373**	$373	$0.41	$0	$1,175	$1.28	$1,175
TC 50%	$740	2	1	1	918	$740	$71	$669	$0	$0.73	$669	**$1,338**	**$1,338**	$669	$0.73	$0	$1,175	$1.28	$1,175
TC 60%	$888	11	1	1	918	$888	$71	$817	$0	$0.89	$817	**$8,987**	**$8,987**	$817	$0.89	$0	$1,175	$1.28	$1,175
TC 60%	$888	1	1	1	1,059	$888	$71	$817	$0	$0.77	$817	**$817**	**$817**	$817	$0.77	$0	$1,175	$1.11	$1,175
TC 30%	$533	2	2	2	918	$533	$88	$445	$0	$0.48	$445	**$890**	**$890**	$445	$0.48	$0	$1,325	$1.44	$1,325
TC 50%	$888	4	2	2	918	$888	$88	$800	$0	$0.87	$800	**$3,200**	**$3,200**	$800	$0.87	$0	$1,325	$1.44	$1,325
TC 60%	$1,066	15	2	2	918	$1,066	$88	$978	$0	$1.07	$978	**$14,670**	**$14,670**	$978	$1.07	$0	$1,325	$1.44	$1,325
TC 60%	$1,066	1	2	2	1,059	$1,066	$88	$978	$0	$0.92	$978	**$978**	**$978**	$978	$0.92	$0	$1,325	$1.25	$1,325
TC 60%	$1,066	2	2	2	918	$1,066	$88	$978	$0	$1.07	$978	**$1,956**	**$1,956**	$978	$1.07	$0	$1,325	$1.44	$1,325
TOTALS/AVERAGES:		**39**			**36,084**				**$0**	**$0.92**	**$852**	**$33,209**	**$33,209**	**$852**	**$0.92**	**$0**	**$1,267**	**$1.37**	**$1,267**

ANNUAL POTENTIAL GROSS RENT:	$398,508	$398,508	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

The Lantern at Robstown, Robstown, 9% HTC #25177

	STABILIZED FIRST YEAR PRO FORMA													
	COMPARABLES			APPLICANT				TDHCA				VARIANCE	
	Database	Other		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT					$0.92	$852	$398,508	$398,508	$852	$0.92		0.0%	$0
App Fees, NSF, Vending						$20.00	$9,360						
Total Secondary Income						$20.00		$9,360	$20.00			0.0%	$0
POTENTIAL GROSS INCOME							$407,868	$407,868				0.0%	$0
Vacancy & Collection Loss						7.5% PGI	(30,590)	(30,590)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							$377,278	$377,278				0.0%	$0

General & Administrative	$23,862	$612/Unit	$20,640	$529	5.83%	$0.61	$564	$22,000	$20,640	$529	$0.57	5.47%	6.6%	1,360
Management	$23,771	4.6% EGI	$24,547	$629	4.00%	$0.42	$387	$15,091	$18,864	$484	$0.52	5.00%	-20.0%	(3,773)
Payroll & Payroll Tax	$56,244	$1,442/Unit	$62,832	$1,611	17.23%	$1.80	$1,667	$65,000	$62,832	$1,611	$1.74	16.65%	3.4%	2,168
Repairs & Maintenance	$36,750	$942/Unit	$45,832	$1,175	7.16%	$0.75	$692	$27,000	$25,350	$650	$0.70	6.72%	6.5%	1,650
Electric/Gas	$8,888	$228/Unit	$10,144	$260	2.25%	$0.24	$218	$8,500	$10,144	$260	$0.28	2.69%	-16.2%	(1,644)
Water, Sewer, & Trash	$36,908	$946/Unit	$28,997	$744	7.42%	$0.78	$718	$28,000	$28,997	$744	$0.80	7.69%	-3.4%	(997)
Property Insurance	$39,931	$1.11 /sf	$53,687	$1,377	10.34%	$1.08	$1,000	$39,000	$39,931	$1,024	$1.11	10.58%	-2.3%	(931)
Property Tax (@ 50%) 2.1280	$22,483	$576/Unit	$15,373	$394	4.34%	$0.45	$420	$16,389	$13,441	$345	$0.37	3.56%	21.9%	2,948
Reserve for Replacements					2.58%	$0.27	$250	$9,750	$9,750	$250	$0.27	2.58%	0.0%	-
Supportive Services					1.59%	$0.17	$154	$6,000	$6,000	$154	$0.17	1.59%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.41%	$0.04	$40	$1,560	$1,560	$40	$0.04	0.41%	0.0%	-
TOTAL EXPENSES					**63.16%**	**$6.60**	**$6,110**	**$238,290**	**$237,510**	**$6,090**	**$6.58**	**62.95%**	**0.3%**	**$ 780**
NET OPERATING INCOME ("NOI")					**36.84%**	**$3.85**	**$3,564**	**$138,988**	**$139,768**	**$3,584**	**$3.87**	**37.05%**	**-0.6%**	**$ (780)**

CONTROLLABLE EXPENSES	$3,859/Unit		$3,794/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Lantern at Robstown, Robstown, 9% HTC #25177

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE						AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR											Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
KeyBank		1.35	1.34	103,495	7.00%	35	15	$1,350,000	$1,350,000	15	35	7.00%	$103,495	1.34	11.7%
CASH FLOW DEBT / GRANTS															
City of Robstown		1.35	1.34		0.00%	0	0	$250	$250	0	0	0.00%		1.34	0.0%
				$103,495		**TOTAL DEBT / GRANT SOURCES**		**$1,350,250**	**$1,350,250**		**TOTAL DEBT SERVICE**		**$103,495**	**1.34**	11.7%
NET CASH FLOW		$36,273	$35,493						**APPLICANT**	**NET OPERATING INCOME**		**$138,988**	**$35,493**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
Raymond James	LIHTC Equity	85.0%	$1,258,361	$0.78	$9,813,253	$9,813,253	$0.7798	$1,258,361	85.0%	$32,266	Applicant Request
G2 Equity Inc.	Deferred Developer Fees	3.3%	(22% Deferred)		$376,410	$376,410	(22% Deferred)		3.3%	**Total Developer Fee:**	**$1,730,000**
Additional (Excess) Funds Req'd		0.0%				$0			0.0%		
TOTAL EQUITY SOURCES		88.3%			$10,189,663	$10,189,663			88.3%		
TOTAL CAPITALIZATION					**$11,539,913**	**$11,539,913**				**15-Yr Cash Flow after Deferred Fee:**	**$183,357**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS				COST VARIANCE	
	Eligible Basis							Eligible Basis			
	Acquisition	New Const. Rehab	Total Costs			Total Costs		New Const. Rehab	Acquisition	%	$
Land Acquisition			$6,341 / Unit		$247,311	$247,311	$6,341 / Unit			0.0%	$0
Building Acquisition	$0		$ / Unit		$0	$0	$ / Unit		$0	0.0%	$0
Off-Sites		$572,000	$14,667 / Unit		$572,000	$572,000	$14,667 / Unit	$572,000		0.0%	$0
Site Work		$1,322,986	$36,988 / Unit		$1,442,529	$1,442,529	$36,988 / Unit	$1,322,986		0.0%	$0
Site Amenities		$175,000	$4,487 / Unit		$175,000	$175,000	$4,487 / Unit	$175,000		0.0%	$0
Building Cost		$3,828,461	$106.10 /sf	$98,166/Unit	$3,828,461	$4,410,250	$113,083/Unit	$122.22 /sf	$3,828,461	-13.2%	($581,789)
Contingency		$372,851	6.32%	6.20%	$372,851	$372,851	5.65%	6.32%	$372,851	0.0%	$0
Contractor Fees		$877,982	14.00%	14.00%	$894,718	$894,718	12.83%	14.00%	$877,982	0.0%	$0
Soft Costs	$0	$921,000	$23,833 / Unit		$929,500	$929,500	$23,833 / Unit		$921,000	$0	0.0%	$0
Financing	$0	$1,036,647	$30,171 / Unit		$1,176,651	$1,176,651	$30,171 / Unit		$1,036,647	$0	0.0%	$0
Developer Fee	$0	$1,730,000	19.00%	18.75%	$1,730,000	$1,730,000	17.64%	19.00%	$1,730,000	$0	0.0%	$0
Reserves			6 Months		$170,892	$170,892	6 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$10,836,927**	$295,895 / Unit		**$11,539,913**	**$12,121,702**	$310,813 / Unit		**$10,836,927**	**$0**	**-4.8%**	**($581,789)**
Acquisition Cost	$0				$0							
Contingency		$0			$0							
Contractor's Fee		$0			$0							
Financing Cost		$0										
Developer Fee	$0	$0			$0							
Reserves					$0							
ADJUSTED BASIS / COST	**$0**	**$10,836,927**	$295,895/unit		**$11,539,913**	**$12,121,702**	$310,813/unit		**$10,836,927**	**$0**	**-4.8%**	**($581,789)**
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					**$11,539,913**							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Lantern at Robstown, Robstown, 9% HTC #25177

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$10,836,927	$0	$10,836,927
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$10,836,927	$0	$10,836,927
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$14,088,005	$0	$14,088,005
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$14,088,005	$0	$14,088,005
Applicable Percentage	9.00%	9.00%	9.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,267,920	$0	$1,267,920
CREDITS ON QUALIFIED BASIS	$1,267,920		$1,267,920	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.7798	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,267,920	$9,887,802	----	----	----
Needed to Fill Gap	$1,306,628	$10,189,663	----	----	----
Applicant Request	$1,258,361	$9,813,253	**$1,258,361**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Six-Plex		36,084 SF	$97.10	3,503,584
Adjustments				
Exterior Wall Finish	0.84%		0.82	$29,482
Elderly	9.00%		8.74	315,323
9-Ft. Ceilings	3.11%		3.01	108,793
Roof Adjustment(s)			6.52	235,268
Subfloor			(4.33)	(156,244)
Floor Cover			3.75	135,315
Breezeways	$0.00	0	0.00	0
Balconies	$47.40	609	0.80	28,867
Plumbing Fixtures	$1,460	0	0.00	0
Rough-ins	$715	78	1.55	55,770
Built-In Appliances	$2,200	39	2.38	85,800
Exterior Stairs	$4,250	0	0.00	0
Heating/Cooling			4.11	148,305
Storage Space	$0.00	0	0.00	0
Carports	$21.40	0	0.00	0
Garages	$27.00	10,676	7.99	288,248
Common/Support Area	$141.52	1,339	5.25	189,495
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	$4.60	37,423	4.77	172,146
SUBTOTAL			**142.45**	**5,140,152**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**142.45**	**$5,140,152**
Plans, specs, survey, bldg permits	3.10%		(4.42)	($159,345)
Contractor's OH & Profit	11.10%		(15.81)	(570,557)
NET BUILDING COSTS		$113,083/unit	$122.22/sf	$4,410,250

Long-Term Pro Forma

The Lantern at Robstown, Robstown, 9% HTC #25177

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$377,278	$384,823	$392,520	$400,370	$408,378	$450,882	$497,810	$549,623	$606,828	$669,987	$739,720
TOTAL EXPENSES	3.00%	$238,290	$245,288	$252,493	$259,910	$267,548	$309,259	$357,521	$413,366	$477,991	$552,783	$639,347
NET OPERATING INCOME ("NOI")		**$138,988**	**$139,536**	**$140,027**	**$140,460**	**$140,830**	**$141,623**	**$140,289**	**$136,257**	**$128,837**	**$117,204**	**$100,372**
EXPENSE/INCOME RATIO		63.2%	63.7%	64.3%	64.9%	65.5%	68.6%	71.8%	75.2%	78.8%	82.5%	86.4%
MUST -PAY DEBT SERVICE												
KeyBank		$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495
TOTAL DEBT SERVICE		$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495	$103,495
DEBT COVERAGE RATIO		1.34	1.35	1.35	1.36	1.36	1.37	1.36	1.32	1.24	1.13	0.97
ANNUAL CASH FLOW		**$35,493**	**$36,041**	**$36,533**	**$36,965**	**$37,335**	**$38,128**	**$36,795**	**$32,762**	**$25,342**	**$13,710**	**($3,122)**
Deferred Developer Fee Balance		$340,917	$304,876	$268,344	$231,378	$194,043	$4,240	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$0	$183,357	$356,441	$499,502	$593,185	$613,537

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1265 **Agenda Date:** 12/11/2025 **Agenda #:** 28.

Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Sweetwater Station

RECOMMENDED ACTION

WHEREAS, Sweetwater Station was awarded 9% housing tax credits during the 2021 Competitive Housing Tax Credit cycle;

WHEREAS, the Development was previously approved for force majeure treatment in 2022, 2023, and 2024;

WHEREAS, the Development Owner executed a Carryover Allocation Agreement that included certifications stating each building receiving an allocation would be placed in service by December 31, 2026;

WHEREAS, the Development Owner has requested an extension to the placement-in-service deadline under 10 TAC §11.6(5), related to Credit Returns Resulting from Force Majeure Events;

WHEREAS, the Department lacks authority to extend federal placement-in-service deadlines and may only reset such deadlines by requiring the credits to be returned and immediately reallocated to the Development, as permitted solely under the force majeure provision of the Qualified Allocation Plan (QAP); and

WHEREAS, the Development Owner has submitted documentation demonstrating that a qualifying force majeure event has occurred;

NOW, therefore, it is hereby

RESOLVED, that the request to treat the matter under the force majeure provisions of 10 TAC §11.6(5) is approved, and that the 2021 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar shall be applicable to the Development.

BACKGROUND

Development	Sweetwater Station
Target Population	Elderly
HTC Award	$900,000
City	Sweetwater
Total Units	52
HTC Units	52
Initial Year of Award	2021
Extension Requested	One year

Sweetwater Station is a 52-unit development located in Sweetwater, Nolan County. The development received an award of 9% Housing Tax Credits in 2021, and was granted force majeure treatment in 2022, 2023, and 2024. As a result, the current deadline to place in service in December 31, 2026.

After receiving its award, the Development experienced cost increases that resulted in a funding gap. To fill this gap, the Developer applied for HOME funds from the Department in April 2024. These funds require environmental clearance, and the process of receiving that clearance necessitated an Innocent Operator certificate from the Texas Commission on Environmental Quality (TCEQ). That certificate was issued in October 2025, and the Developer is currently finalizing the environmental clearance process. Thus, the HOME funds are not currently under Contract. The Owner intends to complete construction shortly after clearance is received.

APPLICABLE RULE

Under 10 TAC §11.6(5), a Development Owner may return credits and receive a reallocation outside the standard allocation process if the return is the result of a qualifying force majeure event occurring prior to issuance of IRS Form(s) 8609. Pursuant to 10 TAC §11.6(5), the Department's Governing Board may approve execution of a Carryover Allocation Agreement for the current program year with the Development Owner that returned the credits, but only if the following conditions are met:

> (A) The credits were returned as a result of "Force Majeure" events that occurred before issuance of Forms 8609. Force Majeure events are the following sudden and unforeseen circumstances outside the control of the Development Owner: acts of God such as fire, tornado, flooding, significant and unusual rainfall or subfreezing temperatures, or loss of access to necessary water or utilities as a direct result of significant weather events; explosion; vandalism; orders or acts of military authority; unrelated party litigation; changes in law, rules, or regulations; national emergency or insurrection; riot; acts of terrorism; supplier failures; or materials or labor shortages. If a Force Majeure event is also a presidentially declared disaster, the Department may treat the matter under the applicable federal provisions. Force Majeure events must make construction activity impossible or materially impede its progress.

Staff has reviewed this request and determined that the cost increases and resulting need to seek additional funding constitute a force majeure event under the rules.

IMPACT OF BOARD DECISION

If the Board approves the request:

- The credits will be returned and reallocated, with the 2021 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar applicable to the Development.
- A new Carryover Allocation Agreement will be executed.
- The new 10% Test deadline will be July 1, 2026.
- The new placed-in-service deadline will be December 31, 2027.

If the Board denies the request:

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- The current placed-in-service deadline of December 31, 2026, remains in place.
- The Development Owner may either meet the existing deadline, return the credits, or have the award terminated for failing to meet the deadline.
- Returned credits will first be reallocated within the original subregion in accordance with 10 TAC §11.6(2). If no pending applications are eligible within the subregion, the credits will be added to the statewide collapse for reallocation.

This request has no impact on any funding source other than the Low Income Housing Tax Credit program, as the HOME funds are not yet under Contract and are not currently subject to a commitment deadline.

RECOMMENDATION

Staff recommends approval of the request to return and reallocate tax credits for Sweetwater Station under the force majeure provisions of 10 TAC §11.6(5).

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November 24, 2025

VIA EMAIL DELIVERY

Rosalio Banuelos
Cody Campbell
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

Re: Sweetwater Station (the "Development")
TDHCA No. 21116, 22848, 23927, 24907

Greetings:

We represent Sweetwater Station, L.P. (“Owner”), which applied for Housing Tax Credits in 2021 for a 52-unit senior development in Sweetwater, Texas. We have encountered a myriad of issues with the development since the initial award of credits and are finally in a position to close on the deal and start construction. We have taken numerous steps to make the development financially feasible since the time of application, chiefly among them applying for and being awarded an allocation of MFDL-HOME funds through TDHCA. We had applied for an allocation of MFDL-HOME funds in April of 2024 and have not been able to take any Choice Limiting Actions (including but not limited to signing a construction contract starting construction) until we receive the Authority to Use Grant Funds. A key component of getting the Authority to Use Grant Funds is receiving environmental clearance and that has taken a significant amount of time.

Environmental Work and Remediation

One of the requirements of being able to use MFDL-HOME funds is getting environmental clearance from multiple governmental entities. To do so, we had to complete a Part 58 Environmental Review to start with. Based on the preliminary results of the Part 58 Review, it was determined by TDHCA staff in November of 2024 that we would need to provide an Innocent Operator Program (IOP) certificate from the Texas Commission of Environmental Quality (TCEQ) in order to achieve environmental clearance. We applied for an IOP certificate in February of 2025 and were not granted the certificate until October of 2025. With the IOP certificate in hand, we completed the TDHCA environmental review at the end of October 2025. That allowed us to start our 15-day required TDHCA posting, which concluded on November 18, 2025. This then allows us to start our 15-day HUD posting. Given this schedule, the earliest we could receive the Authority to Use Grant Funds would be December 4, 2025. Once we have the Authority to Use Grant Funds, we are allowed to request the Notice to Proceed from TDHCA and would be required to start construction within ten days of that notice.

Sweetwater Station Timeline

07/29/2021 Housing Tax Credits awarded
08/01/2022 Demolition of buildings on site performed
07/27/2023 Supplemental Housing Tax Credits awarded
04/30/2024 Applied for MFDL funds- Recommendation to start avoiding Choice Limiting Actions
06/10/2024 Started Part 58 environmental review
11/02/2024 TDHCA confirmed IOP with TCEQ was required
12/04/2024 Finished Part 58 (pending IOP Certificate)
12/04/2024 Began work on IOP Certificate
02/06/2025 Awarded MFDL funds (Start of formal Choice Limiting Action period)
02/06/2025 Applied for IOP Certificate with TCEQ
10/02/2025 Granted IOP Certificate from TCEQ
10/31/2025 TDHCA finalized Part 58 Review and started FONSI Notice/TDHCA posting
11/17/2025 Anticipated start of HUD posting
12/04/2025 Anticipted conclusion of HUD posting & receipt of AUGF letter (End of Choice Limiting Action Period)
12/05/2025 Anticipated submission of Notice to Proceed request from TDHCA
12/10/2025 Anticipated receipt of Notice to Proceed from TDHCA
12/15/2025 Anticipated Construction Start (date based on receiving AUGF and mobilizing on site)

The 10% Test

Our ability to meet the 10% Test has also been impacted by our inability to start construction under the Choice Limiting Action restrictions. Currently we are barely meeting the 10% Test based on the TREB in the Carryover Allocation dated 12/20/24. The land cost associated with this property ($187K) is very low and we have spent as much on soft costs as we possibly can at this time. We also completed demo on the site (prior to applying for MFDL-HOME funds) and have included those costs in the calculation. We have been under a Choice Limiting Action restriction since February of 2025 (and under a recommendation not to take any potential Choice Limiting Actions since April of 2024) and have been unable to sign a construction contract or spend any money on construction related activity without putting the MFDL-HOME funds in jeopardy. As of November of 2025, our 10% Test has been extended to 12/19/2025.

As TDHCA is aware, we experienced an increase in construction costs and were awarded an MFDL-HOME loan to fill the gap. Due to the MFDL-HOME award we had to complete a full Part 58 Environmental Review. This also included the need to submit an IOP Application and get approval through TCEQ as an Innocent Operator.

Relief Sought

Despite these setbacks, Owner has proceeded with the Development and undertaken the expenditure of considerable funds to accomplish the following:

- ☐ Acquisition of the land
- ☐ Completion of demolition of two buildings on the land
- ☐ Completion of environmental and remediation work
- ☐ Received building permits
- ☐ Secured the capital stack to make the deal financially feasible

All these efforts have been undertaken in good faith with full intent to complete the project. The Owner applied for and was awarded Supplemental Credits under the 2023 QAP, partnered with the Texas Housing Foundation, and was awarded an allocation of MFDL-HOME funds from TDHCA. All these actions have been extremely time-consuming and required very long lead times. The time to apply for and be awarded the MFDL-HOME funds has taken 19 months up to this point and we are very grateful to TDHCA for making these funds available. Without the MFDL-HOME funds, this deal would remain infeasible, and the citizens of Sweetwater would miss out on an important investment in their community.
We are submitting this request for approval at TDHCA's December 2025 board meeting for an extension of the 10% Test to January 31, 2026, and an extension of the Placed In Service deadline to June 30, 2027, as permitted under the "Force Majeure" provisions in Section 11.6(5) of the QAP. This development was previously granted an extension under "Force Majeure" and we are requesting a further extension of the 10% test and placed in service date.

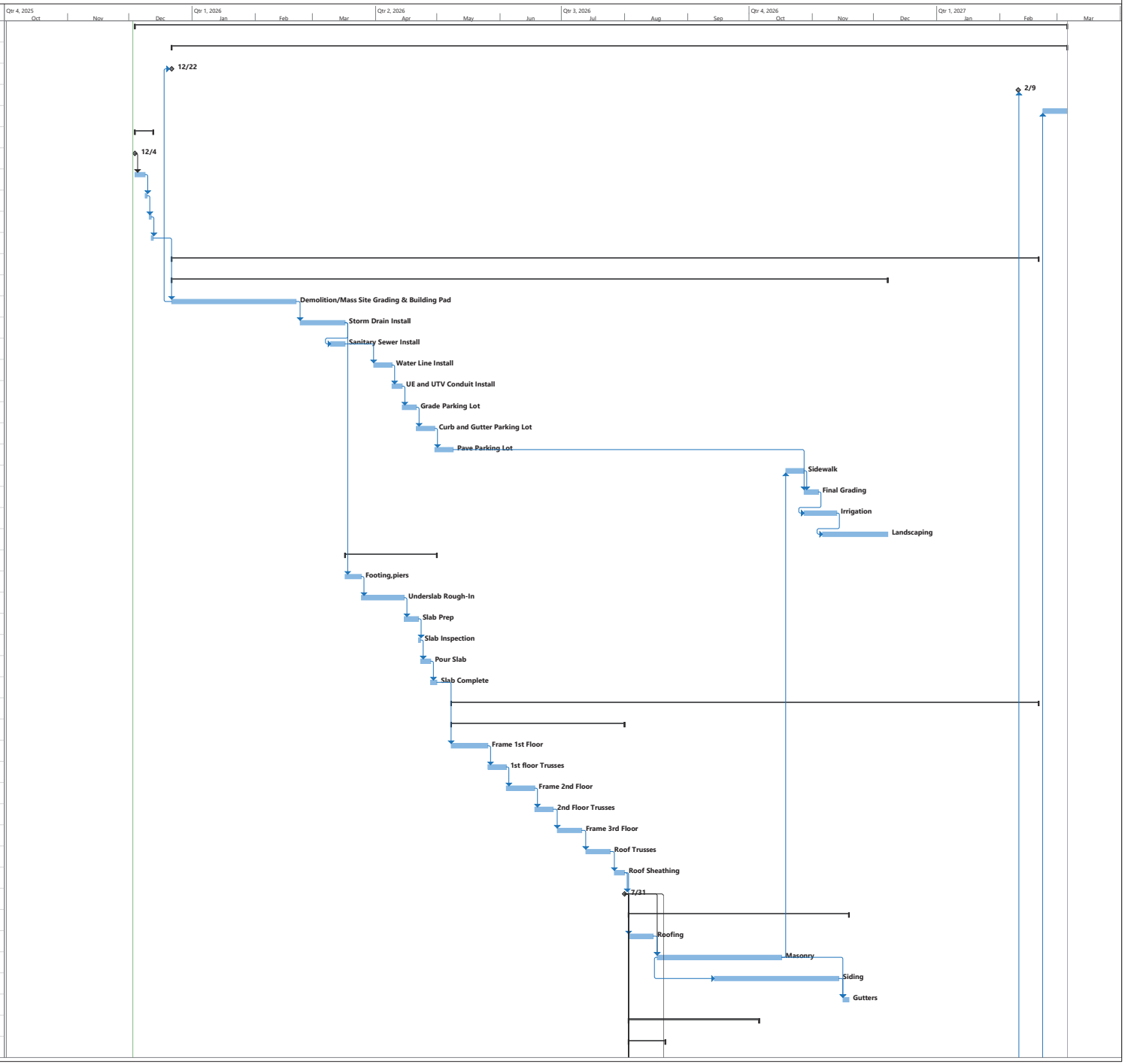
Need for a Placed In Service Extension At This Time

We need the Placed In Service extension in order to place this deal in a multi-investor fund. We are anticipating construction to take 12 to 14 months, which would put a construction completion between December of 2026 and February of 2027. The investors in this fund would like to see a two-to-four-month buffer for the construction completion, which would end in April 2027 or June of 2027.

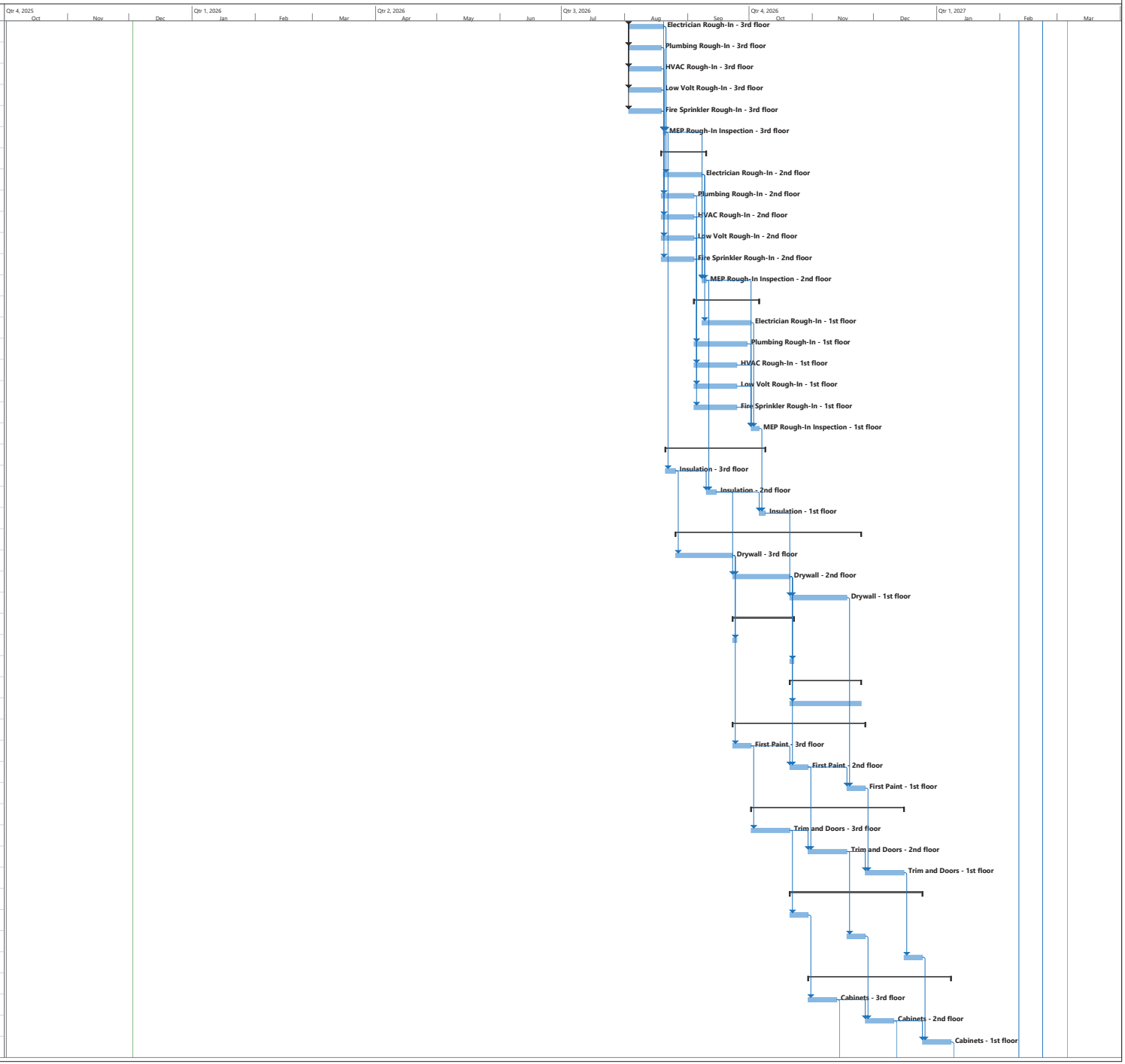
Sincerely,

Brian Kimes

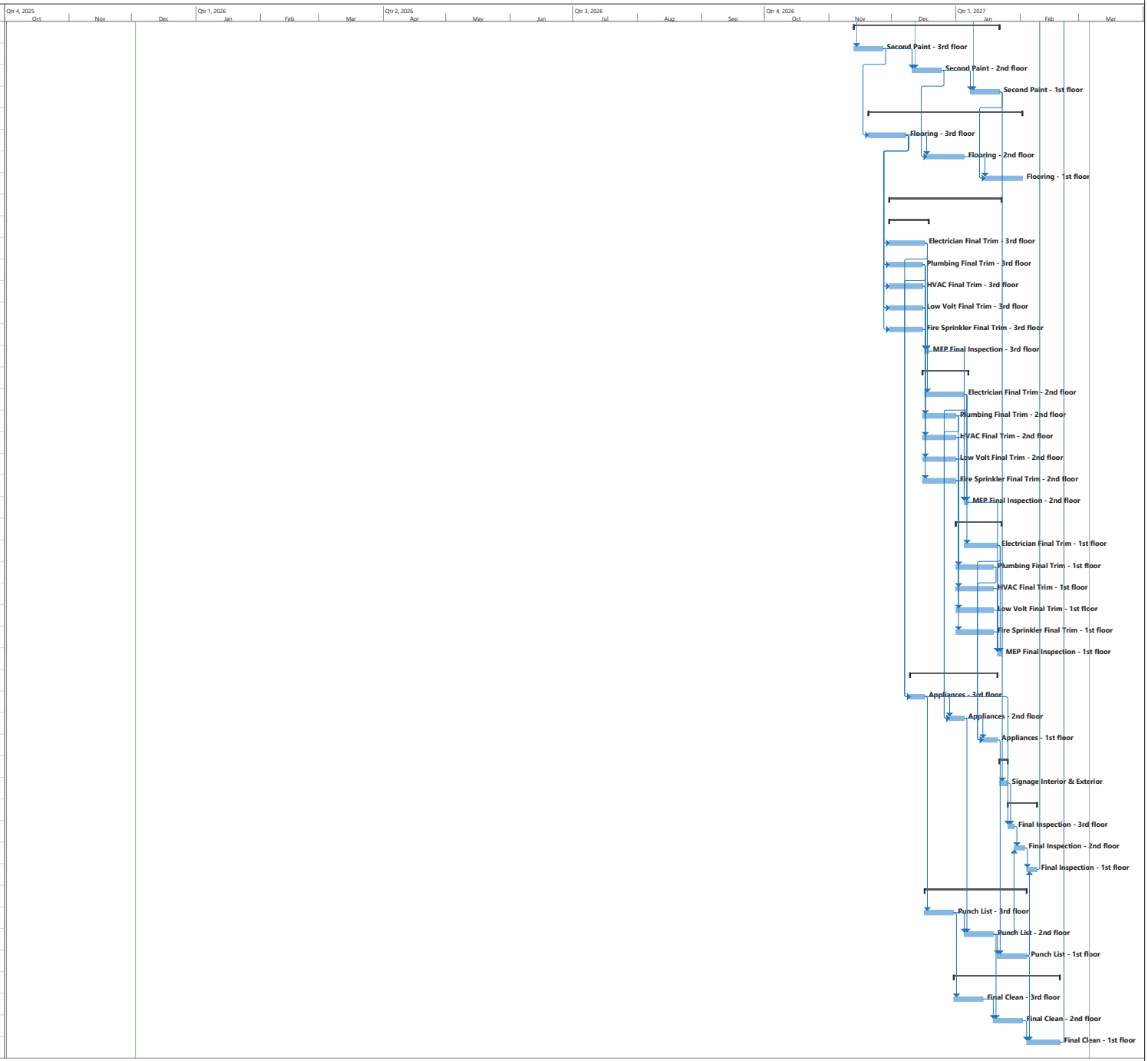
ID	Task Mode	Task Name	Duration	Start	Finish
1		**Sweetwater Station - Sweetwater, TX**	**327 days**	**Thu 12/4/25**	**Fri 3/5/27**
2		**Milestones**	**315 days**	**Mon 12/22/25**	**Fri 3/5/27**
3		Construction Start	0 days	Mon 12/22/25	Mon 12/22/25
4		TCO/CO	0 days	Tue 2/9/27	Tue 2/9/27
5		Owner FF&E Install	10 days	Mon 2/22/27	Fri 3/5/27
6		**Contract/Release**	**7 days**	**Thu 12/4/25**	**Fri 12/12/25**
7		AUGF Receipt	0 days	Thu 12/4/25	Thu 12/4/25
8		Contract Review/Execution	3 days	Thu 12/4/25	Mon 12/8/25
9		NTP Request	1 day	Tue 12/9/25	Tue 12/9/25
10		TDHCA Board Meeting	1 day	Thu 12/11/25	Thu 12/11/25
11		NTP Receipt	1 day	Fri 12/12/25	Fri 12/12/25
12		**Construction**	**305 days**	**Mon 12/22/25**	**Fri 2/19/27**
13		**Sitework**	**251 days**	**Mon 12/22/25**	**Mon 12/7/26**
14		Demolition/Mass Site Grading & Building Pad	45 days	Mon 12/22/25	Fri 2/20/26
15		Storm Drain Install	16 days	Mon 2/23/26	Mon 3/16/26
16		Sanitary Sewer Install	5 days	Tue 3/10/26	Mon 3/16/26
17		Water Main Install	7 days	Tue 3/31/26	Wed 4/8/26
18		UE and UTV Conduit Inst	3 days	Thu 4/9/26	Mon 4/13/26
19		Grade Parking Lot	5 days	Tue 4/14/26	Mon 4/20/26
20		Curb and Gutter Parking	7 days	Tue 4/21/26	Wed 4/29/26
21		Pave Parking Lot	7 days	Thu 4/30/26	Fri 5/8/26
22		Sidewalk	7 days	Mon 10/19/26	Tue 10/27/26
23		Final Grading	5 days	Wed 10/28/26	Tue 11/3/26
24		Irrigation	12 days	Wed 10/28/26	Thu 11/12/26
25		Landscaping	22 days	Fri 11/6/26	Mon 12/7/26
26		**Building Pad**	**33 days**	**Tue 3/17/26**	**Thu 4/30/26**
27		Footing, piers	6 days	Tue 3/17/26	Tue 3/24/26
28		Underslab Rough-In	15 days	Wed 3/25/26	Tue 4/14/26
29		Slab Prep	5 days	Wed 4/15/26	Tue 4/21/26
30		Slab Inspection	1 day	Wed 4/22/26	Wed 4/22/26
31		Pour Slab	3 days	Thu 4/23/26	Mon 4/27/26
32		Slab Complete & Cure	3 days	Tue 4/28/26	Thu 4/30/26
33		**Vertical Construction**	**206 days**	**Fri 5/8/26**	**Fri 2/19/27**
34		**Framing**	**61 days**	**Fri 5/8/26**	**Fri 7/31/26**
35		Frame 1st Floor	12 days	Fri 5/8/26	Mon 5/25/26
36		1st floor Trusses	7 days	Tue 5/26/26	Wed 6/3/26
37		Frame 2nd Floor	10 days	Thu 6/4/26	Wed 6/17/26
38		2nd Floor Trusses	7 days	Thu 6/18/26	Fri 6/26/26
39		Frame 3rd Floor	10 days	Mon 6/29/26	Fri 7/10/26
40		Roof Trusses	10 days	Mon 7/13/26	Fri 7/24/26
41		Roof Sheathing	5 days	Mon 7/27/26	Fri 7/31/26
42		Framing Inspection	0 days	Fri 7/31/26	Fri 7/31/26
43		**Exterior Finishes**	**78 days**	**Mon 8/3/26**	**Wed 11/18/26**
44		Roofing	10 days	Mon 8/3/26	Fri 8/14/26
45		Masonry	45 days	Mon 8/17/26	Fri 10/16/26
46		Siding	45 days	Mon 9/14/26	Fri 11/13/26
47		Gutters	3 days	Mon 11/16/26	Wed 11/18/26
48		**MEP Rough-Ins**	**46 days**	**Mon 8/3/26**	**Mon 10/5/26**
49		**3rd Floor**	**14 days**	**Mon 8/3/26**	**Thu 8/20/26**



ID	Task Mode	Task Name	Duration	Start	Finish
50		Electrician Rough-In	13 days	Mon 8/3/26	Wed 8/19/26
51		Plumbing Rough-In	12 days	Mon 8/3/26	Tue 8/18/26
52		HVAC Rough-In - 3rd	12 days	Mon 8/3/26	Tue 8/18/26
53		Low Volt Rough-In -	12 days	Mon 8/3/26	Tue 8/18/26
54		Fire Sprinkler Rough-In - 3rd floor	12 days	Mon 8/3/26	Tue 8/18/26
55		MEP Rough-In Inspection - 3rd	1 day	Thu 8/20/26	Thu 8/20/26
56		**2nd Floor**	**16 days**	**Wed 8/19/26**	**Wed 9/9/26**
57		Electrician Rough-In	13 days	Thu 8/20/26	Mon 9/7/26
58		Plumbing Rough-In	12 days	Wed 8/19/26	Thu 9/3/26
59		HVAC Rough-In - 2n	12 days	Wed 8/19/26	Thu 9/3/26
60		Low Volt Rough-In -	12 days	Wed 8/19/26	Thu 9/3/26
61		Fire Sprinkler Rough-In - 2nd	12 days	Wed 8/19/26	Thu 9/3/26
62		MEP Rough-In Inspection - 2nd	2 days	Tue 9/8/26	Wed 9/9/26
63		**1st Floor**	**22 days**	**Fri 9/4/26**	**Mon 10/5/26**
64		Electrician Rough-In	18 days	Tue 9/8/26	Thu 10/1/26
65		Plumbing Rough-In	18 days	Fri 9/4/26	Tue 9/29/26
66		HVAC Rough-In - 1st	15 days	Fri 9/4/26	Thu 9/24/26
67		Low Volt Rough-In -	15 days	Fri 9/4/26	Thu 9/24/26
68		Fire Sprinkler Rough-In - 1st floor	15 days	Fri 9/4/26	Thu 9/24/26
69		MEP Rough-In Inspection - 1st	2 days	Fri 10/2/26	Mon 10/5/26
70		**Insulate**	**35 days**	**Fri 8/21/26**	**Thu 10/8/26**
71		Insulation - 3rd floor	3 days	Fri 8/21/26	Tue 8/25/26
72		Insulation - 2nd floor	3 days	Thu 9/10/26	Mon 9/14/26
73		Insulation - 1st floor	3 days	Tue 10/6/26	Thu 10/8/26
74		**Drywall**	**65 days**	**Wed 8/26/26**	**Tue 11/24/26**
75		Drywall - 3rd floor	20 days	Wed 8/26/26	Tue 9/22/26
76		Drywall - 2nd floor	20 days	Wed 9/23/26	Tue 10/20/26
77		Drywall - 1st floor	20 days	Wed 10/21/26	Tue 11/17/26
78		**Gypcrete**	**22 days**	**Wed 9/23/26**	**Thu 10/22/26**
79		Prep and pour gypcrete 3rd floor	2 days	Wed 9/23/26	Thu 9/24/26
80		Prep and pour Gypcrete 2nd floor	2 days	Wed 10/21/26	Thu 10/22/26
81		**Elevator Install**	**25 days**	**Wed 10/21/26**	**Tue 11/24/26**
82		Elevator Install	25 days	Wed 10/21/26	Tue 11/24/26
83		**First Paint**	**47 days**	**Wed 9/23/26**	**Thu 11/26/26**
84		First Paint - 3rd floor	7 days	Wed 9/23/26	Thu 10/1/26
85		First Paint - 2nd floor	7 days	Wed 10/21/26	Thu 10/29/26
86		First Paint - 1st floor	7 days	Wed 11/18/26	Thu 11/26/26
87		**Trim and Doors**	**53 days**	**Fri 10/2/26**	**Tue 12/15/26**
88		Trim and Doors - 3rd fl	13 days	Fri 10/2/26	Tue 10/20/26
89		Trim and Doors - 2nd f	13 days	Fri 10/30/26	Tue 11/17/26
90		Trim and Doors - 1st fl	13 days	Fri 11/27/26	Tue 12/15/26
91		**Vinyl Flooring**	**47 days**	**Wed 10/21/26**	**Thu 12/24/26**
92		Vinyl Flooring - 3rd flo	7 days	Wed 10/21/26	Thu 10/29/26
93		Vinyl Flooring - 2nd flo	7 days	Wed 11/18/26	Thu 11/26/26
94		Vinyl Flooring - 1st floo	7 days	Wed 12/16/26	Thu 12/24/26
95		**Cabinets**	**50 days**	**Fri 10/30/26**	**Thu 1/7/27**
96		Cabinets - 3rd floor	10 days	Fri 10/30/26	Thu 11/12/26
97		Cabinets - 2nd floor	10 days	Fri 11/27/26	Thu 12/10/26
98		Cabinets - 1st floor	10 days	Fri 12/25/26	Thu 1/7/27



ID	Task Mode	Task Name	Duration	Start	Finish
99		**Second Paint**	**50 days**	**Fri 11/13/26**	**Thu 1/21/27**
100		Second Paint - 3rd floo	10 days	Fri 11/13/26	Thu 11/26/26
101		Second Paint - 2nd floo	10 days	Fri 12/11/26	Thu 12/24/26
102		Second Paint - 1st floo	10 days	Fri 1/8/27	Thu 1/21/27
103		**Flooring**	**52 days**	**Fri 11/20/26**	**Mon 2/1/27**
104		Flooring - 3rd floor	12 days	Fri 11/20/26	Mon 12/7/26
105		Flooring - 2nd floor	12 days	Fri 12/18/26	Mon 1/4/27
106		Flooring - 1st floor	12 days	Fri 1/15/27	Mon 2/1/27
107		**MEP Final Trim**	**40 days**	**Mon 11/30/26**	**Fri 1/22/27**
108		**3rd Floor**	**15 days**	**Mon 11/30/26**	**Fri 12/18/26**
109		Electrician Final Trin	13 days	Mon 11/30/26	Wed 12/16/26
110		Plumbing Final Trim	12 days	Mon 11/30/26	Tue 12/15/26
111		HVAC Final Trim - 3r	12 days	Mon 11/30/26	Tue 12/15/26
112		Low Volt Final Trim	12 days	Mon 11/30/26	Tue 12/15/26
113		Fire Sprinkler Final Trim - 3rd floor	12 days	Mon 11/30/26	Tue 12/15/26
114		MEP Final Inspectio	2 days	Thu 12/17/26	Fri 12/18/26
115		**2nd Floor**	**16 days**	**Wed 12/16/26**	**Wed 1/6/27**
116		Electrician Final Trim - 2nd floor	13 days	Thu 12/17/26	Mon 1/4/27
117		Plumbing Final Trim	12 days	Wed 12/16/26	Thu 12/31/26
118		HVAC Final Trim - 2	12 days	Wed 12/16/26	Thu 12/31/26
119		Low Volt Final Trim	12 days	Wed 12/16/26	Thu 12/31/26
120		Fire Sprinkler Final Trim - 2nd floor	12 days	Wed 12/16/26	Thu 12/31/26
121		MEP Final Inspection - 2nd	2 days	Tue 1/5/27	Wed 1/6/27
122		**1st Floor**	**16 days**	**Fri 1/1/27**	**Fri 1/22/27**
123		Electrician Final Trir	12 days	Tue 1/5/27	Wed 1/20/27
124		Plumbing Final Trim	12 days	Fri 1/1/27	Mon 1/18/27
125		HVAC Final Trim - 1	12 days	Fri 1/1/27	Mon 1/18/27
126		Low Volt Final Trim	12 days	Fri 1/1/27	Mon 1/18/27
127		Fire Sprinkler Final Trim - 1st floor	12 days	Fri 1/1/27	Mon 1/18/27
128		MEP Final Inspectio	2 days	Thu 1/21/27	Fri 1/22/27
129		**Appliances**	**30 days**	**Thu 12/10/26**	**Wed 1/20/27**
130		Appliances - 3rd floor	5 days	Thu 12/10/26	Wed 12/16/26
131		Appliances - 2nd floor	5 days	Tue 12/29/26	Mon 1/4/27
132		Appliances - 1st floor	5 days	Thu 1/14/27	Wed 1/20/27
133		**Signage**	**2 days**	**Fri 1/22/27**	**Mon 1/25/27**
134		Signage	2 days	Fri 1/22/27	Mon 1/25/27
135		**Final Inspection**	**10 days**	**Tue 1/26/27**	**Mon 2/8/27**
136		Final Inspection - 3rd f	3 days	Tue 1/26/27	Thu 1/28/27
137		Final Inspection - 2nd f	3 days	Fri 1/29/27	Tue 2/2/27
138		Final Inspection - 1st fl	3 days	Thu 2/4/27	Mon 2/8/27
139		**Punch List**	**35 days**	**Thu 12/17/26**	**Wed 2/3/27**
140		Punch List - 3rd floor	10 days	Thu 12/17/26	Wed 12/30/26
141		Punch List - 2nd floor	10 days	Tue 1/5/27	Mon 1/18/27
142		Punch List - 1st floor	10 days	Thu 1/21/27	Wed 2/3/27
143		**Final Clean**	**37 days**	**Thu 12/31/26**	**Fri 2/19/27**
144		Final Clean - 3rd floor	10 days	Thu 12/31/26	Wed 1/13/27
145		Final Clean - 2nd floor	10 days	Tue 1/19/27	Mon 2/1/27
146		Final Clean - 1st floor	12 days	Thu 2/4/27	Fri 2/19/27



Real Estate Analysis Division
January 30, 2025

Addendum to Underwriting Report

TDHCA Application #: **24504_23927_21116** Program(s): **9% HTC / MDL**

Sweetwater Station

Address/Location: 1105 E. Broadway Ave. & 212 Bawcom Street

City: Sweetwater County: Nolan Zip: 79556

	APPLICATION HISTORY
Report Date	**PURPOSE**
01/30/25	**MDL Award - 2024-2 NOFA - HOME Funding**
02/28/23	Supplemental Credit Memo
03/23/21	Initial Underwriting Report

ALLOCATION

	Previous Allocation				RECOMMENDATION				
TDHCA Program	**Amount**	**Rate**	**Amort**	**Term**	**Amount**	**Rate**	**Amort**	**Term**	**Lien**
MF Direct Loan Const. to Perm. (Repayable)					**$5,000,000**	**2.00%**	**40**	**40**	**1**
LIHTC (9% Credit)	$1,035,000				**$1,035,000**				

* Multifamily Direct Loan Terms:

* Pursuant to 10 TAC §13.8(a), the term of a Multifamily Direct Loan should match the term of any superior loan (within 6 months).

* Lien position after conversion to permanent. The Department's lien position during construction may vary.

CONDITIONS STATUS

1 Receipt and acceptance before Direct Loan Contract:

- The Department needs certification that all ground water contamination requirements have been met or resolved prior to HOME contract execution.

Status: To be cleared by program staff.

2 Receipt and acceptance before Direct Loan Closing:

a: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.

b: Substantially final construction contract with Schedule of Values.

c: Updated term sheets with substantially final terms from all lenders.

d: Substantially final draft of limited partnership agreement **stating the Deferred Developer Fee is the first waterfall cash payment before any ground lease payment.**

e: Substantially final ground lease.

3 Receipt and acceptance by 10% test:

- Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.

Status: Cleared: 1/24/25 by REA.

Terracon performed a noise assessment on October 15, 2021. The roadway and airport noise contributions were lower compared to the railway noise. Accordingly, the noise levels would be greatest at the southern portion of the site and decrease with distance from the railway. Selection of appropriate noise attenuating exterior wall construction methods and materials can lower the interior noise levels to the HUD indoor noise criteria.

The applicant provided a letter dated January 17, 2025 from Rosemann & Associates, P.C., certifying that all recommendations from the Noise Assessment, dated October 15, 2021, are incorporated, or will be incorporated into the development plans as required.

4 Receipt and acceptance by Cost Certification:

a: Certification that testing for asbestos and lead-based paint was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

b: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.

c: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	4
50% of AMI	50% of AMI	11
60% of AMI	60% of AMI	37

TDHCA SET-ASIDES for DIRECT LOAN LURA		
Income Limit	Rent Limit	Number of Units
50% of AMFI	Low HOME	15
60% of AMFI	High HOME	20

ANALYSIS

The development originally received an annual 9% HTC allocation of $900,000 in June 2021. In February 2023, supplemental credits of $135,000 (a 15% increase) were awarded, resulting in a total annual allocation of $1,035,000.

The applicant is now applying for a MDL 2024-2 HOME loan of $5M to substitute for the prior $1,950,000 in conventional debt and to help cover a $3.7M increase in building costs. The MDL loan will have a lower interest rate of 2% and longer amortization period of 40 years allowing this Project to be feasible under DCR requirements.

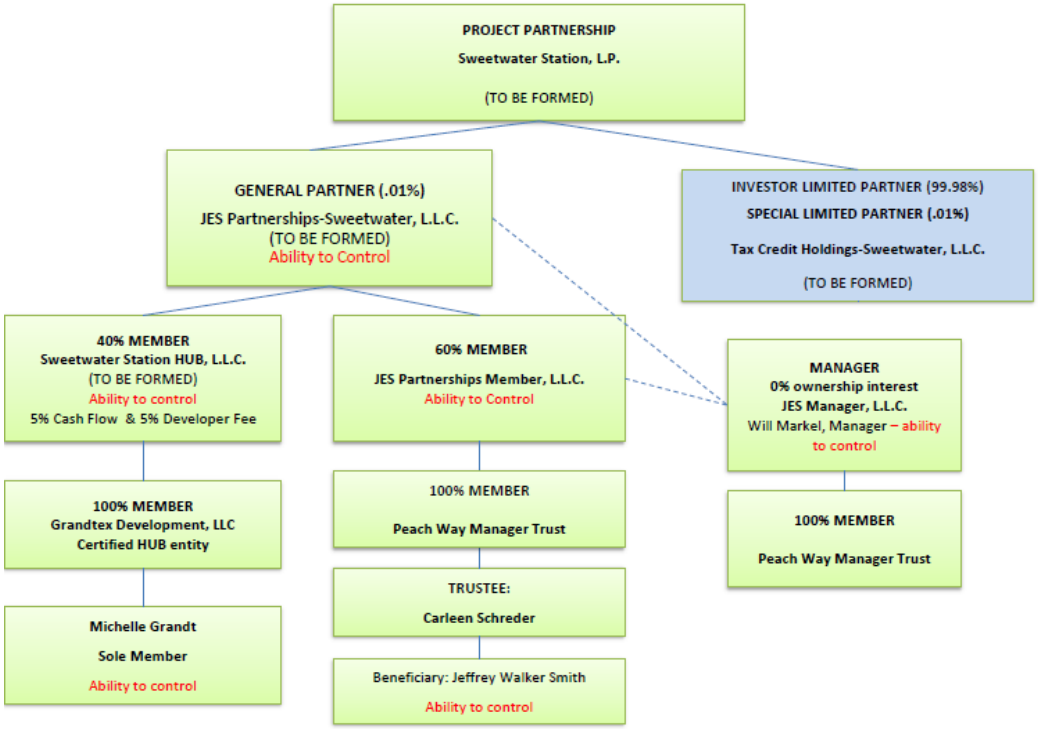
The organizational structure changed from previous underwriting. The applicant replaced the originally proposed general partner, JES Partnerships-Sweetwater, L.L.C., currently owned by Sweetwater Station HUB, L.L.C. and JES Partnerships Member, L.L.C., with a to-be-formed entity named THF Sweetwater Station GP, LLC, whose sole managing member is the THF Housing Development Corporation (THFHDC). THFHDC is a nonprofit corporation and an instrumentality of the Texas Housing Foundation (THF).

As a result of including the nonprofit in the organizational structure, the Applicant will be eligible for 100% property tax exemption.

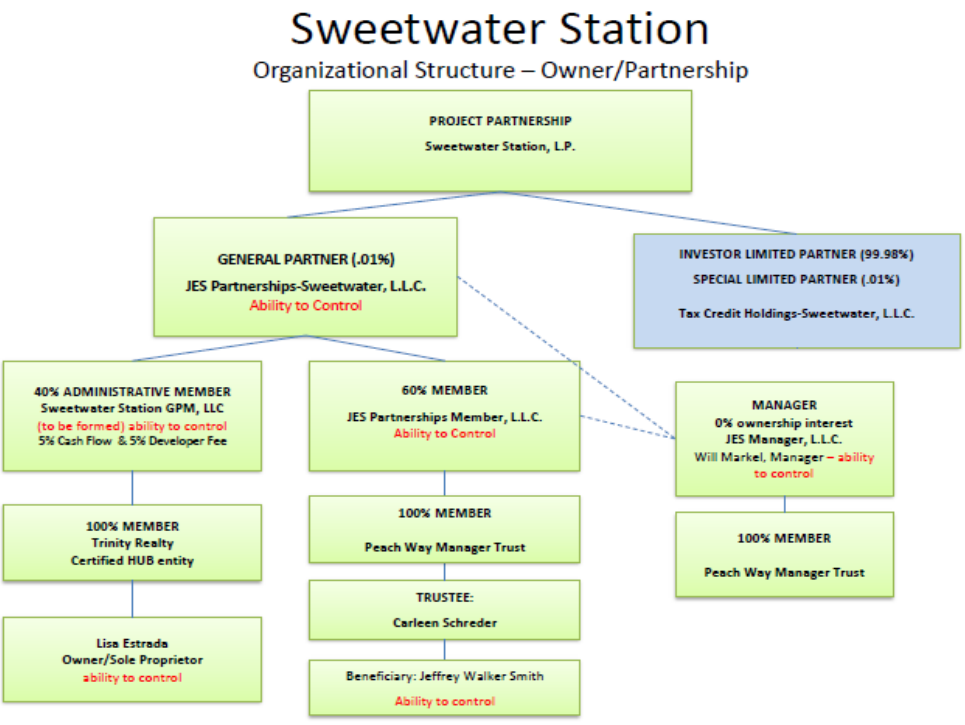
The organizational structure changes were approved by TDHCA Asset Management. The deal, as presented at current underwriting is not feasible without the assumed 100% property tax exemption.

The property is identified as 1.55 acres in the survey, the portion of the site currently showing in the 3rd Street roadway will be deeded to the City with development of Sweetwater Station. The size of this area is estimated to reduce the overall site size to 1.48 acres. The LURA will encumber the entire 1.48 acres.

Previous Ownership Structure



New Ownership Structure



Operating Pro Forma

Rents were updated to the most current 2024 limits.

The Utility Allowances (2024) for the one bedroom units increased by $42 and the two bedroom units increased by $42 from previous underwriting.

Effective Gross Income increased by $53,957, Total Expenses decreased by $24,691 and as a result, Net Operating Income (NOI) increased by $78,648. Expense per unit decreased from $4,980 to $4,506.

A 99-year ground lease is contemplated with the Texas Housing Foundation (THF), who will be serving as the GP on this development. The initial Ground Lease payment will tie to the $187K land price. The Ground Lessor shall be entitled to receive an annual lease payment under the Ground Lease on each January 1, commencing January 1, 2040 in the initial amount of $20,000 and increasing by 3% annually.

The Application was submitted without the annual $20,000 ground lease payment since it is contemplated to be paid from cash flow. The Applicant stated the annual lease payment shall be payable as the first item in the cash flow waterfall under the Partnership Agreement; however, the specific terms for the Development are still being negotiated.

The current underwriting does not include the $20,000 annual cash flow payment; if it did, the DCR would be 1.10, and the deal would be financially infeasible. **At closing, the LPA must state that the Deferred Developer Fee is in first waterfall position, before any ground lease payment; otherwise we cannot show the deferred fee being repaid with the required 15 years.**

The contemplated ownership structure is expected to generate an ad valorem tax exemption for the Project. Feasibility is dependent on the tax exemption.

Development Cost

The applicant's Building Costs have increased by $2,811,476 and Total Housing Development Costs have increased by $3,678,495.

There was no change to Developer Fee from previous underwriting.

Sources of Funds

The construction loan lender did not changed (Sterling Bank) but are now second lien. Construction loan decreased from $7,456,973 to $5,800,000 and the interest increased from 5.25% to 8.50%.

Application was submitted with MDL construction interest of 2% - per Multifamily Direct Loan rule 13.8(b)(2) "No interest will accrue during the construction term;"

Underwriter adjusted construction interest from 2% to 0%.

Applicant is now including $5M MDL HOME loan construction to permanent loan 0% during construction and 2% in the permanent period.

The permanent loan amount increased from $1,950,000 (Sterling Bank) to $5M (TDHCA) and the interest rate decreased from 5.00% to 2.00% .

The Equity Investor is still Affordable Equity Partners, Inc. (AEP). The capital contribution increased by $566,887 and the credit price decreased from $0.88 to $0.82.

The Deferred Developer Fee increased by $61,608 and pays off in 6 years.

Recommendation

Underwriter recommends a first lien, fully amortized Multifamily Direct Loan of $5,000,000 at 2.00% interest, 40 year term, and a 40 year amortization period. Under these terms, the annualized monthly debt service payment is $181,695. The construction term is assumed at 24 months. The MDL funding is HOME funds.

In addition, Underwriter recommends that the 9% LIHTC allocation of $1,035,000 remains the same.

Underwriter:	*Mario Castellanos*
Manager of Real Estate Analysis:	*Robert Castillo*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Sweetwater Station, Sweetwater, 9% HTC / MDL #24504_23927_21116

LOCATION DATA	
CITY:	Sweetwater
COUNTY:	Nolan
Area Median Income	$62,900
PROGRAM REGION:	2
PROGRAM RENT YEAR:	2024

UNIT DISTRIBUTION				
# Beds	# Units	% Total	MDL Match	MDL
Eff	-	0.0%	0	0
1	16	30.8%	2	11
2	36	69.2%	2	24
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL	52	100.0%	4	35

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	840 sf

56% Average Income	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
	# Units	-	4	-	11	37	-	-	-	52
	% Total	0.0%	7.7%	0.0%	21.2%	71.2%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		TDHCA Direct Loan Program (HOME)		MDL Match	UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	Type	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$435	LH/50%	$703	0	1	1	1	750	$435	$86	$349	$0	$0.47	$349	**$349**	**$349**	$349	**$0**	**$0**	$985	$1.31	$985
TC 50%	$726	LH/50%	$703	0	3	1	1	750	$703	$86	$617	$0	$0.82	$617	**$1,851**	**$1,851**	$617	**$1**	**$0**	$985	$1.31	$985
TC 60%	$871	HH/60%	$750	0	7	1	1	750	$750	$86	$664	$0	$0.89	$664	**$4,648**	**$4,648**	$664	**$1**	**$0**	$985	$1.31	$985
TC 60%	$871			2	5	1	1	750	$871	$86	$785	$0	$1.05	$785	**$3,925**	**$3,925**	$785	**$1**	**$0**	$985	$1.31	$985
TC 30%	$522	LH/50%	$843	0	3	2	1	880	$522	$113	$409	$0	$0.46	$409	**$1,227**	**$1,227**	$409	**$0**	**$0**	$1,125	$1.28	$1,125
TC 50%	$871	LH/50%	$843	0	8	2	1	880	$843	$113	$730	$0	$0.83	$730	**$5,840**	**$5,840**	$730	**$1**	**$0**	$1,125	$1.28	$1,125
TC 60%	$1,045	HH/60%	$942	0	13	2	1	880	$942	$113	$829	$0	$0.94	$829	**$10,777**	**$10,777**	$829	**$1**	**$0**	$1,125	$1.28	$1,125
TC 60%	$1,045			2	12	2	1	880	$1,045	$113	$932	$0	$1.06	$932	**$11,184**	**$11,184**	$932	**$1**	**$0**	$1,125	$1.28	$1,125
TOTALS/AVERAGES:					**52**			**43,680**				**$0**	**$0.91**	**$765**	**$39,801**	**$39,801**	**$765**	**$0.91**	**$0**	**$1,082**	**$1.29**	**$1,082**

ANNUAL POTENTIAL GROSS RENT:	$477,612	$477,612	

STABILIZED PRO FORMA

Sweetwater Station, Sweetwater, 9% HTC / MDL #24504_23927_21116

	STABILIZED FIRST YEAR PRO FORMA															
	COMPARABLES				APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database		Taylor, Wichita counties		% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$0.91	$765	$477,612	$419,280	$419,280	$477,612	$765	$0.91		0.0%	$0
Late rent, forfeited deposits, app fees, vending							$20.00	$12,480	12,480							
Total Secondary Income							$20.00			12,480	$12,480	$20.00			0.0%	$0
POTENTIAL GROSS INCOME								$490,092	$431,760	$431,760	$490,092				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(36,757)	(32,382)	(32,382)	(36,757)	7.5% PGI			0.0%	-
Rental Concessions								-			-				0.0%	-
EFFECTIVE GROSS INCOME								$453,335	$399,378	$399,378	$453,335				0.0%	$0
General & Administrative	$33,114	$637/Unit	$25,701	$494	5.88%	$0.61	$513	$26,650	$21,150	$27,584	$25,701	$494	$0.59	5.67%	3.7%	949
Management	$18,747	5.9% EGI	$18,026	$347	5.51%	$0.57	$480	$24,960	$24,960	$24,961	$24,960	$480	$0.57	5.51%	0.0%	-
Payroll & Payroll Tax	$54,373	$1,046/Unit	$68,212	$1,312	15.07%	$1.56	$1,313	$68,297	$59,488	$59,488	$68,297	$1,313	$1.56	15.07%	0.0%	-
Repairs & Maintenance	$28,331	$545/Unit	$34,205	$658	7.46%	$0.77	$650	$33,800	$33,800	$33,800	$33,800	$650	$0.77	7.46%	0.0%	-
Electric/Gas	$13,919	$268/Unit	$9,056	$174	2.43%	$0.25	$212	$11,000	$11,000	$10,356	$13,919	$268	$0.32	3.07%	-21.0%	(2,919)
Water, Sewer, & Trash	$25,671	$494/Unit	$27,950	$537	6.62%	$0.69	$577	$30,000	$30,000	$25,305	$27,950	$537	$0.64	6.17%	7.3%	2,050
Property Insurance	$18,552	$0.42 /sf	$30,763	$592	5.10%	$0.53	$444	$23,100	$23,100	$23,100	$23,100	$444	$0.53	5.10%	0.0%	-
Property Tax (@ 0%) 2.6184	$25,936	$499/Unit	$28,795	$554	0.00%	$0.00	$0	$0	$39,000	$30,990	$0	$0	$0.00	0.00%	0.0%	-
Reserve for Replacements					2.87%	$0.30	$250	$13,000	$13,000	$13,000	$13,000	$250	$0.30	2.87%	0.0%	-
Cable TV					0.18%	$0.02	$15	$800			$800	$15	$0.02	0.18%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.46%	$0.05	$40	$2,080	$2,080	$2,080	$2,080	$40	$0.05	0.46%	0.0%	-
Security					0.13%	$0.01	$12	$600	$600	$600	$600	$12	$0.01	0.13%	0.0%	-
TOTAL EXPENSES					**51.68%**	**$5.36**	**$4,506**	**$ 234,287**	$258,978	$252,064	**$234,207**	**$4,504**	**$5.36**	**51.66%**	**0.0%**	**$ 80**
NET OPERATING INCOME ("NOI")					**48.32%**	**$5.01**	**$4,212**	**$219,048**	$140,400	$147,314	**$219,128**	**$4,214**	**$5.02**	**48.34%**	**0.0%**	**$ (80)**
CONTROLLABLE EXPENSES							$3,264/Unit					$3,263/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Sweetwater Station, Sweetwater, 9% HTC / MDL #24504_23927_21116

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR							Prior Underwriting							Cumulative	
DEBT (Must Pay)	Fee	UW	App	Pmt	Rate	Amort	Term	Principal	Applicant	TDHCA	Principal	Term	Amort	Rate	Pmt	DCR	LTC
TDHCA MDL HOME		1.21	1.21	181,695	2.00%	40	40	$5,000,000	$1,950,000	$1,950,000	$5,000,000	40	40	2.00%	$181,695	1.21	36.5%
CASH FLOW DEBT / GRANTS																	
City of Sweetwater - Fee Waiver		1.21	1.21		0.00%	0	0	$0	$250	$250	$0	0	0	0.00%		1.21	0.0%
JES Partnerships-Sweetwater, LLC - Owner Equity		1.21	1.21		0.00%	0	0	$0	$110	$110	$0	0	0	0.00%		1.21	0.0%
				$181,695	**TOTAL DEBT / GRANT SOURCES**			**$5,000,000**	$1,950,360	$1,950,360	**$5,000,000**			**TOTAL DEBT SERVICE**	**$181,695**	**1.21**	36.5%

NET CASH FLOW		$37,433	$37,353								**APPLICANT**	**NET OPERATING INCOME**		**$219,048**	**$37,353**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE							AS UNDERWRITTEN EQUITY STRUCTURE						
						Prior Underwriting								
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Applicant	TDHCA	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
Affordable Equity Partners, Inc. (AEP)	LIHTC Equity	61.9%	$1,035,000	0.82	$8,485,303	$7,918,416	$7,918,416	$8,485,303	$0.82	$1,035,000	61.9%	$19,904	Previous Allocation	
JES Partnerships-Sweetwater, LLC	Equity Contribution	0.0%			$110			$110			0.0%			
JES Dev Co, Inc.	Deferred Developer Fees	1.7%	(19% Deferred)		$226,683	$165,075	$164,825	$226,683	(19% Deferred)		1.7%	**Total Developer Fee:**		**$1,222,347**
Additional (Excess) Funds Req'd		0.0%					$0	$0			0.0%			
TOTAL EQUITY SOURCES		63.5%			$8,712,096	$8,083,491	$8,083,241	$8,712,096			63.5%			

TOTAL CAPITALIZATION								**$13,712,096**	$10,033,851	$10,033,601	**$13,712,096**			**15-Yr Cash Flow after Deferred Fee:**			**$562,701**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS							TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis					Prior Underwriting					Eligible Basis			
	Acquisition	New Const. Rehab	Total Costs			Applicant	TDHCA	Total Costs			New Const. Rehab	Acquisition	%	$
Land Acquisition			$3,596 / Unit		$187,000	$187,000	$187,000	$187,000	$3,596 / Unit				0.0%	$0
Building Acquisition	$0		$ / Unit		$0	$0	$0	$0	$ / Unit			$0	0.0%	$0
Off-Sites			$ / Unit		$0	$0	$0	$0	$ / Unit				0.0%	$0
Site Work		$1,007,653	$21,398 / Unit		$1,112,687	$945,628	$945,628	$1,112,687	$21,398 / Unit		$1,007,653		0.0%	$0
Site Amenities		$123,750	$2,380 / Unit		$123,750	$177,977	$177,977	$123,750	$2,380 / Unit		$123,750		0.0%	$0
Building Cost		$7,692,812	$176.12 /sf	$147,939/Unit	$7,692,812	$4,881,336	$5,262,598	$7,692,812	$147,939/Unit	$176.12 /sf	$7,692,812		0.0%	$0
Contingency		$450,000	5.10%	5.04%	$450,000	$324,094	$324,094	$450,000	5.04%	5.10%	$450,000		0.0%	$0
Contractor Fees		$1,235,388	13.32%	13.33%	$1,250,092	$886,064	$886,064	$1,250,092	13.33%	13.32%	$1,235,388		0.0%	$0
Soft Costs	$0	$677,276		$17,351 / Unit	$902,276	$731,611	$731,611	$902,276	$17,351 / Unit		$677,276	$0	0.0%	$0
Financing	$0	$555,576		$12,888 / Unit	$670,182	$592,766	$592,766	$670,182	$12,888 / Unit		$555,576	$0	0.0%	$0
Developer Fee	$0	$1,222,347	10.41%	10.32%	$1,222,347	$1,222,347	$1,222,347	$1,222,347	10.32%	10.41%	$1,222,347	$0	0.0%	$0
Reserves				3 Months	$100,950	$84,778	$84,778	$100,950	3 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$12,964,802**		$263,694 / Unit	**$13,712,096**	$10,033,601	$10,414,863	**$13,712,096**	$263,694 / Unit		**$12,964,802**	**$0**	**0.0%**	**$0**
Acquisition Cost	$0				$0	$0								
Contingency		$0			$0	$0								
Contractor's Fee		$0			$0	$0								
Financing Cost		$0												
Developer Fee	$0	$0			$0	$0								
Reserves					$0	$0								
ADJUSTED BASIS / COST	**$0**	**$12,964,802**		$263,694/unit	**$13,712,096**	$10,033,601	$10,414,863	**$13,712,096**	$263,694/unit		**$12,964,802**	**$0**	**0.0%**	**$0**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):	**$13,712,096**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Sweetwater Station, Sweetwater, 9% HTC / MDL #24504_23927_21116

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$12,964,802	$0	$12,964,802
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$12,964,802	$0	$12,964,802
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$16,854,243	$0	$16,854,243
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$16,854,243	$0	$16,854,243
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	$1,516,882	$0	$1,516,882
CREDITS ON QUALIFIED BASIS	$1,516,882		$1,516,882	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8198	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,516,882	$12,435,944	----	----	----
Needed to Fill Gap	$1,062,650	$8,711,986	----	----	----
Previous Allocation	$1,035,000	$8,485,303	**$1,035,000**	**$0**	**$0**

Long-Term Pro Forma

Sweetwater Station, Sweetwater, 9% HTC / MDL #24504_23927_21116

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
EFFECTIVE GROSS INCOME	2.00%	$453,335	$462,402	$471,650	$481,083	$490,704	$500,519	$510,529	$520,740	$531,154	$541,777	$598,166	$660,424	$729,161	$805,053	$888,843	$906,620	$924,753	$943,248	$962,113	$981,355
TOTAL EXPENSES	3.00%	$234,287	$241,066	$248,043	$255,225	$262,617	$270,225	$278,056	$286,117	$294,414	$302,954	$349,560	$403,418	$465,665	$537,618	$620,800	$638,935	$657,603	$676,822	$696,608	$716,976
NET OPERATING INCOME ("NOI")		**$219,048**	**$221,336**	**$223,606**	**$225,858**	**$228,088**	**$230,293**	**$232,473**	**$234,623**	**$236,741**	**$238,824**	**$248,606**	**$257,005**	**$263,496**	**$267,435**	**$268,043**	**$267,686**	**$267,149**	**$266,425**	**$265,505**	**$264,378**
EXPENSE/INCOME RATIO		51.7%	52.1%	52.6%	53.1%	53.5%	54.0%	54.5%	54.9%	55.4%	55.9%	58.4%	61.1%	63.9%	66.8%	69.8%	70.5%	71.1%	71.8%	72.4%	73.1%
MUST -PAY DEBT SERVICE																					
TOTAL DEBT SERVICE		$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695	$181,695
DEBT COVERAGE RATIO		1.21	1.22	1.23	1.24	1.26	1.27	1.28	1.29	1.30	1.31	1.37	1.41	1.45	1.47	1.48	1.47	1.47	1.47	1.46	1.46
ANNUAL CASH FLOW		**$37,353**	**$39,640**	**$41,911**	**$44,162**	**$46,392**	**$48,598**	**$50,777**	**$52,927**	**$55,045**	**$57,128**	**$66,911**	**$75,310**	**$81,800**	**$85,739**	**$86,348**	**$85,990**	**$85,454**	**$84,730**	**$83,809**	**$82,683**
Deferred Developer Fee Balance		$189,330	$149,690	$107,779	$63,616	$17,224	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$31,374	$82,151	$135,078	$190,123	$247,252	$562,701	$923,103	$1,320,007	$1,741,991	$2,174,022	$2,260,012	$2,345,466	$2,430,195	$2,514,005	$2,596,688

Real Estate Analysis Division
February 28, 2023

Addendum to Underwriting Report

TDHCA Application #: 23927_21116 Program(s): **9% HTC**

Sweetwater Station

Address/Location: 1105 E. Broadway Ave. & 212 Bawcom Street

City: Sweetwater County: Nolan Zip: 79556

	APPLICATION HISTORY
Report Date	**PURPOSE**
02/28/23	**Supplemental Credit Memo**
03/23/21	Initial Underwriting Report

ALLOCATION

	Previous Allocation				RECOMMENDATION				
TDHCA Program	**Amount**	**Rate**	**Amort**	**Term**	**Amount**	**Rate**	**Amort**	**Term**	**Lien**
LIHTC (9% Credit)	$900,000				**$1,035,000**				

CONDITIONS STATUS

1 Receipt and acceptance by 10% test:

- Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.

2 Receipt and acceptance by Cost Certification:

a: Certification that testing for asbestos and lead-based paint was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

b: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.

c: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	4
50% of AMI	50% of AMI	11
60% of AMI	60% of AMI	37

ANALYSIS

The Development received a 9% HTC allocation in 2021 and is requesting a 15% increase in annual tax credit allocation consistent with the 2023 QAP Subchapter F, Supplement Housing Tax Credits. Tax credits will be calculated at cost certification based on actual eligible costs incurred. For Developments with previously awarded Multifamily Direct Loans (MDL's), tax credits and the MDL will be re-underwritten at MDL closing.

Per SubChapter F, the developer fee cannot increase from the previously published underwriting report, and the deferred developer fee cannot decrease from the previously published underwriting report.

The underwriter recommends a total annual credit allocation of $1,035,000.

Underwriter:	*Robert Castillo*
Manager of Real Estate Analysis:	*Diamond Unique Thompson*
Director of Real Estate Analysis:	*Jeanna Adams*

21116 Sweetwater Station - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 23, 2021

PROPERTY IDENTIFICATION	
Application #	21116
Development	Sweetwater Station
City / County	Sweetwater / Nolan
Region/Area	2 / Rural
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION

TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	$900,000	$900,000	$17,308/Unit	$0.88

KEY PRINCIPALS / SPONSOR

JES Dev Co, Inc
Brian Kimes
Jim Markel

Related Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	-	0%
1	16	31%
2	36	69%
3	-	0%
4	-	0%
TOTAL	52	100%

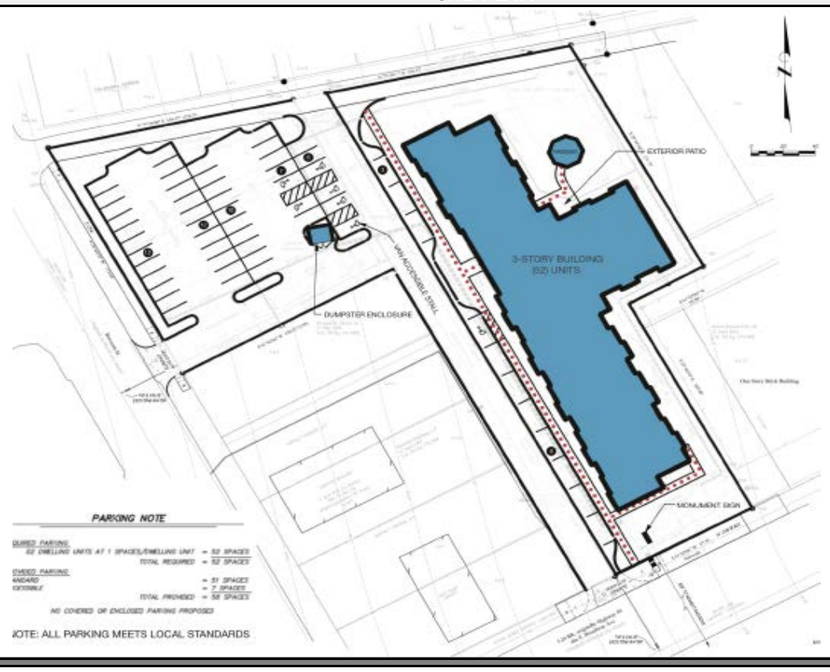
INCOME DISTRIBUTION

Income	# Units	% Total
20%	-	0%
30%	4	8%
40%	-	0%
50%	11	21%
60%	37	71%
70%	-	0%
80%	-	0%
MR	-	0%
TOTAL	52	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.19	Expense Ratio	64.8%
Breakeven Occ.	87.3%	Breakeven Rent	$633
Average Rent	$672	B/E Rent Margin	$39
Property Taxes	$750/unit	Exemption/PILOT	0%
Total Expense	$4,980/unit	Controllable	$2,989/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	3.1%		
Highest Unit Capture Rate	12%	2 BR/50%	8
Dominant Unit Cap. Rate	8%	2 BR/60%	25
Premiums (↑60% Rents)	#DIV/0!		#DIV/0!
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs		
Avg. Unit Size	840 SF	Density	35.1/acre
Acquisition		$04K/unit	$187K
Building Cost	$111.75/SF	$94K/unit	$4,881K
Hard Cost		$122K/unit	$6,329K
Total Cost		$193K/unit	$10,034K
Developer Fee	$1,222K	(13% Deferred)	Paid Year: 8
Contractor Fee	$886K	30% Boost	Yes

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
Sterling Bank	18/35	5.00%	$1,950,000	1.19
TOTAL DEBT (Must Pay)			$1,950,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
City of Sweetwater	0/0	0.00%	$250	1.19
JES Partnerships-Sweetwater, LLC	0/0	0.00%	$110	1.19
CASH FLOW DEBT / GRANTS			$360	

EQUITY / DEFERRED FEES	
Source	Amount
Affordable Equity Partners, Inc.	$7,918,416
JES Dev Co, Inc.	$164,825
TOTAL EQUITY SOURCES	$8,083,241
TOTAL DEBT SOURCES	$1,950,360
TOTAL CAPITALIZATION	$10,033,601

CONDITIONS

1 Receipt and acceptance by 10% test:

- Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.

2 Receipt and acceptance by Cost Certification:

a: Certification that testing for asbestos and lead-based paint was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

b: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.

c: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

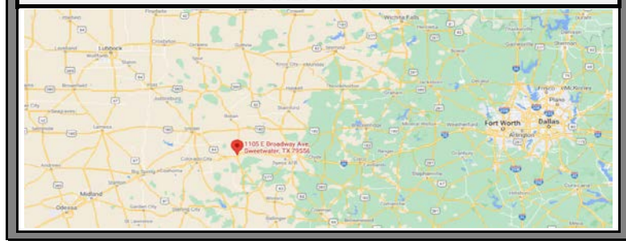
Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS
▫ Good visibility
▫ Experienced Developer
▫ Attractive Design

WEAKNESSES/RISKS
▫ 69% of units are 2 BR
▫ Potential increased cost due to unknown asbestos conditions
▫ Inconvenient parking layout

AREA MAP



AERIAL PHOTOGRAPH(s)

DEVELOPMENT IDENTIFICATION

TDHCA Application #: **21116** Program(s): **9% HTC**

Sweetwater Station

Address/Location: 1105 E. Broadway Ave. & 212 Bawcom Street

City: Sweetwater County: Nolan Zip: 79556

Population: Elderly Limitation Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Elevator Served Region: 2

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION				
TDHCA Program	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**Lien**
LIHTC (9% Credit)	$900,000				**$900,000**				

CONDITIONS

1 Receipt and acceptance by 10% test:

- Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.

2 Receipt and acceptance by Cost Certification:

a: Certification that testing for asbestos and lead-based paint was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

b: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.

c: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	4
50% of AMI	50% of AMI	11
60% of AMI	60% of AMI	37

DEVELOPMENT SUMMARY

New construction of 52 units, targeting the elderly population aged 55+. One 3-story elevator-served building, and a 3,400 s.f. community building. The unit mix is 31% one bedroom units with the other 69% being 2-bedrooms.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS
▫ Good visibility
▫ Experienced Developer
▫ Attractive Design

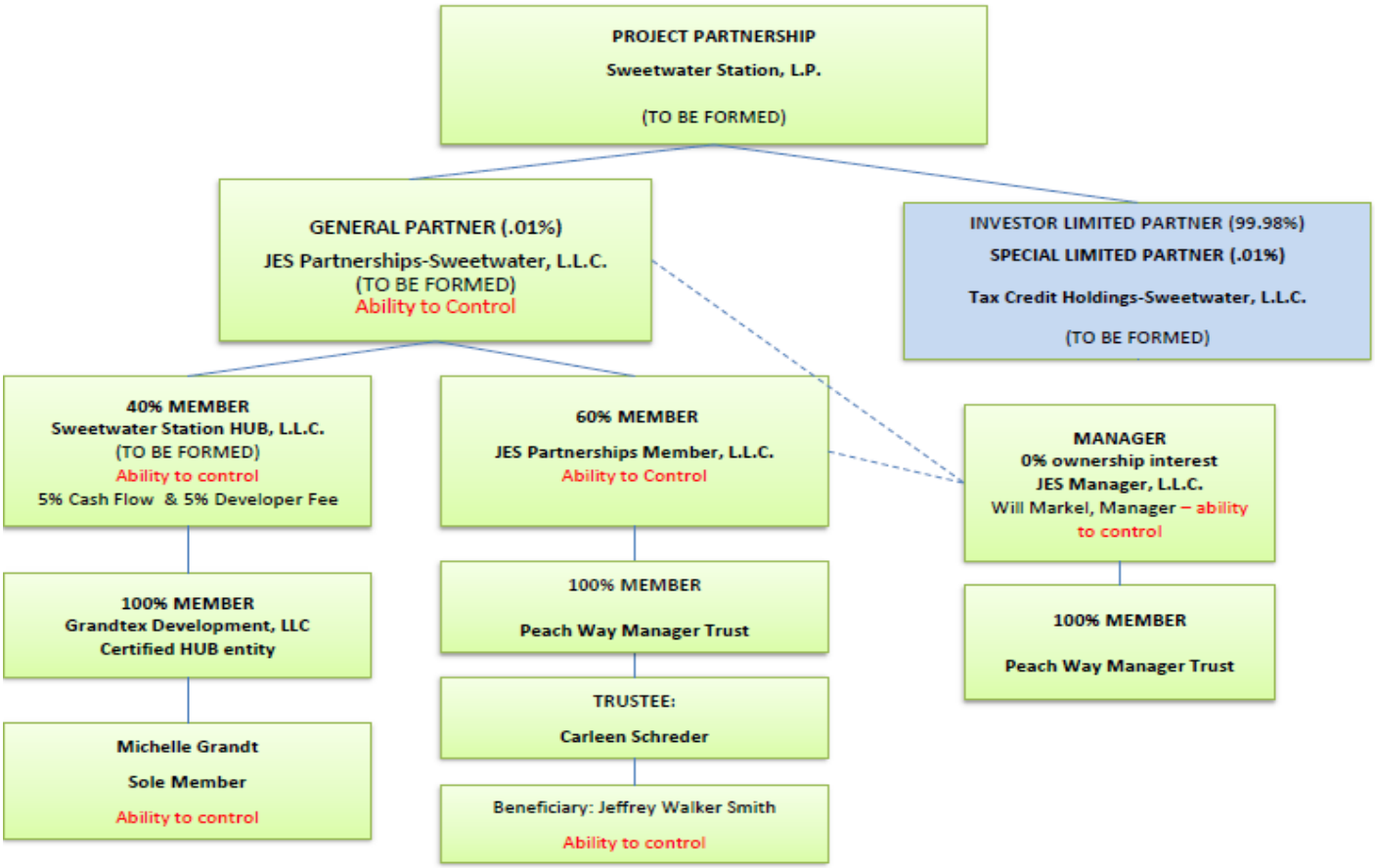
WEAKNESSES/RISKS
▫ 69% of units are 2 BR
▫ Potential increased cost due to unknown asbestos conditions
▫ Inconvenient parking layout

DEVELOPMENT TEAM

PRIMARY CONTACTS

Name:	Brian Kimes	Name:	Jim Markel
Phone:	(573) 443-2021	Phone:	(404) 841-2227
Relationship:	Developer	Relationship:	Developer

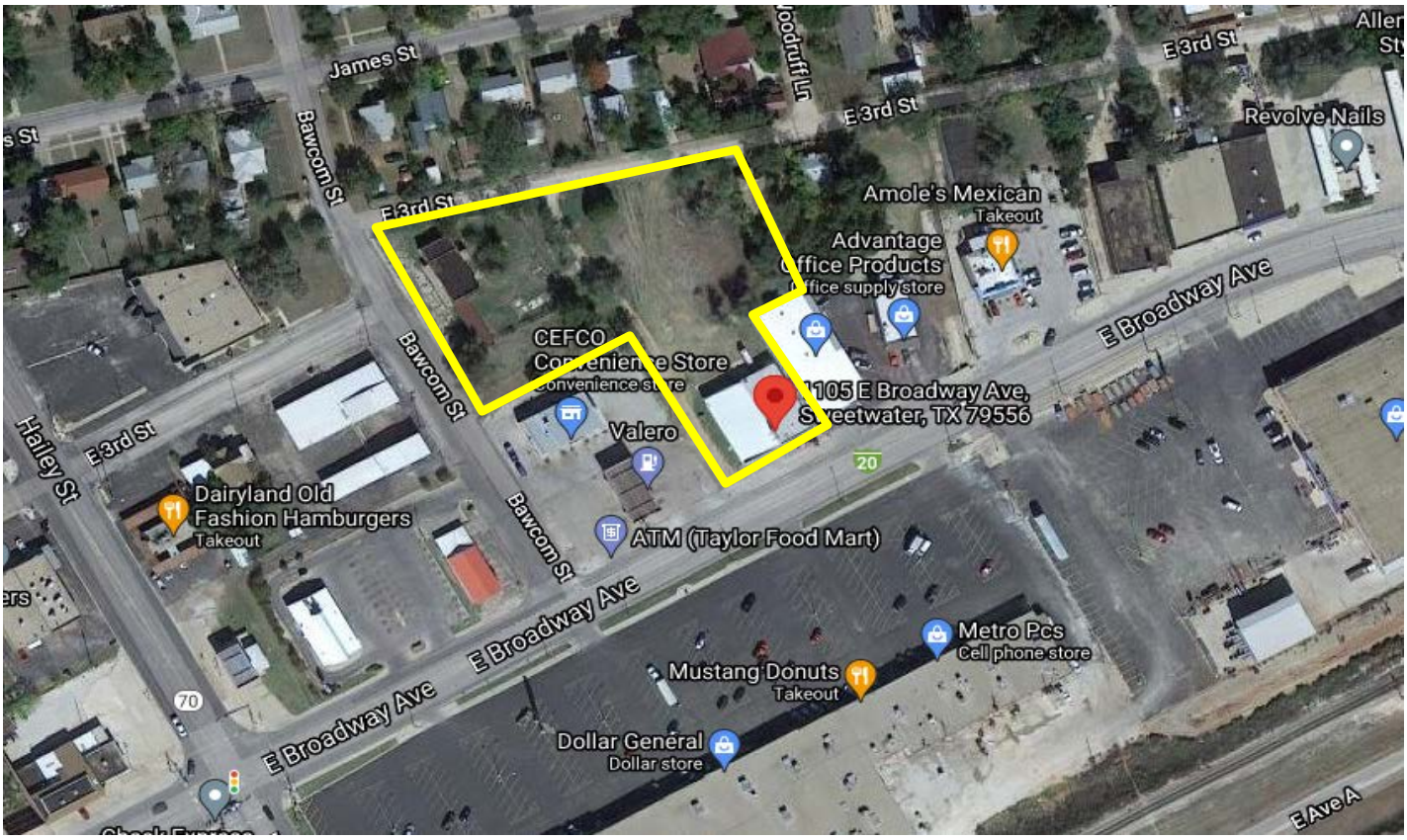
OWNERSHIP STRUCTURE



- Experienced Developer with 6 other LIHTC projects in Texas. Applicant has an in-house General Contracting and Property Management Company that will build and manage this property.

DEVELOPMENT SUMMARY

SITE PLAN



Comments:

The site consists of two contiguous parcels of land located at 212 Bawcom Street and 1105 East Broadway Street. The 212 Bawcom Street consists of 0.53 acres of land developed with an approximate 2,000-sf vacant office/retail building with an approximate 800-sf covered parking area. The 1105 East Broadway Street consists of 1.02-acres of land developed with an approximate 6,278-sf office/retail building currently occupied by Hytorc, which sells, rents, and repairs hydraulic torque wrenches and pumps. The site is also developed with asphalt- and concrete-paved parking areas, a soil alleyway, remnant concrete pads, fencing, and utilities.

Applicant plans to dedicate 10 feet of right of way on 3rd Street (0.07 acres of the total 1.55 acre parcel) as an alley to the City. The final total site area will be 1.48-acres.

Access to the site will be provided by two full access driveways. A single driveway will front E. Broadway Ave and a second drive will from Bawcom Street.

Fifty-two parking spaces are required, 58 uncovered spaces will be provided free for tenant use.

BUILDING PLAN (Typical)

Comments:

Standard rectangular units with some articulation, multiple plumbing runs throughout the building, 9 foot ceilings and walk-in showers only in all units.

BUILDING ELEVATION

Comments:

A single 3-story, elevator-served building with 9ft ceilings, 6:12 roof pitches, conditioned corridors, above average articulation and 45% masonry exteriors.

BUILDING CONFIGURATION

Building Type	3-Story												Total Buildings
Floors/Stories	3												
Number of Bldgs	1												1
Units per Bldg	52												
Total Units	52												**52**

Avg. Unit Size (SF)	**840 sf**	**Total NRA (SF)**	**43,680**	**Common Area (SF)***	**11,165**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 1.48 acres Density: 35.1 units/acre

Site Control: 1.55 **Site Plan:** 1.55 **Appraisal:** n/a **ESA:** 1.55

Feasibility Report Survey: 1.55 **Feasibility Report Engineer's Plan:** 1.48

Control Type: Commercial Contract & Option Agreement

Tract 1: 1.02 acres Cost: $127,000 Seller: Jay Jay Holding Corporation

Tract 2: 0.53 acres Cost: $60,000 Seller: Joseph M. Hantman Revocable Trust

Total Acquisition: 1.55 acres

Development Site: 1.48 acres Cost: $187,000 $3,596 per unit

Seller: Jay Jay Holding Corp & Joseph M. Hantman Trust

Buyer: JES Dev Co, Inc

Related-Party Seller/Identity of Interest: No

Comments:

Although the property is identified as 1.55 acres in the survey, the portion of the site currently showing in the 3rd Street roadway will be deeded to the City with development of Sweetwater Station. The size of this area is estimated to reduce the overall site size to 1.48 acres.

SITE INFORMATION

Flood Zone:	X	Scattered Site?	No
Zoning:	G Zoning District	Within 100-yr floodplain?	No
Re-Zoning Required?	No	Utilities at Site?	Yes
Year Constructed:	N/A	Title Issues?	No

Current Uses of Subject Site:

The site consists of two contiguous parcels of land developed with an approximate 2,000-sf vacant office/retail building and an approximate 800-sf covered parking area, and an approximate 6,278-sf office/retail building currently occupied by Hytorc (a commercial business & related party entity to the Seller). The site is also developed with asphalt- and concrete-paved parking areas, a soil alleyway, remnant concrete pads, fencing, and utilities.

Surrounding Uses:

North: E 3rd Street and residential
East: commercial and residential
South: E Broadway Street, a retail shopping center
West: Bawcom Street and commercial

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Terracon Date: 2/26/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- In accordance with U.S. Department of Housing and Urban Development guidelines, based on the proximity of the significant roads, railroad, and airports to the site, Terracon recommends that a noise study be conducted.

- Based on the age of the buildings, 1960s and 1970s, and the debris apparent from a previous structure, it is likely that the on-site buildings contain asbestos containing materials. Terracon recommends a thorough asbestos survey meeting current TDSHS and Environmental Protection Agency standards be conducted prior to renovation or demolition of these structures.

- Since the buildings were constructed in 1960s and 1970s, it is possible that lead-based paint is present in these materials. Terracon recommends a lead-based paint survey prior to demolition or renovation of the on-site buildings.

- Terracon recommends conducting additional investigation to evaluate subsurface conditions associated with the identified recognized environmental conditions (RECs):
  -Former on-site laundry facility (212 Bawcom Street)
  -Former welding and radiator facility located south of the site
  -Former Bell Service Station located south of the site
  -Former Taylor Food Mart 2046/current CEFCO gas station located to the adjacent southwest

MARKET ANALYSIS

Provider: Novogradac | Date: 3/22/2021

Contact: John Overath | Phone: 469-329-5214

Primary Market Area (PMA): 1,821 sq. miles 24 mile equivalent radius

"The PMA consists of 7 census tracts around Sweetwater and encompasses approximately 1,821 square miles and radiates less than 37 miles from the Subject property. We believe that given the target tenancy, limited availability of affordable housing in the region, and rural nature of the central Texas region the size of the PMA is reasonable....

The PMA comprises the entirety of Fisher ($66,000 AMI) and Nolan Counties ($60,400). Nolan County, the Subject's county, has the lower 2020 AMI; however, the AMI's for both counties are very similar. As such, we believe the difference in income levels among the counties will not have a significant effect on demand (p. 14)

ELIGIBLE HOUSEHOLDS BY INCOME

Nolan County Income Limits

HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	$8,400	$8,400	$10,080	$10,080	---	---	---
	Max	$13,080	$14,940	$16,830	$18,690	---	---	---
50% AMGI	Min	$13,992	$13,992	$16,824	$16,824	---	---	---
	Max	$21,800	$24,900	$28,050	$31,150	---	---	---
60% AMGI	Min	$16,800	$16,800	$20,184	$20,184	---	---	---
	Max	$26,160	$29,880	$33,660	$37,380	---	---	---

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
	None					

Other Affordable Developments in PMA since 2016

	None					

Stabilized Affordable Developments in PMA	Total Units	80
	Total Developments	1
	Average Occupancy	100%

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	7,469			
Senior Households in the Primary Market Area	3,867			
Potential Demand from the Primary Market Area	1,509			
10% External Demand	151			
Potential Demand from Other Sources				
GROSS DEMAND	1,660			
Subject Affordable Units	52		52	
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	52			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**3.1%**			

Population:	**Elderly Limitation**	**Market Area:**	**Rural**	**Maximum Gross Capture Rate:**	**10%**

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
	Market Analyst				
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	258	26	4	0	1%
50% AMGI	319	32	11	0	3%
60% AMGI	932	93	37	0	4%

Demand Analysis:

Minimum eligible income is calculated at 50% rent to income for Elderly developments. Gross demand includes all household sizes and both renter and owner households. Elderly is assumed age 55 and up.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
	Market Analyst				
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	140	14	1	0	1%
1 BR/50%	94	9	3	0	3%
1 BR/60%	349	35	12	0	3%
2 BR/30%	87	9	3	0	3%
2 BR/50%	59	6	8	0	12%
2 BR/60%	277	28	25	0	8%

Market Analyst Comments:

The PMA experienced declining population growth between 2000 and 2010, and lagged behind the surrounding MSA, which also experienced declining population growth. Both geographic areas experienced population growth rates beneath the overall nation. Population in the PMA continue to decline between 2010 and 2020, similar to the MSA. According to ESRI demographic projections, population in the PMA is expected to continue to declines by 0.4 percent through the date of market entry and 2025, similar to the MSA and below the nation. (p. 23)

Although the number of senior households is projected to slightly decrease through 2025, there is still a significant number of senior households in the PMA, some of which will need affordable housing such as the Subject. (p. 24)

Approximately 37.6 percent of the renter population in the PMA earned less than $40,000 in 2020. By 2025, the renter population earning less than $40,000 in the PMA is expected to decrease to 36.7 percent, which is still a significant percentage or low-income renter households. This data provides strong support for affordable rental housing in the Subject's PMA. (p. 29)

Underwriter Comments:

Affordable properties still monitored in the PMA average 100% occupancy.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$140,400	Avg. Rent:	$672	Expense Ratio:	64.8%
Debt Service:	$118,097	B/E Rent:	$633	Controllable Expenses:	$2,989
Net Cash Flow:	$22,303	UW Occupancy:	92.5%	Property Taxes/Unit:	$750
Aggregate DCR:	1.19	B/E Occupancy:	87.3%	Program Rent Year:	2020

All units are projected at maximum HTC program rents.

In-house management company estimates a fee of 6.25%, which is consistent with their other currently managed properties.

Underwriter's property tax estimate ($596/unit) based on similar properties in the region.

Breakeven occupancy occurs with 6 units vacant (underwritten at 3).

Pro Forma exhibits feasibility throughout the 35-year term. NOI can support a 25 basis point increase in the permanent loan rate (up to 5.25% vs. projected rate of 5%) before going below 1.15 DCR threshold.

As presented, 15 year residual cash flow is $186K with a deferral of 14% of the developer fee.

Despite the difference in property tax estimates described above, Applicant's pro forma varies less than 5% from the Underwriter's estimates. Therefore, feasibility will be determined by Applicant's pro forma.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$126,351/ac	$3,596/unit	**$187,000**	Contractor Fee	**$886,064**
Off-site + Site Work		$21,608/unit	**$1,123,605**	Soft Cost + Financing	**$1,324,377**
Building Cost	$111.75/sf	$93,872/unit	**$4,881,336**	Developer Fee	**$1,222,347**
Contingency	5.40%	$6,233/unit	**$324,094**	Reserves	**$84,778**
Total Development Cost	$192,954/unit	**$10,033,601**		**Rehabilitation Cost**	**N/A**
Qualified for 30% Basis Boost?	Rural [9% only]				

Site Work:

Certified $945K ($18K/unit) for demolition and asbestos abatement, grading, paving, concrete and utility costs. Storm water management is anticipated to include underground storm water conveyance to an underground detention basin located in the southeast corner of the site. Amenity cost of $178K ($3K/unit) was not included in certification, but is comprised of $165K for landscaping, $13K for trash enclosures and signage.

Building Cost:

Applicant's Building Cost is $4.88M ($111.75/sf, $94K/unit) is $381K (7.2%) less than the Underwriter's estimate of Building Cost of $5.26M ($120.48/sf, $101K/unit). Very high building cost per square foot is in part due to lower number of units 52.

Underwriter's cost estimate based on Marshall & Swift good quality multifamily cost.

Applicant limited eligible basis by $1.2M for scoring purposes.

Comments:

Applicant's total cost is 3.7% lower than Underwriter's estimate. Recommended capital structure is based on Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$10,033,601	**$7,790,050**	**$911,436**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Sterling Bank	Conventional Loan	$7,456,973	5.25%	82%
Affordable Equity Partners, Inc.	HTC	$1,583,684	$0.88	18%
JES Partnerships-Sweetwater, LLC	Owner Equity	$110		0%
		$9,040,767	**Total Sources**	

PERMANENT SOURCES

	PROPOSED				UNDERWRITTEN				
Debt Source	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**LTC**
Sterling Bank	$1,950,000	5.00%	35	18	$1,950,000	5.00%	35	18	19%
City of Sweetwater	$250	Fee Waiver			$250	Fee Waiver			0%
JES Partnerships-Sweetwater, LLC	$110	Owner Equity			$110	Owner Equity			0%
Total	**$1,950,360**				**$1,950,360**				

Comments:

Underwriter included the $250 in fee waivers from The City of Sweetwater as a source of funds.

	PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees	**Amount**	**Rate**	**% Def**	**Amount**	**Rate**	**% TC**	**% Def**
Affordable Equity Partners, Inc.	$7,918,416	$0.88		$7,918,416	$0.88	79%	
JES Dev Co, Inc.	$165,075		14%	$164,825		2%	13%
Total	**$8,083,491**			**$8,083,241**			
				$10,033,601	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.898	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.859	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	$10,033,601
Permanent Sources (debt + non-HTC equity)	$1,950,360
Gap in Permanent Financing	$8,083,241

Possible Tax Credit Allocations:	**Equity Proceeds**	**Annual Credits**
Determined by Eligible Basis	$8,019,031	$911,436
Needed to Balance Sources & Uses	$8,083,241	$918,734
Requested by Applicant	$7,918,416	$900,000

	RECOMMENDATION	
	Equity Proceeds	**Annual Credits**
Tax Credit Allocation	**$7,918,416**	**$900,000**

Deferred Developer Fee	**$164,825**	**(13% deferred)**
Repayable in	**8 years**	

Comments:

Recommended credit allocation is $900,000 as requested by the Applicant.

Underwriter: *Diamond Unique Thompson*

Manager of Real Estate Analysis: *Jeanna Adams*

Director of Real Estate Analysis: *Thomas Cavanagh*

UNIT MIX/RENT SCHEDULE

Sweetwater Station, Sweetwater, 9% HTC #21116

LOCATION DATA	
CITY:	Sweetwater
COUNTY:	Nolan
Area Median Income	$60,400
PROGRAM REGION:	2
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	**# Units**	**% Total**	**Assisted**	**MDL**
Eff	-	0.0%	0	0
1	16	30.8%	0	0
2	36	69.2%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL	**52**	**100.0%**	**-**	**-**

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	840 sf

56%	**Income**	20%	30%	40%	50%	60%	70%	80%	MR	**TOTAL**
Average Income	**# Units**	-	4	-	11	37	-	-	-	**52**
	% Total	0.0%	7.7%	0.0%	21.2%	71.2%	0.0%	0.0%	0.0%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	**Gross Rent**	**# Units**	**# Beds**	**# Baths**	**NRA**	**Gross Rent**	**Utility Allow**	**Max Net Program Rent**	**Delta to Max**	**Rent psf**	**Net Rent per Unit**	**Total Monthly Rent**	**Total Monthly Rent**	**Rent per Unit**	**Rent psf**	**Delta to Max**	**Underwritten**		**Mrkt Analyst**
TC 30%	$350	1	1	1	750	$350	$56	$294	$0	$0.39	$294	**$294**	**$294**	$294	**$0**	**$0**	$865	$1.15	$865
TC 50%	$583	3	1	1	750	$583	$56	$527	$0	$0.70	$527	**$1,581**	**$1,581**	$527	**$1**	**$0**	$865	$1.15	$865
TC 60%	$700	12	1	1	750	$700	$56	$644	$0	$0.86	$644	**$7,728**	**$7,728**	$644	**$1**	**$0**	$865	$1.15	$865
TC 30%	$420	3	2	1	880	$420	$71	$349	$0	$0.40	$349	**$1,047**	**$1,047**	$349	**$0**	**$0**	$985	$1.12	$985
TC 50%	$701	8	2	1	880	$701	$71	$630	$0	$0.72	$630	**$5,040**	**$5,040**	$630	**$1**	**$0**	$985	$1.12	$985
TC 60%	$841	25	2	1	880	$841	$71	$770	$0	$0.88	$770	**$19,250**	**$19,250**	$770	**$1**	**$0**	$985	$1.12	$985
TOTALS/AVERAGES:		**52**			**43,680**				**$0**	**$0.80**	**$672**	**$34,940**	**$34,940**	**$672**	**$0.80**	**$0**	**$948**	**$1.13**	**$948**

ANNUAL POTENTIAL GROSS RENT:	**$419,280**	**$419,280**	

STABILIZED PRO FORMA

Sweetwater Station, Sweetwater, 9% HTC #21116

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES				APPLICANT				TDHCA				VARIANCE	
	Database	Region Comps			% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$0.80	$672	$419,280	$419,280	$672	$0.80		0.0%	$0
Late rent, forfeited deposits, app fees, vend							$20.00	$12,480						
Total Secondary Income							$20.00		$12,480	$20.00			0.0%	$0
POTENTIAL GROSS INCOME								$431,760	$431,760				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(32,382)	(32,382)	7.5% PGI			0.0%	-
Rental Concessions								-	-				0.0%	-
EFFECTIVE GROSS INCOME								$399,378	$399,378				0.0%	$0
General & Administrative	$33,114	$637/Unit	$27,584	$530	5.30%	$0.48	$407	$21,150	$27,584	$530	$0.63	6.91%	-23.3%	(6,434)
Management	$18,747	5.9% EGI	$15,034	$289	6.25%	$0.57	$480	$24,960	$24,961	$480	$0.57	6.25%	0.0%	(1)
Payroll & Payroll Tax	$54,373	$1,046/Unit	$60,619	$1,166	14.90%	$1.36	$1,144	$59,488	$59,488	$1,144	$1.36	14.90%	0.0%	-
Repairs & Maintenance	$28,331	$545/Unit	$34,567	$665	8.46%	$0.77	$650	$33,800	$33,800	$650	$0.77	8.46%	0.0%	-
Electric/Gas	$13,919	$268/Unit	$24,278	$467	2.75%	$0.25	$212	$11,000	$10,356	$199	$0.24	2.59%	6.2%	644
Water, Sewer, & Trash	$25,671	$494/Unit	$25,305	$487	7.51%	$0.69	$577	$30,000	$25,305	$487	$0.58	6.34%	18.6%	4,695
Property Insurance	$18,552	$0.42 /sf	$18,406	$354	5.78%	$0.53	$444	$23,100	$23,100	$444	$0.53	5.78%	0.0%	-
Property Tax (@ 100%) 2.6184	$25,936	$499/Unit	$30,990	$596	9.77%	$0.89	$750	$39,000	$30,990	$596	$0.71	7.76%	25.8%	8,010
Reserve for Replacements					3.26%	$0.30	$250	$13,000	$13,000	$250	$0.30	3.26%	0.0%	-
Supportive Services					0.00%	$0.00	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.52%	$0.05	$40	$2,080	$2,080	$40	$0.05	0.52%	0.0%	-
Security					0.15%	$0.01	$12	$600	$600	$12	$0.01	0.15%	0.0%	-
TOTAL EXPENSES					**64.85%**	**$5.93**	**$4,980**	**$ 258,978**	**$252,064**	**$4,847**	**$5.77**	**63.11%**	**2.7%**	**$ 6,914**
NET OPERATING INCOME ("NOI")					**35.15%**	**$3.21**	**$2,700**	**$140,400**	**$147,314**	**$2,833**	**$3.37**	**36.89%**	**-4.7%**	**$ (6,914)**

CONTROLLABLE EXPENSES	$2,989/Unit		$3,010/Unit	

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Sweetwater Station, Sweetwater, 9% HTC #21116

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR												Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
Sterling Bank		1.25	1.19	118,097	5.00%	35	18	$1,950,000	$1,950,000	18	35	5.00%	$118,097	1.19	19.4%
CASH FLOW DEBT / GRANTS															
City of Sweetwater		1.25	1.19		0.00%	0	0	$250	$250	0	0	0.00%		1.19	0.0%
JES Partnerships-Sweetwater, LLC		1.25	1.19		0.00%	0	0	$110	$110	0	0	0.00%		1.19	0.0%
				$118,097	**TOTAL DEBT / GRANT SOURCES**			**$1,950,360**	**$1,950,360**	**TOTAL DEBT SERVICE**			**$118,097**	**1.19**	19.4%
NET CASH FLOW		$29,217	$22,303						**APPLICANT**	**NET OPERATING INCOME**		**$140,400**	**$22,303**	**NET CASH FLOW**	

EQUITY SOURCES

		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**		
Affordable Equity Partners, Inc.	LIHTC Equity	78.9%	$900,000	0.88	$7,918,416	$7,918,416	$0.8798	$900,000	78.9%	$17,308	Applicant Request		
JES Dev Co, Inc.	Deferred Developer Fees	1.6%	(14% Deferred)		$165,075	$164,825	(13% Deferred)		1.6%	**Total Developer Fee:**		**$1,222,347**	
Additional (Excess) Funds Req'd		0.0%				$0			0.0%				
TOTAL EQUITY SOURCES		80.6%			$8,083,491	$8,083,241			80.6%				

TOTAL CAPITALIZATION	**$10,033,851**	**$10,033,601**	**15-Yr Cash Flow after Deferred Fee:** **$186,207**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis								Eligible Basis			
	Acquisition	New Const. Rehab	Total Costs			Total Costs			New Const. Rehab	Acquisition	%	$
Land Acquisition			$3,596 / Unit	$187,000		$187,000	$3,596 / Unit				0.0%	$0
Building Acquisition	$0		$ / Unit	$0		$0	$ / Unit			$0	0.0%	$0
Off-Sites			$ / Unit	$0		$0	$ / Unit				0.0%	$0
Site Work		$767,532	$18,185 / Unit	$945,628		$945,628	$18,185 / Unit		$767,532		0.0%	$0
Site Amenities		$177,977	$3,423 / Unit	$177,977		$177,977	$3,423 / Unit		$177,977		0.0%	$0
Building Cost		$3,684,408	$111.75 /sf	$93,872/Unit	$4,881,336	$5,262,598	$101,204/Unit	$120.48 /sf	$3,684,408		-7.2%	($381,262)
Contingency		$324,094	7.00%	5.40%	$324,094	$324,094	5.07%	7.00%	$324,094		0.0%	$0
Contractor Fees		$693,560	14.00%	14.00%	$886,064	$886,064	13.20%	14.00%	$693,560		0.0%	$0
Soft Costs	$0	$671,611	$14,069 / Unit		$731,611	$731,611	$14,069 / Unit		$671,611	$0	0.0%	$0
Financing	$0	$454,775	$11,399 / Unit		$592,766	$592,766	$11,399 / Unit		$454,775	$0	0.0%	$0
Developer Fee	$0	$1,016,093	15.00%	15.00%	$1,222,347	$1,222,347	14.33%	15.00%	$1,016,093	$0	0.0%	$0
Reserves			3 Months		$84,778	$84,778	3 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$7,790,050**	$192,954 / Unit		**$10,033,601**	**$10,414,863**	$200,286 / Unit		**$7,790,050**	**$0**	**-3.7%**	**($381,262)**
Acquisition Cost	$0				$0							
Contingency		$0			$0							
Contractor's Fee		$0			$0							
Financing Cost		$0										
Developer Fee	$0	$0			$0							
Reserves					$0							
ADJUSTED BASIS / COST	**$0**	**$7,790,050**	$192,954/unit		**$10,033,601**	**$10,414,863**	$200,286/unit		**$7,790,050**	**$0**	**-3.7%**	**($381,262)**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):	**$10,033,601**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Sweetwater Station, Sweetwater, 9% HTC #21116

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$7,790,050	$0	$7,790,050
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$7,790,050	$0	$7,790,050
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$10,127,065	$0	$10,127,065
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$10,127,065	$0	$10,127,065
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	$911,436	$0	$911,436
CREDITS ON QUALIFIED BASIS	$911,436		$911,436	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8798	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$911,436	$8,019,031	----	----	----
Needed to Fill Gap	$918,734	$8,083,241	----	----	----
Applicant Request	$900,000	$7,918,416	**$900,000**	**$0**	**$0**

BUILDING COST ESTIMATE

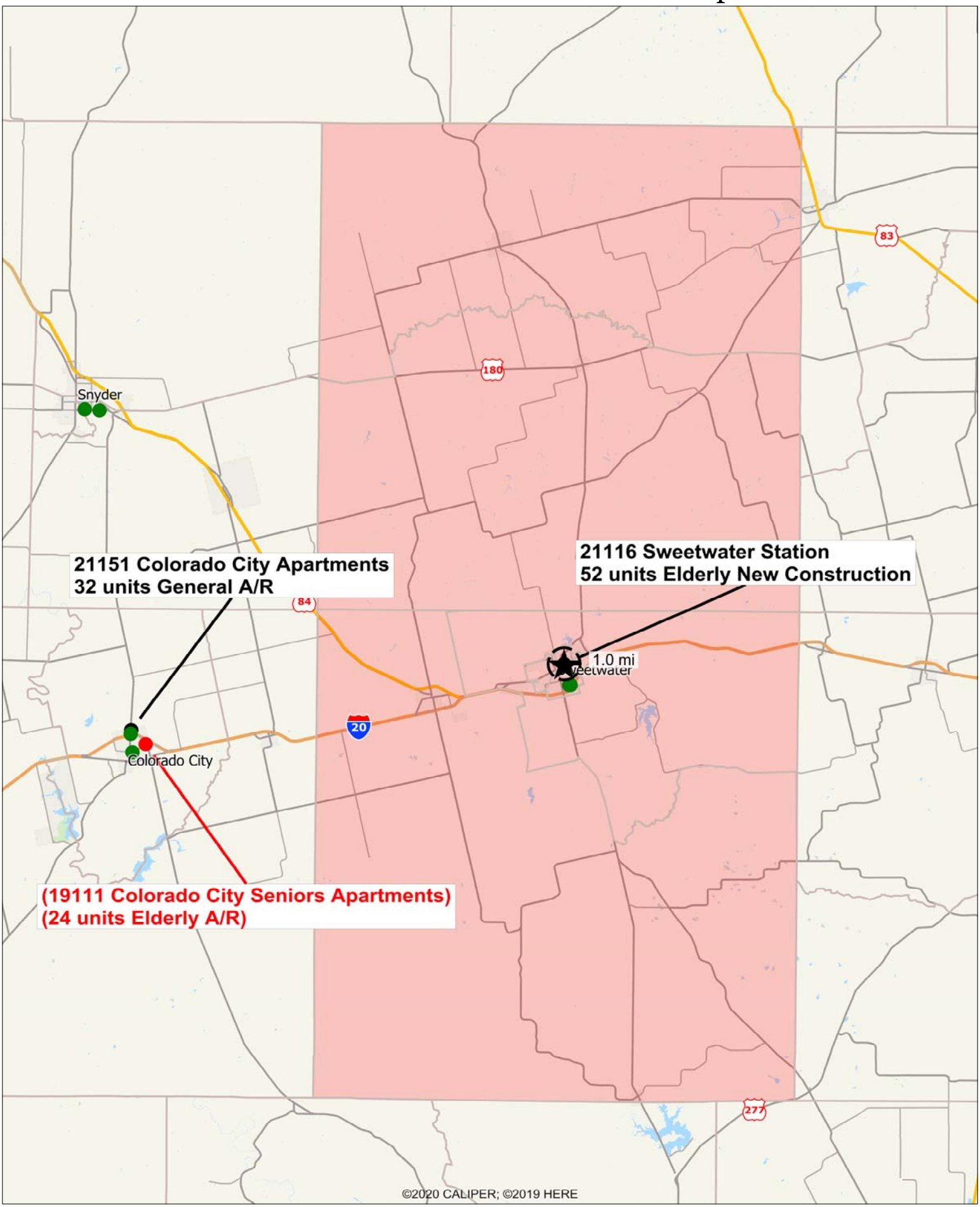
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Elevator Served		43,680 SF	$95.83	4,185,712
Adjustments				
Exterior Wall Finish	3.60%		3.45	$150,686
Elderly	3.00%		2.87	125,571
9-Ft. Ceilings	3.45%		3.31	144,407
Roof Adjustment(s)			1.19	52,000
Subfloor			(0.16)	(6,989)
Floor Cover			2.56	111,821
Enclosed Corridors	$87.38	7,700	15.40	672,801
Balconies	$0.00	0	0.00	0
Plumbing Fixtures	$1,080	0	0.00	0
Rough-ins	$530	104	1.26	55,120
Built-In Appliances	$1,830	52	2.18	95,160
Exterior Stairs	$2,460	4	0.23	9,840
Heating/Cooling			2.34	102,211
Storage Space	$87.38	0	0.00	0
Carports	$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	$69.98	3,465	5.55	242,470
Elevators	$93,900	1	2.15	93,900
Other:			0.00	0
Fire Sprinklers	$2.59	54,845	3.25	142,049
SUBTOTAL			**141.41**	**6,176,759**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**141.41**	**$6,176,759**
Plans, specs, survey, bldg permits	3.30%		(4.67)	($203,833)
Contractor's OH & Profit	11.50%		(16.26)	(710,327)
NET BUILDING COSTS		$101,204/unit	$120.48/sf	$5,262,598

Long-Term Pro Forma

Sweetwater Station, Sweetwater, 9% HTC #21116

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$399,378	$407,366	$415,513	$423,823	$432,300	$477,294	$526,971	$581,818	$642,374	$709,233	$783,051
TOTAL EXPENSES	3.00%	$258,978	$266,498	$274,238	$282,206	$290,407	$335,170	$386,907	$446,714	$515,857	$595,804	$688,253
NET OPERATING INCOME ("NOI")		**$140,400**	**$140,868**	**$141,275**	**$141,618**	**$141,893**	**$142,124**	**$140,063**	**$135,104**	**$126,517**	**$113,429**	**$94,797**
EXPENSE/INCOME RATIO		64.8%	65.4%	66.0%	66.6%	67.2%	70.2%	73.4%	76.8%	80.3%	84.0%	87.9%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		$118,097	$118,097	$118,097	$118,097	$118,097	$118,097	$118,097	$118,097	$118,097	$118,097	$118,097
DEBT COVERAGE RATIO		1.19	1.19	1.20	1.20	1.20	1.20	1.19	1.14	1.07	0.96	0.80
ANNUAL CASH FLOW		**$22,303**	**$22,771**	**$23,178**	**$23,521**	**$23,796**	**$24,027**	**$21,966**	**$17,007**	**$8,421**	**($4,667)**	**($23,300)**
Deferred Developer Fee Balance		$142,522	$119,751	$96,573	$73,052	$49,257	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$71,224	$186,207	$282,458	$343,349	$348,183	$271,400

21116 Sweetwater Station PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1266 **Agenda Date:** 12/11/2025 **Agenda #:** 29.

Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Pioneer Crossing Brownwood

RECOMMENDED ACTION

WHEREAS, Pioneer Crossing Brownwood was awarded 9% housing tax credits during the 2023 Competitive Housing Tax Credit cycle;

WHEREAS, the Board has previously approved a request for return and reallocation of credits on December 12, 2024;

WHEREAS, the Development Owner executed a Carryover Allocation Agreement that included certifications stating each building receiving an allocation would be placed in service by December 31, 2026;

WHEREAS, the Development Owner has requested an extension to the placement-in-service deadline under 10 TAC §11.6(5), related to Credit Returns Resulting from Force Majeure Events;

WHEREAS, the Department lacks authority to extend federal placement-in-service deadlines and may only reset such deadlines by requiring the credits to be returned and immediately reallocated to the Development, as permitted solely under the force majeure provision of the Qualified Allocation Plan (QAP); and

WHEREAS, the Development Owner has submitted documentation demonstrating that a qualifying force majeure event has occurred;

NOW, therefore, it is hereby

RESOLVED, that the request to treat the matter under the force majeure provisions of 10 TAC §11.6(5) is approved, and that the 2023 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar shall be applicable to the Development.

BACKGROUND

Development	Pioneer Crossing Brownwood
Target Population	Elderly
HTC Award	$900,000
City	Brownwood
Total Units	49
HTC Units	45
Initial Year of Award	2023
Extension Requested	One year

Pioneer Crossing Brownwood is a 49-unit development located in Brownwood, Brown County. The development received an award of 9% Housing Tax Credits in 2023, and previously was approved for return and reallocation of credits in 2024. As a result, the current deadline to place in service in December 31, 2026.

After receiving its award, the Development experienced cost increases due to supply chain issues and labor shortages. To help address this gap, the Owner applied for HOME funds from the Department in April 2024. While those funds have been under contract since March 2025, the Developer has been unable to move forward with closing due to the subsequent loss of its investor. Thus, no HOME funds have been provided to the Development Owner. Currently, the earliest that the Developer anticipates replacing the investor is early 2026. Because the Development has not met its 10% Test, approval of this item is necessary in December.

APPLICABLE RULE

Under 10 TAC §11.6(5), a Development Owner may return credits and receive a reallocation outside the standard allocation process if the return is the result of a qualifying force majeure event occurring prior to issuance of IRS Form(s) 8609. Pursuant to 10 TAC §11.6(5), the Department's Governing Board may approve execution of a Carryover Allocation Agreement for the current program year with the Development Owner that returned the credits, but only if the following conditions are met:

> (A) The credits were returned as a result of "Force Majeure" events that occurred before issuance of Forms 8609. Force Majeure events are the following sudden and unforeseen circumstances outside the control of the Development Owner: acts of God such as fire, tornado, flooding, significant and unusual rainfall or subfreezing temperatures, or loss of access to necessary water or utilities as a direct result of significant weather events; explosion; vandalism; orders or acts of military authority; unrelated party litigation; changes in law, rules, or regulations; national emergency or insurrection; riot; acts of terrorism; supplier failures; or materials or labor shortages. If a Force Majeure event is also a presidentially declared disaster, the Department may treat the matter under the applicable federal provisions. Force Majeure events must make construction activity impossible or materially impede its progress.

Staff has reviewed this request and determined that the loss of the investor constitutes a force majeure event under the rules.

IMPACT OF BOARD DECISION

If the Board approves the request:

- The credits will be returned and reallocated, with the 2023 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar applicable to the Development.
- A new Carryover Allocation Agreement will be executed.
- The new 10% Test deadline will be July 1, 2026.
- The new placed-in-service deadline will be December 31, 2027.

If the Board denies the request:

- The current placed-in-service deadline of December 31, 2026, remains in place.

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- The Development Owner may either meet the existing deadline, return the credits, or have the award terminated for failing to meet the deadline.
- Returned credits will first be reallocated within the original subregion in accordance with 10 TAC §11.6(2). If no pending applications are eligible within the subregion, the credits will be added to the statewide collapse for reallocation.

This request has a de minimis impact on the HOME funds, as all the deadlines under 10 TAC Chapter 13, and the federal Project Completion deadline of March 11, 2028 remain. If the Board were to deny the request, the Development would have until March 11, 2026, to start construction without the LIHTC award or the contract could be terminated. If this were to happen, the Department would have sufficient time to repurpose the HOME funding.

RECOMMENDATION

Staff recommends approval of the request to return and reallocate tax credits for Pioneer Crossing Brownwood under the force majeure provisions of 10 TAC §11.6(5).

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November 20, 2025

Mr. Cody Campbell
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
211 E 11th Street
Austin, Texas 78701

Via Email: Cody.Campbell@tdhca.texas.gov

Re: TDHCA HTC Application #24827 FKA 23152 – Pioneer Crossing, Brownwood, TX

Mr. Campbell:

Brownwood Pioneer Crossing, LLC (the "Owner") received an allocation of Housing Tax Credits from the Texas Department of Housing and Community Affairs ("TDHCA") for the construction of Pioneer Crossing (the "Development") in 2023, and received a 2024 allocation via force majeure in December 2024. The 2024 allocation of tax credits currently requires the Development to meet the 10% test by December 20, 2025 and place the Development in service by December 31, 2026. Unfortunately, the Owner faces the possibility of not being able to meet these deadlines as required by §42(h)(1)(E)(i) & §42(h)(1)(E)(ii) of the Internal Revenue Code. The need for requesting an extension to meet the required 10% test and placed in service deadlines is the result of events that we believe should fall under the provisions of §11.6(5) of the 2025 Qualified Allocation Plan ("QAP") relating to Force Majeure.

Background Information

The Development is located in Brownwood, Texas, in Brown County. The City of Brownwood, and quite frankly the entire State of Texas, has experienced significant cost increases, supply chain issues, and labor shortages that as a whole have impacted and delayed the start of construction of the Development, which has had an adverse effect on the initial construction schedule and anticipated placed-in-service timelines. These issues are the direct result of not one, but several events that together have put extreme upward pricing pressure, labor shortages, supply chain failures, and timing constraints on the construction industry across the entire State of Texas. The events affecting our development are: supply chain failures, labor shortages, and natural disasters.

Owner has been working through gap issues to close this development as quickly as possible. Owner submitted an application for HOME funds under the 2024-2 NOFA on April 30, 2024, and was successfully awarded on December 12, 2024. However, during the MFDL awarding process equity markets shifted drastically and demand for rural developments has eroded to only a few active participants. Owner has been told the earliest an investor fund would become available to place this transaction is Q1 of 2026, and given the expected lead time on final underwriting and closing the HOME funds, this puts the 10% Test and placed in service deadlines in severe jeopardy of being achieved. Based on our previous experience with MFDL funds it takes at least three months for TDHCA to close these funds once all due diligence is submitted for review. This projected timeline puts closing around June of 2026, which extends past our 10% test deadline and would not allow sufficient time to complete construction by December 31, 2026.

Lora Myrick (512) 785-3710 lora@betcohousinglab.com
2201 Northland Drive, Austin, Texas 78756 | 812 San Antonio Street, Suite L-20, Austin, Texas 78701

Supply Chain Failures

On April 2, 2025 President Trump signed Executive Order 14257 declaring a national emergency and initiating reciprocal tariffs to combat trade deficits that threaten national and economic sovereignty.[1] Since this declaration, which is officially referred to as Liberation Day, multiple trade agreements have since been signed and put into effect. However, Mexico and Canada have yet to agree to any trade agreements[2]. These two countries supply significant amounts of inputs for construction materials. Specifically, in 2024 Canda accounted for 22% of cement imports, 23% of steel imports, 56% of aluminum imports, 29% of gypsum imports, and accounted for a significant source for copper imports. Similarly, in 2024 Mexico accounted for 16% of steel imports, 31% of gypsum imports, and 44% of silver imports. [3] As it relates to lumber, Canada dominated this category in 2024, bringing in 47.3% of all imported lumber to the US.[4] Though progress has been made on trade agreements, these disturbances to major trade suppliers has put upward pressure on pricing for construction inputs and has destabilized the flow of materials through global supply chains.[5]

Labor Shortages

Texas is experiencing a labor shortage in the construction industry as a whole. This is due to several factors, which include a shortage of skilled labor workforce, as well as an increase in demand from growth in the sector. At the recent Economic Resilience Luncheon hosted by the Better Business Bureau (BBB), Dr. Carrie Angell, President & CEO of the BBB found in her recent doctoral research on Texas' construction workforce that currently 92% of firms face unfilled craft positions, and 80% report costly project delays. At that same event, economist Angelos Angelou warned that Central Texas is on track to fall short by 10,000 skilled workers annually by 2030.[6] The Associated General Contractors of America (AGC) posted similar findings in their recent nationwide survey. Specifically, AGC noted that "92% of construction firms that are hiring report having a hard time finding qualified workers. As a result, 88 percent of firms report having openings for craft construction workers, while four-fifths of firms have openings for salaried workers".[7]

Natural Disasters

The Development is located in Brown County, Texas. Since 2023, Brown County has been hit with multiple extreme weather events, which have disrupted supply chains and caused significant increases to insurance costs. Here's a brief list of the events that have affected the Development since initial award in July of 2023 that will have a lasting effect on supply chains for the area:

- August 11, 2023, Greg Abbott, Governor of the State of Texas issued a disaster declaration for wildfires that began on July 24, 2023. Brown County is included in this declaration.[8]
- May 15, 2024, Greg Abbott, Governor of the State of Texas amends a disaster declaration for severe storms and flooding that began on April 30, 2024, which includes Brown County[9].
- March 4, 2025, Gregg Abbott, Governor of the State of Texas amends a disaster declaration originally issued on October 14, 2024, for increased fire weather conditions that pose an imminent threat of

[1] https://www.federalregister.gov/documents/2025/04/07/2025-06063/regulating-imports-with-a-reciprocal-tariff-to-rectify-trade-practices-that-contribute-to-large-and
[2] https://www.tradecomplianceresourcehub.com/2025/11/10/trump-2-0-tariff-tracker/
[3] https://www.constructconnect.com/construction-economic-news/key-material-inputs-to-construction-materials-is-the-u.s.-dependent-on-imports
[4] https://www.globalwood.org/news/2025/news_20250304d.htm
[5] https://cmicglobal.com/resources/article/The-Full-Impact-of-Tariffs-on-Construction-in-2025
[6] https://www.bizjournals.com/austin/news/2025/06/09/skilled-labor-crisis-economic-resilience-luncheon.html
[7] https://www.agc.org/news/2025/08/28/construction-workforce-shortages-are-leading-cause-project-delays-immigration-enforcement-affects
[8] https://gov.texas.gov/news/post/governor-abbott-issues-wildfire-disaster-declaration-in-august-2023
[9] https://gov.texas.gov/news/post/governor-abbott-further-amends-severe-weather-disaster-proclamation-in-may-2024--

widespread or severe damage, injury, or loss of life or property. Brown County is included in this declaration.[10]

- November 9, 2025, Gregg Abbott, Governor of the State of Texas amends a disaster declaration originally issued on August 10, 2025, for increased fire weather conditions that pose an imminent threat of widespread or severe damage, injury, or loss of life or property. Brown County is included in this declaration.[11]

Impact and Request

The Development has been hit with multiple force majeure events since original application. To offset the effects of these events, Owner has secured MFDL funds and has received assurances from Raymond James they expect to be able to place this deal in a fund in Q1 of 2026. Owner has also agreed to provide a sponsor loan of $550,000 to get the deal closed. However, because of lack of investor appetite for rural transactions and the expected lead time on final underwriting and closing the HOME funds, these delays put the 10% Test and placed in service deadlines in severe jeopardy of being achieved. We request that the Owner be permitted to return the Tax Credits and that TDHCA reallocate the Tax Credits to the Owner in the current year in accordance with §11.6(5) of the 2025 QAP relating to Force Majeure. We believe the Owner and Development meet all the requirements in Section 11.6(5), in that:

1. The events that caused the delay occurred before issuance of 8609s and were sudden, unforeseen circumstances outside the control of the Development Owner.

2. The delays were not caused by willful negligence or acts of Owner, any Affiliate, or any other Related Party.

3. The Owner has provided evidence and a timeline of the events that was the direct result of the delays, see referenced footnotes 1 – 11, and Exhibit A.

4. Though there was little that could be done to mitigate the effects of supply chain failures, severe weather events, and labor shortages, Owner applied for and was awarded funds under the 2024-2 NOFA. Owner also negotiated with the City of Brownwood to allow for value engineering on MEP to be approved. Owner approached six different equity investors to try and find a viable fund to place this transaction, ultimately determining the need for providing a sponsor loan was the only path forward. Owner is willing to do so to close this transaction, but cannot obtain an official commitment from Raymond James until Q1 of 2026 (see Exhibit B). Additionally, the Development was and remains properly insured, and TDHCA was notified of the Force Majeure events.

5. The Force Majeure threatens to prevent the Owner from meeting the 10% Test and Place in Service requirements of the original allocation.

6. The requested current year Carryover Agreement would allocate the same amount of Tax Credits as those that would be returned.

7. With the award of HOME funds under the 2024-2 NOFA plus a sponsor loan of $550,000 being provided by the Developer, the Development continues to be financially feasible. Additionally, there have not been any insurance proceeds received related to the Force Majeure event.

[10] https://gov.texas.gov/news/post/governor-abbott-amends-renews-wildfire-disaster-proclamation-in-march-2025
[11] https://gov.texas.gov/news/post/governor-abbott-amends-renews-fire-weather-conditions-disaster-proclamation-in-november-2025

If you have any questions or would like to discuss these items further, please do not hesitate to contact me directly at (512) 785-3710 or via email at lora@betcohousinglab.com .

Sincerely,

Lora Myrick, Principal
BETCO Consulting, LLC

EXHIBIT A

July 2023 – Development was awarded 2023 LIHTCs.

April 30, 2024 – Developer applies for MFDL funds under the 2024-2 NOFA

May 16, 2024 – Pioneer Crossing (Brownwood) is identified as one of the competitive applications for HOME funding on MFDL 2024-2 NOFA application log.

August – September 2024 – Developer receives three deficiencies (during programmatic, MFDL, and legal reviews) regarding the MFDL application and timely responds to all requests.

September 2024 – Developer officially starts closing calls with Raymond James, the Tax Credit Investor, in anticipation of receipt of the MFDL award to get a head start on closing this transaction once (if) the MFDL award is received.

October 2, 2024 – Full plans and specifications were submitted to the City of Brownwood in an application for permits.

October 11, 2024 – Phase I sends the completed Environmental Review report to TDHCA for review to obtain environmental clearance.

December 12, 2024 – TDHCA awards Pioneer Crossing (Brownwood) with HOME funding and grants Force Majeure at the same time as the award.

December 30, 2024 – Development receives AUGF Clearance from HUD.

January 2025 – EPA updates HVAC regulations affecting refrigerant lines, thus requiring a slight update and resubmittal of the MEP plans.

March 31, 2025 – Development closes on the land.

April 15, 2025 – Raymond James notifies the developer the credit pricing has dropped significantly due to investor yield requirements. This forces the Developer to begin shopping other investors and explore some value engineering options to achieve cost savings.

June 2, 2025 – City of Brownwood approves permit set, pending payment of fees.

April 16 – October 1, 2025 – Developer approached five different Duty to Serve equity investors trying to place the deal in a Fannie/Freddie investor fund which was offering high $0.70's to low $0.80's on credit pricing. All five of them showed interest and began reviewing the deal but ultimately turned it down because it was too small for their current investment needs.

October 15 – November 15, 2025 – Developer reapproaches Raymond James to reprice the deal. Based on latest quote from the GC, with a $550,000 sponsor loan the Developer determines it can close the deal if $0.75 can be provided by Raymond James for the credits. Raymond James quoted $0.71 due to current investor yield requirements, but gave assurances that in Q1 of 2026 a new fund will open up and they are hopeful to place the deal at $0.75 at that point in time (See Exhibit B).

EXHIBIT B

RAYMOND JAMES®

November 14, 2025

Khairunissa Jooma
2727 LBJ Freeway, Suite 1020
Dallas, TX 75234

Re:		
	Company:	Brownwood Pioneer Crossing, LLC
	Property Name:	Pioneer Crossing
	City/State:	Brownwood, TX

Dear Khairunissa:

This letter will confirm our agreement ("Agreement") whereby Raymond James Affordable Housing Investments, Inc. ("RJAHI") shall attempt to effect a closing ("Closing") of an investment by a Fund sponsored by RJAHI (the "RJAHI Fund") in the above named Company ("Company") on the assumptions, terms, and conditions contained in this letter, or such other assumptions, terms and conditions as are acceptable to you, RJAHI and the RJAHI Fund.

Raymond James Affordable Housing Investments, Inc. reserves the right to alter the terms of this investment to meet market conditions. Final terms and conditions will be set forth in definitive documents proposed by Raymond James Affordable Housing Investments, Inc. If the changes are unacceptable, you shall have no obligation to execute definitive documents and this letter shall terminate on the Termination Date, or, if sooner, upon receipt of written notice of termination from you citing the change in terms as the reason for termination.

CURRENT ASSUMPTIONS:

I. DESCRIPTION OF THE PROJECT AND THE INVESTMENT.

A. **Project:**

1. New Construction
2. Elderly
3. Units: 49.

B. **Tax Credit Information:**

1. Requested Credits: $900,000.
2. Assumed Company Annual Credits: $900,000.
3. The RJAHI Fund's Share of Company Annual Credits: 99.99%
4. Assumed the RJAHI Fund's Annual Credits: $899,910.
5. DDA/QCT Adjustment: 130%
6. Applicable Fraction: 100%.
7. Applicable Percentage: 9%
8. First Credit Year: 2027.

C. **LIHTC Equity Investment**:

1. Currently estimated $.71 per dollar of the RJAHI Fund's Credits ("Credit Price"), subject to market conditions and availability of funds. Further, RJAHI is attempting to close this investment in the first quarter of 2026 at a price of $.75 per dollar of the RJAHI Fund's Credits.

2. The RJAHI Fund's Estimated Total Capital: $6,389,361.
Note that the RJAHI Fund's estimated actual contributions are based on actual credits delivered. If actual RJAHI Fund Credits are less than the assumed amount, estimated capital contributions will be reduced by the shortfall times the Credit Price. If actual The RJAHI Fund Credits are greater than the assumed amount ("Excess Credits"), then the RJAHI Fund estimated Capital Contributions will be increased by an amount equal to the Excess Credits times the Credit Price up to 105% of the Estimated Total Capital, unless such increase is attributable to an additional reservation of Credits. The RJAHI Fund will specify under which terms it will purchase any Excess Credits attributable to an additional reservation of Credits, and/or those that would otherwise cause capital contributions to exceed 105% of the Estimated Total Capital. The Managing Members can accept or reject those terms. Any Excess Credits that the RJAHI Fund is unwilling to buy or that the Managing Members are unwilling to sell at the price specified by the RJAHI Fund shall be allocated to the Managing Members.

3. Installment Payment of Estimated Capital Contributions:
   a. $1,277,872 (20%) through construction completion, pursuant to a pre-determined contribution schedule mutually agreed upon in the definitive documents.
   b. $5,111,489 (80%) at Stabilized Operations ("Stabilization Capital Contribution").

   All payments will be subject to various deliveries required by the RJAHI Fund as described in the definitive documents, including without limitation, updates of representations and warranties previously given to the RJAHI Fund.

   No syndication costs or fees will be paid by the Company.

D. **Obligations of Managing Members**:

1. Managing Member: BWPC GP, LLC.
2. Managing Member's Capital: $100 (estimate).
3. The Managing Members agree that to the extent any deferred development fee has not been repaid from cash flow at the end of twelve years from the date the property is placed in service (or at the time of removal of the Managing Members), they will contribute sufficient capital so that the Company can pay any amount of the deferred fee outstanding at that time.
4. Guaranties:
Guaranties will be required by the Managing Members and the Guarantors. Such guaranties will include, but are not limited to, a Completion Guaranty, Operating

Deficit Guaranty, and a Tax Credit Guaranty. The requirements of the Guaranties will be provided in the Definitive Documents.

E. **Obligations of the Guarantors:**

1. Guarantors: The Managing Members, Noorallah Jooma, and Khairunissa Jooma. (Subject to RJAHI approval)

2. Guarantors guarantee that the Managing Members will perform all of their obligations under the Company agreement, including, without limitation, guaranties, repurchase obligations and the obligation to make a capital contribution as and when required to pay deferred development fee.

F. **Definitive Documents**

All of the terms and conditions of the investment shall be set forth in definitive documents to be negotiated by the parties including but not limited to an Amended and Restated Agreement of Limited Company, together with certain closing exhibits (including various Guaranty Agreements). Such documents shall be consistent with the terms and conditions set forth in this letter with such changes as the parties may agree are appropriate. Once executed, the definitive documents shall supersede this letter, which shall be of no further force or effect. RJAHI will begin preparation of the definitive documents upon the completion of our due diligence to our satisfaction, as determined in our sole discretion.

II. THE RJAHI FUND EXIT RIGHTS

The RJAHI Fund shall have the right to require the Managing Members to acquire its interest after the end of the compliance period for a price equal to the amount the RJAHI Fund would receive if the Company sold the Project at fair market value, paid its debts and distributed the remaining assets in accordance with the provisions relating to distribution of sales proceeds. If the Managing Members fail to acquire the RJAHI Fund's interest, then the RJAHI Fund shall have the right, without the concurrence of the Managing Members, to order a sale of the Project.

III. OTHER ASSUMPTIONS TO CLOSING

1. Prior to Closing, there shall have been no changes in tax laws or Treasury pronouncements, or changes in interpretations of existing tax issues that would materially and adversely affect this investment.
2. In the event an investment in the Company requires HUD Previous Participation Certification (HUD Form 2530), the ability of the RJAHI Fund and its investor members to request and obtain HUD 2530 approval in accordance with the electronic filing requirements promulgated by HUD.
3. RJAHI and the RJAHI Fund's review and approval in its sole discretion of all due diligence materials, including the construction and permanent loan commitments, proposed extended use agreement, real estate, plans and specifications, market study (including any additional market studies determined by the RJAHI Fund and the fund to be necessary - at the Company's expense), basis for the Credits, operating budgets, construction and lease-up budgets, current financial statements of the Managing Members, other guarantors and their affiliates, verification of background information to be provided by the Managing Members and their affiliates, and references to be provided by the Managing Members.
4. Satisfactory inspection of the property by RJAHI and the RJAHI Fund investors.
5. Approval by the Investment Committee of RJAHI and the RJAHI Fund investors of the terms and conditions of the investment in their sole discretion based on then current market conditions.
6. Availability of investment funds.
7. The negotiation of definitive documents as described herein (and this Agreement shall terminate if all such documents are not executed and delivered by the Closing date).

IV. TERM

The initial term of this Agreement shall be for a period of 5 months from the date of this letter, with a closing (Closing Date) no later than March 31, 2026, providing that either party may terminate this Agreement by giving the other party at least 30 days written notice and both parties can agree in writing to an extension. If due diligence activities and negotiation of definitive documents continue beyond termination of this Agreement, the parties shall not be bound hereunder, but only to the extent provided in definitive documents or other written agreements that are actually executed and delivered.

V. ACCEPTANCE

If these terms and conditions are acceptable to you, please sign and return one copy of this memorandum.

By acceptance of this letter, you authorize Raymond James Affordable Housing Investments, Inc. to make any credit inquiries that we may deem necessary as part of our underwriting process. These credit inquiries may be performed on the Managing Members, Guarantors, or any significant business operation of Managing Members or Guarantors. This authorization also applies to follow-up credit inquiries that we may deem necessary after our admission to the Company.

For more than 25 years Raymond James Affordable Housing Investments and our affiliates have been involved with the development of affordable housing. We have provided equity for more than 2,500 properties nationwide. We look forward to working with you.

Sincerely,

Gary K. Robinson
Vice President - Director of Acquisitions
Raymond James Affordable Housing Investments, Inc.

Accepted:

By: Managing Member

11/19/2025
Date

Real Estate Analysis Division
December 2, 2024

Addendum to Underwriting Report

TDHCA Application #: **24503_23152** Program(s): **9% HTC**

Pioneer Crossing

Address/Location: 2508 Stephen F Austin Drive

City: Brownwood County: Brown Zip: 76801

APPLICATION HISTORY	
Report Date	**PURPOSE**
12/02/24	**MDL Award Memo**
11/22/23	9% HTC Amendment
07/27/23	Original Underwriting Report

ALLOCATION

	Previous Allocation				RECOMMENDATION				
TDHCA Program	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**Lien**
TDHCA MFDL - HOME	$0	0.00%	0	0	**$2,800,000**	**2.00%**	**30**	**30**	**1**
LIHTC (9% Credit)	$900,000				**$900,000**				

* Multifamily Direct Loan and HOME ARP Terms:

* The term of a Multifamily Direct Loan or HOME ARP loan should match the term of any superior loan (within 6 months).

* Lien position after conversion to permanent. The Department's lien position during construction may vary.

CONDITIONS STATUS

1 **Receipt and acceptance before Direct Loan Contract:**

- Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.

2 **Receipt and acceptance before Direct Loan Closing:**

a: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.

b: Substantially final construction contract with Schedule of Values.

c: Updated term sheets with substantially final terms from all lenders.

d: Substantially final draft of limited partnership agreement.

3 **Receipt and acceptance by Project Completion:**

a: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures were implemented.

b: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

c: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	4
50% of AMI	50% of AMI	7
60% of AMI	60% of AMI	34

TDHCA SET-ASIDES for DIRECT LOAN LURA		
Income Limit	Rent Limit	Number of Units
30% of AMFI	30% / 30%	4
50% of AMFI	Low HOME	7
60% of AMFI	High HOME	34
80% of AMFI	High HOME	4

ANALYSIS

23152 Pioneer Crossing received a $900,000 LIHTC award from TDHCA in July 2023. In November 2023, there was an amendment that included reducing the site acreage, minor site plan update, reducing the number of parking spaces, and increasing the NRA for two B-HC Units. The Applicant has now applied for $2,800,000 in HOME funding to replace their previously proposed permanent financing.

Operating Pro Forma

Underwriter revised Applicant's Rent Schedule to reflect the current 2024 Program Rents.

Since the prior underwriting for the 2023 amendment, projected operating expenses have increased by $22K (from $252K to $274K). Expense items that have increased include:

- General & Administrative: up $500
- Management Fee (based on higher income) - up $630
- Repairs & Maintenance - up $2K
- Electric - up $4K
- Water, Sewer & Trash - up $4K
- Property Insurance (based on higher insurance rates) - up $8K
- Property Taxes (based on higher income) - up $2.8K
- MDL Compliance Fees (4 previous MR units now HH80% @ $34/unit) - up $136

Applicant's budgeted expenses are comparable to either TDHCA's database or local comparable properties, so the increased expenses still represent plausible assumptions.

With the current rent limits offset by higher operating expenses, projected Net Operating Income has decreased by $33K (from $195K to $162K) since underwriting for the 2023 amendment.

As underwritten, the DCR is 1.31 and the long-term Pro Forma exhibits a 15 year residual cash flow of $202K after repayment of deferred developer fee in year 11.

Development Cost

Since underwriting for the 2023 amendment:

- Building Cost increased by $250K (from $4.29M to $4.54M).
- Developer Fee increased by $110K (from $1.53M to $1.64M).
- Total Housing Development Cost increased by $465K (from $10.11M to $10.57M).

Sources of Funds

The $2.8M MDL at 2% interest is replacing a conventional loan through Key Bank as the primary senior debt.

The permanent loan amount and interest rate changed from previous underwriting from $2M at a 7% interest rate to $2.8M at a 2% interest rate.

The primary equity contribution decreased by $720K (from $7.74M to $7.02M), while the equity price was reduced from $0.86 to $0.78.

Deferred Developer Fee increased by $110K (from $1.53M to $1,64M).

Recommendation

Underwriter recommends a first lien Multifamily Direct Loan in the amount of $2,800,000 at a 2.00% interest rate for a 30 year term with payments based on a 30 year amortization. Under these terms, the annualized monthly debt service payment is $124,192. The construction term is assumed at 24 months.

Furthermore, an annual 9% tax credit allocation of $900,000 is still being recommended.

Underwriter:	*Deborah Willson*
Manager of Real Estate Analysis:	*Gregg Kazak*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Pioneer Crossing, Brownwood, 9% HTC #24502_23152

LOCATION DATA	
CITY:	Brownwood
COUNTY:	Brown
Area Median Income	$71,000
PROGRAM REGION:	2
PROGRAM RENT YEAR:	2024

UNIT DISTRIBUTION					
# Beds	# Units	% Total	Assisted	MDL	ARP
Eff	-	0.0%	0	0	0
1	24	49.0%	0	24	0
2	25	51.0%	0	25	0
3	-	0.0%	0	0	0
4	-	0.0%	0	0	0
5	-	0.0%	0	0	0
TOTAL	**49**	**100.0%**	**-**	**49**	**-**

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	91.84%
APP % Acquisition	9.00%
APP % Construction	9.00%
Average Unit Size	754 sf

56%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	4	-	7	34	-	-	4	**49**
	% Total	0.0%	8.2%	0.0%	14.3%	69.4%	0.0%	0.0%	8.2%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		MF Direct Loan Units (HOME Rent/Inc)		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$424	30%/30%	$421	2	1	1	650	$421	$64	$357	$0	$0.55	$357	**$714**	**$714**	$357	**$0.55**	**$0**	$1,085	$1.67	$1,085
TC 50%	$708	LH/50%	$703	3	1	1	650	$703	$64	$639	$0	$0.98	$639	**$1,917**	**$1,917**	$639	**$0.98**	**$0**	$1,085	$1.67	$1,085
TC 60%	$849	HH/60%	$820	17	1	1	650	$820	$64	$756	$0	$1.16	$756	**$12,852**	**$12,852**	$756	**$1.16**	**$0**	$1,085	$1.67	$1,085
MR		HH/80%	$820	2	1	1	650	$820	$64	$756	$0	$1.16	$756	**$1,512**	**$1,512**	$756	**$1.16**	**$0**	$1,085	$1.67	$1,085
TC 30%	$510	30%/30%	$506	2	2	2	850	$506	$84	$422	$0	$0.50	$422	**$844**	**$844**	$422	**$0.50**	**$0**	$1,290	$1.52	$1,290
TC 50%	$850	LH/50%	$843	4	2	2	850	$843	$84	$759	$0	$0.89	$759	**$3,036**	**$3,036**	$759	**$0.89**	**$0**	$1,290	$1.52	$1,290
TC 60%	$1,020	HH/60%	$1,076	15	2	2	850	$1,020	$84	$936	$0	$1.10	$936	**$14,040**	**$14,040**	$936	**$1.10**	**$0**	$1,290	$1.52	$1,290
MR		HH/80%	$1,076	2	2	2	850	$1,076	$84	$992	$0	$1.17	$992	**$1,984**	**$1,984**	$992	**$1.17**	**$0**	$1,290	$1.52	$1,290
TC 60%	$1,020	HH/60%	$1,076	2	2	2	901	$1,020	$84	$936	$0	$1.04	$936	**$1,872**	**$1,872**	$936	**$1.04**	**$0**	$1,290	$1.43	$1,290
TOTALS/AVERAGES:				**49**			**36,952**				**$0**	**$1.05**	**$791**	**$38,771**	**$38,771**	**$791**	**$1.05**	**$0**	**$1,190**	**$1.58**	**$1,190**

ANNUAL POTENTIAL GROSS RENT:	$465,252	$465,252	

STABILIZED PRO FORMA

Pioneer Crossing, Brownwood, 9% HTC #24502_23152

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES			APPLICANT				23152 Amendment	23152 Prior Report		23152 Amendment	TDHCA				VARIANCE	
	Database		Local Area Comps	% EGI	Per SF	Per Unit	Amount	Applicant	Applicant	TDHCA	TDHCA	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT					$1.05	$791	$465,252	**$477,192**	**$448,236**	**$448,236**	**$477,192**	$465,252	$791	$1.05		0.0%	$0
Late Fees, NSF, Laundry, Vending						$10.00	$5,880	5,880	5,880								
Total Secondary Income						$10.00				5,880	5,880	$5,880	$10.00			0.0%	$0
POTENTIAL GROSS INCOME							$471,132	$483,072	$454,116	$454,116	$483,072	$471,132				0.0%	$0
Vacancy & Collection Loss						7.5% PGI	(35,335)	(36,230)	(34,059)	(34,059)	(36,230)	(35,335)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							$435,797	$446,842	$420,057	$420,057	$446,842	$435,797				0.0%	$0
General & Administrative	$23,053	$470/Unit	$20,392	$416	5.85%	$0.69	$520	$25,500	$25,000	$25,000	$20,392	$20,392	$20,392	$416	$0.55	4.68%	25.1%	5,108
Management	$19,585	5.9% EGI	$21,904	$447	4.00%	$0.47	$356	$17,432	$16,802	$16,802	$16,802	$17,874	$17,432	$356	$0.47	4.00%	0.0%	0
Payroll & Payroll Tax	$62,919	$1,284/Unit	$65,959	$1,346	16.35%	$1.93	$1,454	$71,250	$71,250	$71,250	$65,959	$65,959	$71,250	$1,454	$1.93	16.35%	0.0%	-
Repairs & Maintenance	$34,274	$699/Unit	$28,083	$573	7.23%	$0.85	$643	$31,500	$29,500	$29,500	$31,850	$31,850	$31,850	$650	$0.86	7.31%	-1.1%	(350)
Electric/Gas	$11,629	$237/Unit	$10,357	$211	2.98%	$0.35	$265	$13,000	$9,000	$9,000	$10,357	$10,357	$10,357	$211	$0.28	2.38%	25.5%	2,643
Water, Sewer, & Trash	$32,215	$657/Unit	$43,463	$887	7.34%	$0.87	$653	$32,000	$28,000	$28,000	$43,463	$43,463	$43,463	$887	$1.18	9.97%	-26.4%	(11,463)
Property Insurance	$25,610	$0.69 /sf	$23,848	$487	7.57%	$0.89	$673	$33,000	$25,000	$25,000	$25,000	$25,000	$33,000	$673	$0.89	7.57%	0.0%	-
Property Tax (@ 100%) 2.420200	$24,234	$495/Unit	$20,405	$416	7.07%	$0.83	$629	$30,800	$28,000	$28,000	$20,405	$20,405	$30,800	$629	$0.83	7.07%	0.0%	-
Reserve for Replacements					2.81%	$0.33	$250	$12,250	$12,250	$12,250	$12,250	$12,250	$12,250	$250	$0.33	2.81%	0.0%	-
Supportive Services					1.15%	$0.14	$102	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$102	$0.14	1.15%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.41%	$0.05	$37	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$37	$0.05	0.41%	0.0%	-
TDHCA MDL Compliance ($34/MDL unit)					0.03%	$0.00	$3	$136	$0	$0	$0	$0	$136	$3	$0.00	0.03%	0.0%	-
TOTAL EXPENSES					**62.80%**	**$7.41**	**$5,585**	**$273,668**	**$251,602**	**$251,602**	**$253,277**	**$254,349**	**$277,729**	**$5,668**	**$7.52**	**63.73%**	**-1.5%**	**$ (4,061)**
NET OPERATING INCOME ("NOI")					**37.20%**	**$4.39**	**$3,309**	**$162,129**	**$195,239**	**$168,455**	**$166,780**	**$192,493**	**$158,068**	**$3,226**	**$4.28**	**36.27%**	**2.6%**	**$ 4,061**
CONTROLLABLE EXPENSES							$3,536/Unit						$3,619/Unit					

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Pioneer Crossing, Brownwood, 9% HTC #24502_23152

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE											AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR							Amendme	Prior Report 23152		Amendme						Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Applicant**	**Applicant**	**TDHCA**	**TDHCA**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
TDHCA MFDL - HOME		1.27	1.31	124,192	2.00%	30	30.0	$2,800,000	$2,000,000	$2,000,000	$2,000,000	$2,000,000	$2,800,000	30.0	30	2.00%	$124,192	1.31	26.5%
CASH FLOW DEBT / GRANTS																			
Watermark Construction		1.27	1.31		0.00%	0	0.0	$350,000					$350,000	0.0	0	0.00%		1.31	3.3%
				$124,192	**TOTAL DEBT / GRANT SOURCES**			**$3,150,000**	**$2,000,000**	**$2,000,000**	**$2,000,000**	**$2,000,000**	**$3,150,000**		**TOTAL DEBT SERVICE**		**$124,192**	**1.31**	29.8%
NET CASH FLOW		$33,876	$37,937										**APPLICANT NET OPERATING INCOME**			$162,129	$37,937	**NET CASH FLOW**	

EQUITY SOURCES

		APPLICANT'S PROPOSED EQUITY STRUCTURE									AS UNDERWRITTEN EQUITY STRUCTURE						
							Amendme	Prior Report 23152		Amendme							
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**		**Applicant**	**Applicant**	**TDHCA**	**TDHCA**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**	
Raymond James	LIHTC Equity	66.4%	$900,000	$0.78	$7,019,298		$7,739,226	$7,739,226	$7,739,226	$7,739,226	$7,019,298	$0.78	$900,000	66.4%	$18,367	Previous Allocation	
Target Builders, LLC	Deferred Developer Fees	3.8%	(25% Deferred)		$404,918		$370,285	$370,285	$370,285	$370,285	$404,797	(25% Deferred)		3.8%	**Total Developer Fee:**		**$1,635,000**
Additional (Excess) Funds Req'd		0.0%							$0	$0	$0			0.0%			
TOTAL EQUITY SOURCES		70.2%			$7,424,216		$8,109,511	$8,109,511	$8,109,511	$8,109,511	$7,424,095			70.2%			
TOTAL CAPITALIZATION					**$10,574,216**		**$10,109,511**	**$10,109,511**	**$10,109,511**	**$10,109,511**	**$10,574,095**				**15-Yr Cash Flow after Deferred Fee:**		**$201,572**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS									TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis					Amendme	Prior Report 23152		Amendme				Eligible Basis			
	Acquisition	**New Const. Rehab**	**Total Costs**			**Applicant**	**Applicant**	**TDHCA**	**TDHCA**	**Total Costs**			**New Const. Rehab**	**Acquisition**	**%**	**$**
Land Acquisition			$2,041 / Unit		$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$2,041 / Unit				0.0%	$0
Off-Sites		$0	$3,163 / Unit		$155,000	$155,000	$155,000	$155,000	$155,000	$155,000	$3,163 / Unit		$0		0.0%	$0
Site Work		$832,500	$17,959 / Unit		$880,000	$880,000	$880,000	$880,000	$880,000	$880,000	$17,959 / Unit		$832,500		0.0%	$0
Site Amenities		$195,000	$3,980 / Unit		$195,000	$195,000	$195,000	$195,000	$195,000	$195,000	$3,980 / Unit		$195,000		0.0%	$0
Building Cost		$4,536,400	$122.76 /sf	$92,580/Unit	$4,536,400	$4,286,400	$4,286,400	$4,496,906	$4,514,407	$4,516,769	########	$122.23 /sf	$4,516,769		0.4%	$19,631
Contingency		$383,040	6.88%	6.64%	$383,040	$383,040	$383,040	$383,040	$383,040	$383,040	6.67%	6.91%	$383,040		0.0%	$0
Contractor Fees		$832,571	14.00%	14.00%	$860,921	$825,922	$825,922	$825,922	$825,922	$858,173	14.00%	14.00%	$829,823		0.3%	$2,748
Soft Costs	$0	$592,000		$12,082 / Unit	$592,000	$585,500	$585,500	$585,500	$585,500	$592,000	$12,082 / Unit		$592,000	$0	0.0%	$0
Financing	$0	$913,000		$21,272 / Unit	$1,042,350	$975,350	$975,350	$975,350	$975,350	$1,042,350	$21,272 / Unit		$913,000	$0	0.0%	$0
Developer Fee	$0	$1,635,000	19.74%	19.26%	$1,635,000	$1,525,000	$1,525,000	$1,525,000	$1,525,000	$1,635,000	19.32%	19.79%	$1,635,000	$0	0.0%	$0
Reserves				6 Months	$194,384	$198,300	$198,300	$198,300	$198,300	$194,384	6 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$9,919,511**		$215,798 / Unit	**$10,574,095**	**$10,109,511**	**$10,109,511**	**$10,320,017**	**$10,337,518**	**$10,551,717**	$215,341 / Unit		**$9,897,133**	**$0**	**0.2%**	**$22,378**
Acquisition Cost	$0				$0	$0	$0									
Contingency		$0			$0	$0	$0									
Contractor's Fee		$0			$0	$0	$0									
Financing Cost		$0														
Developer Fee	$0	$0			$0	$0	$0									
Reserves					$0	$0	$0									
ADJUSTED BASIS / COST	**$0**	**$9,919,511**		$215,798/unit	**$10,574,095**	**$10,109,511**	**$10,109,511**	**$10,320,017**	**$10,337,518**	**$10,551,717**	$215,341/unit		**$9,897,133**	**$0**	**0.2%**	**$22,378**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate): **$10,574,095**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Pioneer Crossing, Brownwood, 9% HTC #24502_23152

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$9,919,511	$0	$9,897,133
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$9,919,511	$0	$9,897,133
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$12,895,364	$0	$12,866,272
Applicable Fraction	91.84%	91.84%	92%	92%
TOTAL QUALIFIED BASIS	$0	$11,842,682	$0	$11,815,965
Applicable Percentage	9.00%	9.00%	9.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,065,841	$0	$1,063,437
CREDITS ON QUALIFIED BASIS	$1,065,841		$1,063,437	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.7799	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,065,841	$8,312,731	----	----	----
Needed to Fill Gap	$951,902	$7,424,095	----	----	----
Previous Allocation	$900,000	$7,019,298	**$900,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Fourplex		36,952 SF	$103.95	3,841,253
Adjustments				
Exterior Wall Finish	2.40%		2.49	$92,190
Elderly	3.00%		3.12	115,238
9-Ft. Ceilings	3.30%		3.43	126,761
Roof Adjustment(s)			3.74	138,016
Subfloor			(3.27)	(120,833)
Floor Cover			2.82	104,205
Breezeways	$0.00	0	0.00	0
Balconies	$27.83	3,244	2.44	90,281
Plumbing Fixtures	$1,610	75	3.27	120,750
Rough-ins	$600	98	1.59	58,800
Built-In Appliances	$2,950	49	3.91	144,550
Exterior Stairs	$3,275	0	0.00	0
Heating/Cooling			2.37	87,576
Storage Space	$0.00	972	0.00	0
Carports	$16.05	0	0.00	0
Garages		0	0.00	0
Common/Support Area	$143.37	2,477	9.61	355,123
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	$3.65	40,401	3.99	147,464
SUBTOTAL			**143.47**	**5,301,372**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**143.47**	**$5,301,372**
Plans, specs, survey, bldg permits	3.30%		(4.73)	($174,945)
Contractor's OH & Profit	11.50%		(16.50)	(609,658)
NET BUILDING COSTS		$92,179/unit	$122.23/sf	$4,516,769

Long-Term Pro Forma

Pioneer Crossing, Brownwood, 9% HTC #24502_23152

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
EFFECTIVE GROSS INCOME	2.00%	$435,797	$444,513	$453,403	$462,471	$471,721	$520,818	$575,025	$634,874	$700,952	$773,908
TOTAL EXPENSES	3.00%	$273,668	$281,704	$289,977	$298,495	$307,265	$355,163	$410,581	$474,707	$548,913	$634,793
NET OPERATING INCOME ("NOI")		**$162,129**	**$162,809**	**$163,426**	**$163,976**	**$164,456**	**$165,655**	**$164,444**	**$160,168**	**$152,039**	**$139,115**
EXPENSE/INCOME RATIO		62.8%	63.4%	64.0%	64.5%	65.1%	68.2%	71.4%	74.8%	78.3%	82.0%
MUST -PAY DEBT SERVICE											
TDHCA MFDL - HOME		$124,192	$124,192	$124,192	$124,192	$124,192	$124,192	$124,192	$124,192	$124,192	$124,192
TOTAL DEBT SERVICE		$124,192	$124,192	$124,192	$124,192	$124,192	$124,192	$124,192	$124,192	$124,192	$124,192
DEBT COVERAGE RATIO		1.31	1.31	1.32	1.32	1.32	1.33	1.32	1.29	1.22	1.12
ANNUAL CASH FLOW		**$37,937**	**$38,617**	**$39,234**	**$39,784**	**$40,264**	**$41,463**	**$40,252**	**$35,975**	**$27,847**	**$14,922**
Deferred Developer Fee Balance		$366,860	$328,243	$289,009	$249,224	$208,961	$3,196	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$0	$201,572	$391,374	$548,583	$651,173

23152 Pioneer Crossing - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 27, 2023

PROPERTY IDENTIFICATION	
Application #	23152
Development	Pioneer Crossing
City / County	Brownwood / Brown
Region/Area	2 / Rural
Population	Elderly Limitation
Set-Aside	Rural
Activity	New Construction

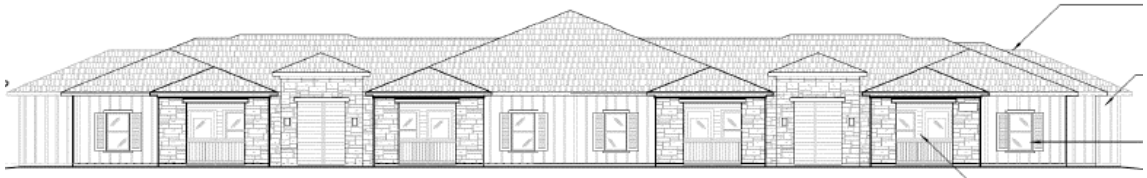
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	$900,000	$900,000	$18,367/Unit	$0.86

KEY PRINCIPALS / SPONSOR

- Khairunissa Jooma & Noorallah Jooma / Target Builders

Related Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



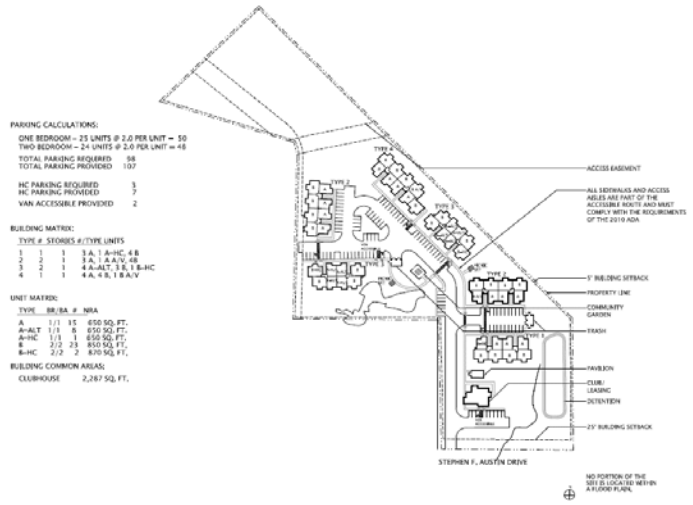
FRONT ELEVATION

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	24	49%	30%	4	8%
2	25	51%	40%	-	0%
3	-	0%	50%	7	14%
4	-	0%	60%	34	69%
			70%	-	0%
			80%	-	0%
			MR	4	8%
TOTAL	49	100%	TOTAL	49	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.16	Expense Ratio	59.9%
Breakeven Occ.	87.3%	Breakeven Rent	$719
Average Rent	$762	B/E Rent Margin	$43
Property Taxes	$571/unit	Exemption/PILOT	0%
Total Expense	$5,135/unit	Controllable	$3,321/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	1.2%		
Highest Unit Capture Rate	3%	2 BR/50%	4
Dominant Unit Cap. Rate	2%	1 BR/60%	17
Premiums (↑60% Rents)	Yes	$70/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	753 SF	Density	5.2/acre
Acquisition		$02K/unit	$100K
Building Cost	$116.19/SF	$87K/unit	$4,286K
Hard Cost		$120K/unit	$5,899K
Total Cost		$206K/unit	$10,110K
Developer Fee	$1,525K	(24% Deferred)	Paid Year: 14
Contractor Fee	$826K	30% Boost	Yes

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
KeyBank	15/35	6.50%	$2,000,000	1.16
TOTAL DEBT (Must Pay)			$2,000,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
CASH FLOW DEBT / GRANTS			$0	

EQUITY / DEFERRED FEES	
Source	Amount
Raymond James	$7,739,226
Target Builders, LLC	$370,285
TOTAL EQUITY SOURCES	$8,109,511
TOTAL DEBT SOURCES	$2,000,000
TOTAL CAPITALIZATION	$10,109,511

CONDITIONS

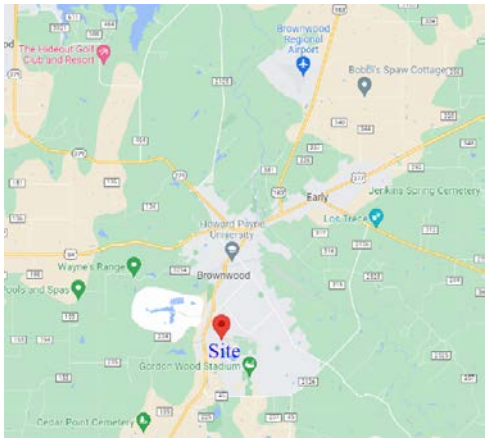
- Receipt and acceptance by Cost Certification:
  - a: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures were implemented.
  - b: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.
  - c: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

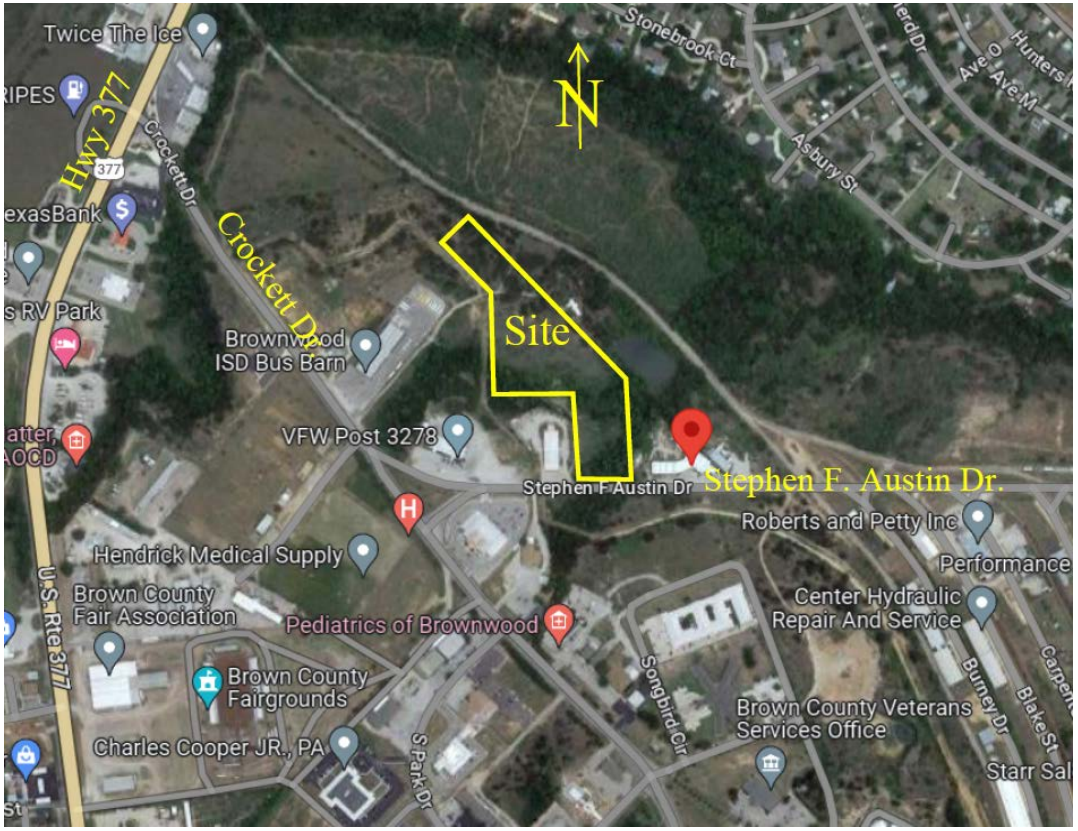
RISK PROFILE

STRENGTHS/MITIGATING FACTORS
▫ Gross Capture Rate of 1.2%
▫ No new LIHTC properties in PMA
▫ Experienced developer, manager in Rural areas
WEAKNESSES/RISKS
▫ High operating expense ratio
▫ Interest rate risk

AREA MAP



AERIAL PHOTOGRAPH(s)



Real Estate Analysis Division
Underwriting Report
July 27, 2023

DEVELOPMENT IDENTIFICATION

TDHCA Application #: **23152** Program(s): **9% HTC**

Pioneer Crossing

Address/Location: ~2508 Stephen F Austin Drive

City: Brownwood County: Brown Zip: 76801

Population: Elderly Limitation Program Set-Aside: Rural Area: Rural

Activity: New Construction Building Type: Fourplex Region: 2

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION				
TDHCA Program	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**Lien**
LIHTC (9% Credit)	$900,000				**$900,000**				

CONDITIONS

- Receipt and acceptance by Cost Certification:
  - a: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures were implemented.
  - b: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.
  - c: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	4
50% of AMI	50% of AMI	7
60% of AMI	60% of AMI	34

DEVELOPMENT SUMMARY

This development will be a single story, garden style development tailored to seniors 55+. It will comprise of 24 one-bedroom units and 25 two-bedroom units. It will target persons with incomes of 30%, 50%, and 60% AMI.

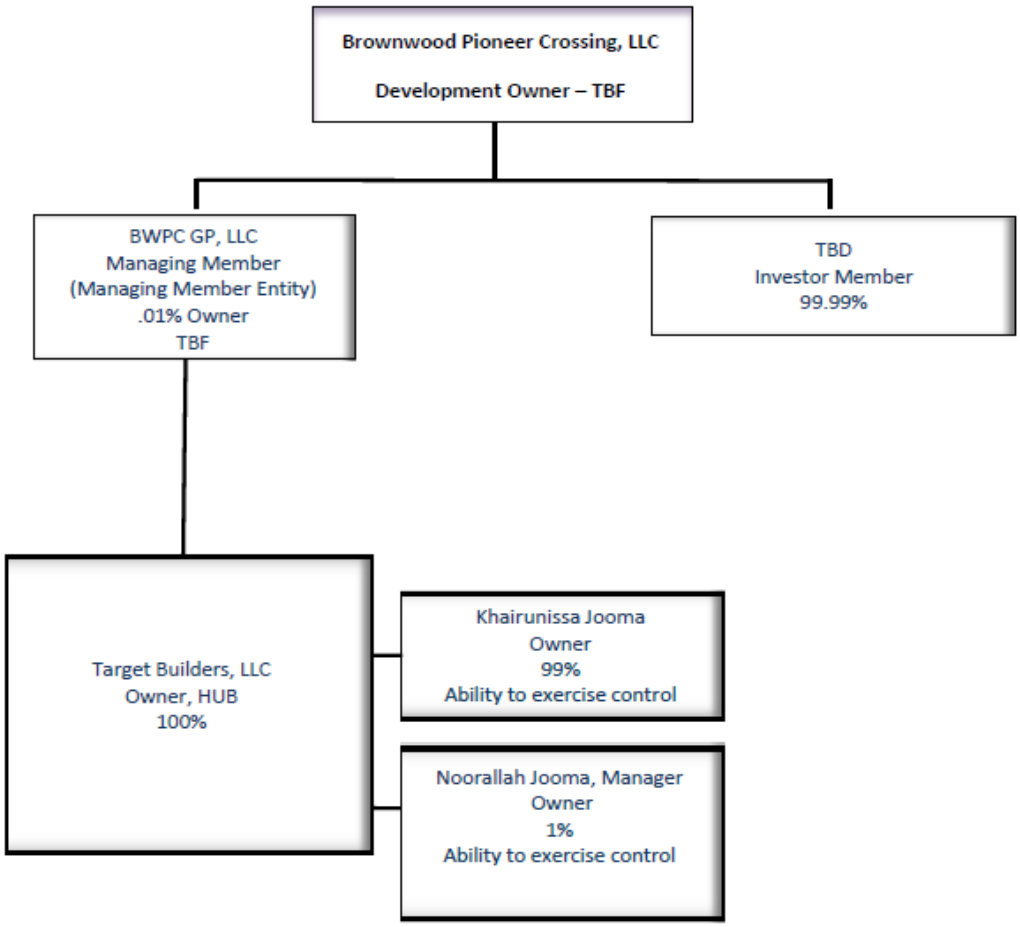
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Gross Capture Rate of 1.2%
▫	No new LIHTC properties in PMA
▫	Experienced developer, manager in Rural areas

WEAKNESSES/RISKS	
▫	High operating expense ratio
▫	Interest rate risk
▫	

DEVELOPMENT TEAM

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN

PARKING CALCULATIONS:

ONE BEDROOM – 25 UNITS @ 2.0 PER UNIT = 50
TWO BEDROOM – 24 UNITS @ 2.0 PER UNIT = 48

TOTAL PARKING REQUIRED 98
TOTAL PARKING PROVIDED 107

HC PARKING REQUIRED 3
HC PARKING PROVIDED 7
VAN ACCESSIBLE PROVIDED 2

BUILDING MATRIX:

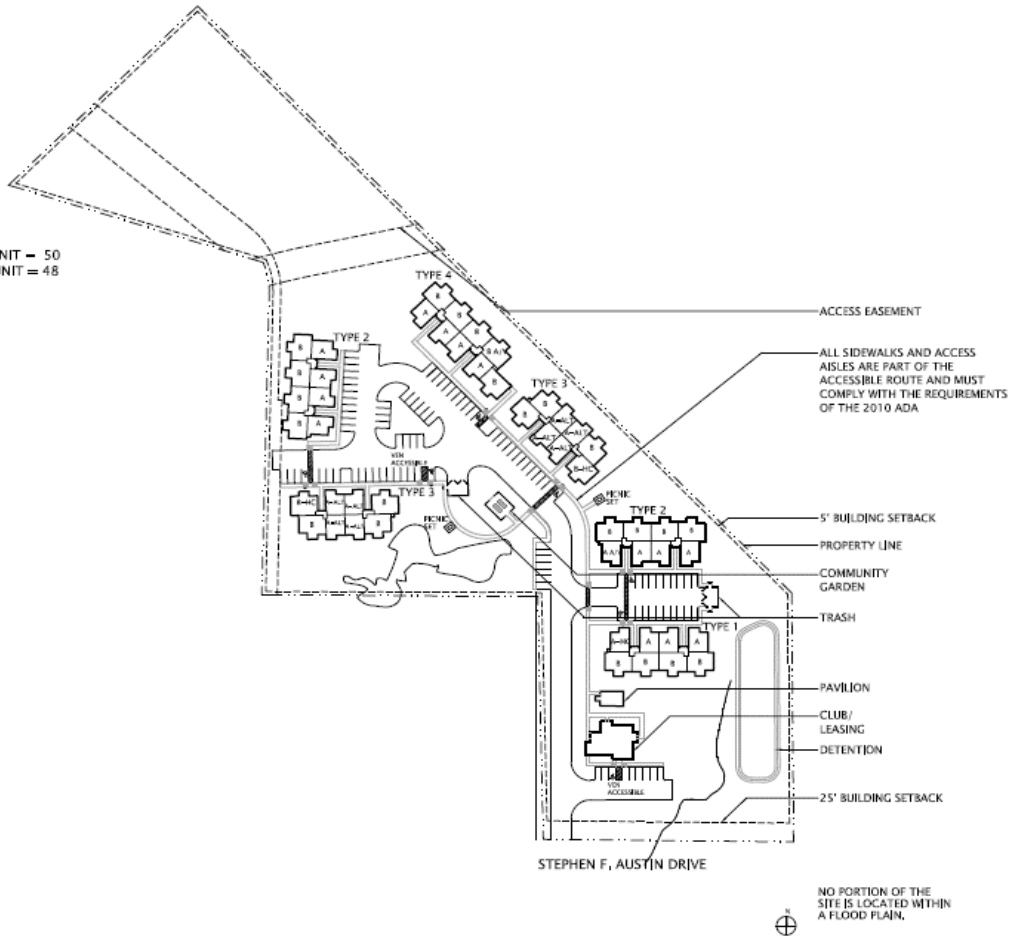
TYPE #	STORIES	# / TYPE UNITS	
1	1	1	3 A, 1 A–HC, 4 B
2	2	1	3 A, 1 A A/V, 4B
3	2	1	4 A–ALT, 3 B, 1 B–HC
4	1	1	4 A, 4 B, 1 B A/V

UNIT MATRIX:

TYPE	BR/BA	#	NRA
A	1/1	15	650 SQ. FT.
A–ALT	1/1	8	650 SQ. FT.
A–HC	1/1	1	650 SQ. FT.
B	2/2	23	850 SQ. FT.
B–HC	2/2	2	870 SQ. FT.

BUILDING COMMON AREAS:

CLUBHOUSE 2,287 SQ. FT.



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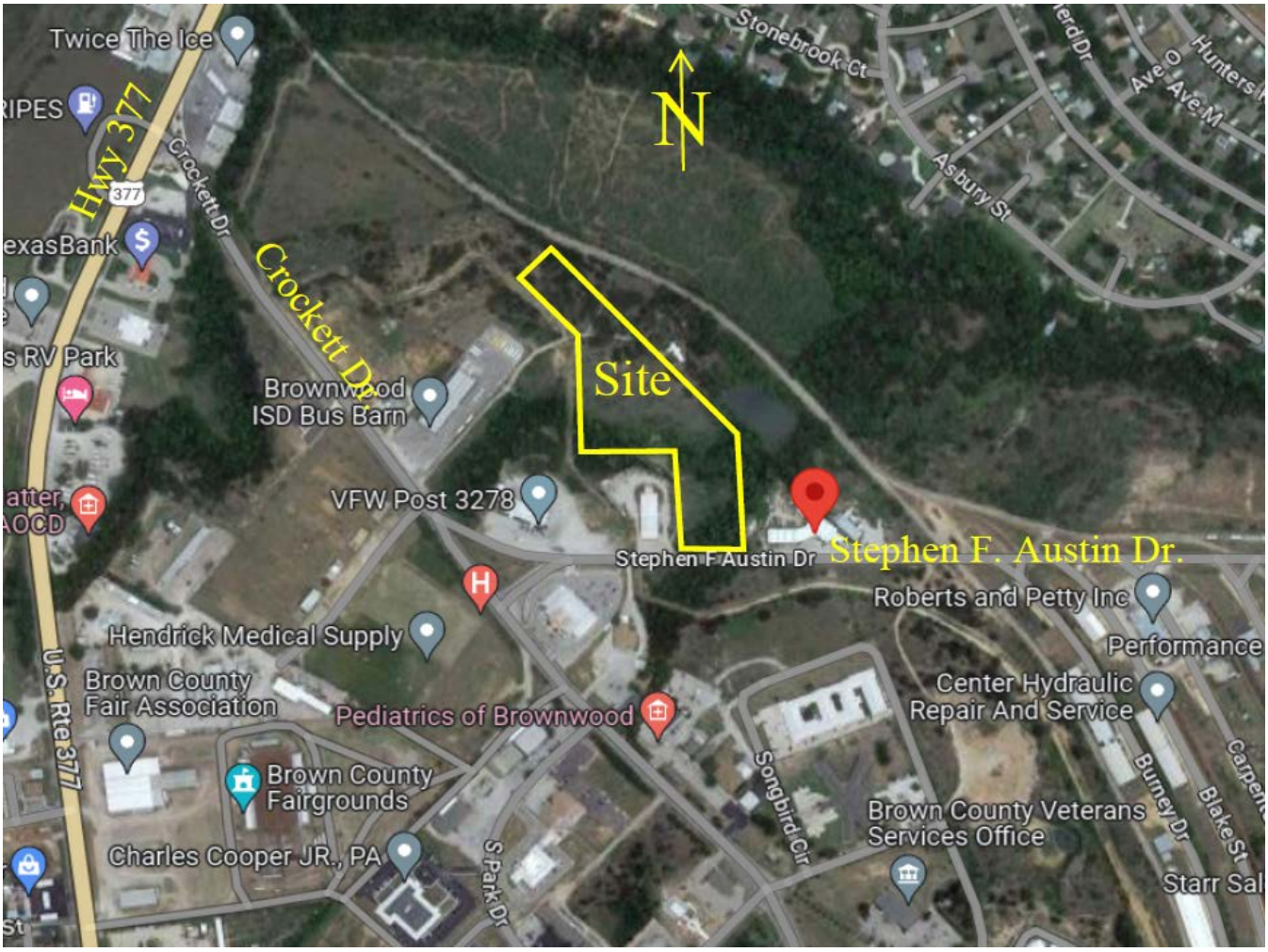


Comments:

98 spaces are required by Code and 107 surface parking spaces will be provided at no charge to the residents.

BUILDING ELEVATION

FRONT ELEVATION

BUILDING CONFIGURATION

Building Type	Type 1	Type 2	Type 3	Type 4									Total Buildings
Floors/Stories	1	1	1	1									
Number of Bldgs	1	2	2	1									6
Units per Bldg	8	8	8	9									
Total Units	8	16	16	9									49

Avg. Unit Size (SF)	**753 sf**	**Total NRA (SF)**	**36,890**	**Common Area (SF)***	**2,287**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 9.42 acres Density: 5.2 units/acre

Site Control: 9.695 **Site Plan:** 9.42 **Appraisal:** n/a **ESA:** 9.697

Feasibility Report Survey: 9.42 **Feasibility Report Engineer's Plan:** 9.42

Control Type: Commercial Contract of Sale

Development Site: 9.42 acres Cost: $100,000 $2,041 per unit

Seller: Joann Ledsome

Buyer: DFW Advisors Ltd. Co.

Assignee: Target Builders, LLC

Related-Party Seller/Identity of Interest: No

Comments:

Target Builders LLC will assign their interests to Brownwood Pioneer Crossing, LLC after tax credits are awarded.

SITE INFORMATION

Flood Zone:	Zone X	Scattered Site?	No
Zoning:	M-1 Restricted Industrial	Within 100-yr floodplain?	No
Re-Zoning Required?	No	Utilities at Site?	Yes
Year Constructed:	n/a	Title Issues?	No

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering Date: 2/23/2023

Recognized Environmental Conditions (RECs) and Other Concerns:

- No REC's were reported.
- Property is in a designated Zone 3 EPA Radon Zone.
- A review of historical aerial photographs and topographic maps indicated a stream on the southern portion of the subject property. Hydrophytic vegetation, low-lying areas with pooled rainwater and a stream were observed during the site visit.
- Two major roads (Crockett Drive and Stephen F Austin Drive) were identified within 1000 feet from the subject property. One railroad (Texas Rock Crusher Railway) was identified within 3000 feet of the subject property. The projected DNL was in the 60-68 dB range which is considered "Normally Unacceptable."

MARKET ANALYSIS

Provider: Novogradac Consulting Date: 3/27/2023

Primary Market Area (PMA): 356 sq. miles 11 mile equivalent radius

AFFORDABLE HOUSING INVENTORY		
Stabilized Affordable Developments in PMA	Total Units	1,601
	Total Developments	10
	Average Occupancy	96%

OVERALL DEMAND ANALYSIS	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	13,137			
Senior Households in the Primary Market Area	6,493			
Potential Demand from the Primary Market Area	3,329			
10% External Demand	333			
GROSS DEMAND	3,662			
Subject Affordable Units	45			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	45			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**1.2%**			

Population:	**Elderly Limitation**	**Market Area:**	**Rural**	**Maximum Gross Capture Rate:**	**10%**

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND											
	Market Analyst										
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate						
30% AMGI	575	58	4	0	1%						
50% AMGI	1,182	118	7	0	1%						
60% AMGI	1,573	157	34	0	2%						

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE											
	Market Analyst										
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate						
1 BR/30%	288	29	2	0	1%						
1 BR/50%	175	18	3	0	2%						
1 BR/60%	739	74	17	0	2%						
2 BR/30%	155	16	2	0	1%						
2 BR/50%	111	11	4	0	3%						
2 BR/60%	656	66	17	0	2%						

Market Analyst Comments:

The Demand Analysis illustrates demand for the Subject based on capture rates of size and income eligible households. When viewing total eligible renter households for the Subject's LIHTC units, the calculation illustrates an overall gross capture rate of 1.2 percent for all LIHTC units. This capture rate is considered excellent and is indicative of strong demand for the Subject's units. Further, all of the Subject's capture rates are below the TDHCA thresholds. (p. 112)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$168,455	Avg. Rent:	$762	Expense Ratio:	59.9%
Debt Service:	$144,997	B/E Rent:	$719	Controllable Expenses:	$3,321
Net Cash Flow:	$23,458	UW Occupancy:	92.5%	Property Taxes/Unit:	$571
Aggregate DCR:	1.16	B/E Occupancy:	87.3%	Program Rent Year:	2022

Applicant anticipates achieving max program rents on restricted units. There are 4 market rate units that Applicant projected at HTC 60% gross rents.
Underwriter utilized local area property expenses for G&A, Payroll, Utilities and Real Estate Taxes Pro Forma expenses.

The Lender signed a long-term Pro Forma that includes a $5,000 annual expense for Supportive Services. Pursuant to §11.302(d)(2)(K), the estimated expenses underwritten at Application will be included in the DCR calculation at Cost Cert regardless if actually incurred.

As underwritten, estimated 15 year residual cash flow is $61K after repayment of deferred developer fee in year 14.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$10,616/ac	$2,041/unit	**$100,000**	Contractor Fee	**$825,922**
Off-site + Site Work		$25,102/unit	**$1,230,000**	Soft Cost + Financing	**$1,560,850**
Building Cost	$116.19/sf	$87,478/unit	**$4,286,400**	Developer Fee	**$1,525,000**
Contingency	6.94%	$7,817/unit	**$383,040**	Reserves	**$198,300**
Total Development Cost	$206,317/unit	**$10,109,511**		**Rehabilitation Cost**	**N/A**

Qualified for 30% Basis Boost?	Rural [9% only]

Building Cost:

Underwriter utilized Marshall & Swift's "Good Quality" base cost adjusted for cost increases related to Covid. Underwriter's resulting estimate compares favorably to Applicants budgeted costs.

Contingency:

Eligible Contingency is overstated by $11K. This adjustment did not affect the credit recommendation.

Contractor Fee:

Eligible Contractor Fee is overstated by $2K. This adjustment did not affect the credit recommendation.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$10,109,511	**$9,329,145**	**$1,002,407**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
KeyBank	Conventional Loan	$7,500,000	7.00%	74%
Raymond James	HTC	$1,547,845	$0.86	15%
		$10,109,511	**Total Sources**	

PERMANENT SOURCES

Debt Source	PROPOSED Amount	PROPOSED Interest Rate	PROPOSED Amort	PROPOSED Term	UNDERWRITTEN Amount	UNDERWRITTEN Interest Rate	UNDERWRITTEN Amort	UNDERWRITTEN Term	UNDERWRITTEN LTC
KeyBank	$2,000,000	6.50%	35	15.0	$2,000,000	6.50%	35	15.0	20%
Total	**$2,000,000**				**$2,000,000**				

Equity & Deferred Fees	PROPOSED Amount	PROPOSED Rate	PROPOSED % Def	UNDERWRITTEN Amount	UNDERWRITTEN Rate	UNDERWRITTEN % TC	UNDERWRITTEN % Def
Raymond James	$7,739,226	$0.86		$7,739,226	$0.86	77%	
Target Builders, LLC	$370,285		24%	$370,285		4%	24%
Total	**$8,109,511**			**$8,109,511**			
				$10,109,511	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.901	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.853	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	$10,109,511
Permanent Sources (debt + non-HTC equity)	$2,000,000
Gap in Permanent Financing	$8,109,511

Possible Tax Credit Allocations:	**Equity Proceeds**	**Annual Credits**
Determined by Eligible Basis	$8,619,839	$1,002,407
Needed to Balance Sources & Uses	$8,109,511	$943,061
Requested by Applicant	$7,739,226	$900,000

	RECOMMENDATION	
	Equity Proceeds	**Annual Credits**
Tax Credit Allocation	**$7,739,226**	**$900,000**

Deferred Developer Fee	**$370,285**	**(24% deferred)**
Repayable in	**14 years**	

Recommendation:

Underwriter recommends Applicant request for $900,000 in annual 9% Housing Tax Credits.

Underwriter:	*Eric Weiner*
Manager of Real Estate Analysis:	*Gregg Kazak*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Pioneer Crossing, Brownwood, 9% HTC #23152

LOCATION DATA	
CITY:	Brownwood
COUNTY:	Brown
Area Median Income	$68,800
PROGRAM REGION:	2
PROGRAM RENT YEAR:	2022

UNIT DISTRIBUTION					
# Beds	# Units	% Total	Assisted	MDL	ARP
Eff	-	0.0%	0	0	0
1	24	49.0%	0	0	0
2	25	51.0%	0	0	0
3	-	0.0%	0	0	0
4	-	0.0%	0	0	0
5	-	0.0%	0	0	0
TOTAL	**49**	**100.0%**	**-**	**-**	**-**

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	91.84%
APP % Acquisition	9.00%
APP % Construction	9.00%
Average Unit Size	753 sf

56%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	4	-	7	34	-	-	4	**49**
	% Total	0.0%	8.2%	0.0%	14.3%	69.4%	0.0%	0.0%	8.2%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$400	2	1	1	650	$400	$60	$340	$0	$0.52	$340	**$680**	**$680**	$340	**$1**	**$0**	$801	$1.23	$1,085
TC 50%	$668	3	1	1	650	$668	$60	$608	$0	$0.94	$608	**$1,824**	**$1,824**	$608	**$1**	**$0**	$801	$1.23	$1,085
TC 60%	$801	17	1	1	650	$801	$60	$741	$0	$1.14	$741	**$12,597**	**$12,597**	$741	**$1**	**$0**	$801	$1.23	$1,085
MR		2	1	1	650	$0	$60		NA	$1.23	$801	**$1,602**	**$1,602**	$801	**$1**	**NA**	$801	$1.23	$1,085
TC 30%	$481	2	2	2	850	$481	$79	$402	$0	$0.47	$402	**$804**	**$804**	$402	**$0**	**$0**	$963	$1.13	$1,290
TC 50%	$802	4	2	2	850	$802	$79	$723	$0	$0.85	$723	**$2,892**	**$2,892**	$723	**$1**	**$0**	$963	$1.13	$1,290
TC 60%	$963	15	2	2	850	$963	$79	$884	$0	$1.04	$884	**$13,260**	**$13,260**	$884	**$1**	**$0**	$963	$1.13	$1,290
MR		2	2	2	850	$0	$79		NA	$1.13	$963	**$1,926**	**$1,926**	$963	**$1**	**NA**	$963	$1.13	$1,290
TC 60%	$963	2	2	2	870	$963	$79	$884	$0	$1.02	$884	**$1,768**	**$1,768**	$884	**$1**	**$0**	$963	$1.11	$1,290
TOTALS/AVERAGES:		**49**			**36,890**				**$0**	**$1.01**	**$762**	**$37,353**	**$37,353**	**$762**	**$1.01**	**$0**	**$884**	**$1.17**	**$1,190**

ANNUAL POTENTIAL GROSS RENT:	**$448,236**	**$448,236**	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

Pioneer Crossing, Brownwood, 9% HTC #23152

	STABILIZED FIRST YEAR PRO FORMA														
	COMPARABLES				APPLICANT				TDHCA				VARIANCE	
	Database		Local Area Comps		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.01	$762	$448,236	$448,236	$762	$1.01		0.0%	$0
Late Fees, NSF, Laundry, Vending							$10.00	$5,880						
Total Secondary Income							$10.00		$5,880	$10.00			0.0%	$0
POTENTIAL GROSS INCOME								$454,116	$454,116				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(34,059)	(34,059)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME								$420,057	$420,057				0.0%	$0
General & Administrative	$23,035	$470/Unit	$20,392	$416	5.95%	$0.68	$510	$25,000	$20,392	$416	$0.55	4.85%	22.6%	4,608
Management	$19,569	5.9% EGI	$21,904	$447	4.00%	$0.46	$343	$16,802	$16,802	$343	$0.46	4.00%	0.0%	-
Payroll & Payroll Tax	$62,919	$1,284/Unit	$65,959	$1,346	16.96%	$1.93	$1,454	$71,250	$65,959	$1,346	$1.79	15.70%	8.0%	5,291
Repairs & Maintenance	$34,274	$699/Unit	$28,083	$573	7.02%	$0.80	$602	$29,500	$31,850	$650	$0.86	7.58%	-7.4%	(2,350)
Electric/Gas	$11,619	$237/Unit	$10,357	$211	2.14%	$0.24	$184	$9,000	$10,357	$211	$0.28	2.47%	-13.1%	(1,357)
Water, Sewer, & Trash	$32,215	$657/Unit	$43,463	$887	6.67%	$0.76	$571	$28,000	$43,463	$887	$1.18	10.35%	-35.6%	(15,463)
Property Insurance	$25,610	$0.69 /sf	$23,848	$487	5.95%	$0.68	$510	$25,000	$25,000	$510	$0.68	5.95%	0.0%	-
Property Tax (@ 100%) 2.4202	$24,216	$494/Unit	$20,405	$416	6.67%	$0.76	$571	$28,000	$20,405	$416	$0.55	4.86%	37.2%	7,595
Reserve for Replacements					2.92%	$0.33	$250	$12,250	$12,250	$250	$0.33	2.92%	0.0%	-
Supportive Services					1.19%	$0.14	$102	$5,000	$5,000	$102	$0.14	1.19%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.43%	$0.05	$37	$1,800	$1,800	$37	$0.05	0.43%	0.0%	-
TOTAL EXPENSES					**59.90%**	**$6.82**	**$5,135**	**$251,602**	**$253,277**	**$5,169**	**$6.87**	**60.30%**	**-0.7%**	**$ (1,675)**
NET OPERATING INCOME ("NOI")					**40.10%**	**$4.57**	**$3,438**	**$168,455**	**$166,780**	**$3,404**	**$4.52**	**39.70%**	**1.0%**	**$ 1,675**
CONTROLLABLE EXPENSES							$3,321/Unit			$3,511/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Pioneer Crossing, Brownwood, 9% HTC #23152

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR												Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
KeyBank		1.15	1.16	144,997	6.50%	35	15.0	$2,000,000	$2,000,000	15.0	35	6.50%	$144,997	1.16	19.8%
				$144,997	**TOTAL DEBT / GRANT SOURCES**			**$2,000,000**	**$2,000,000**	**TOTAL DEBT SERVICE**			**$144,997**	**1.16**	19.8%

NET CASH FLOW	$21,783	$23,458						**APPLICANT**	**NET OPERATING INCOME**			**$168,455**	**$23,458**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**	
Raymond James	LIHTC Equity	76.6%	$900,000	$0.86	$7,739,226	$7,739,226	$0.86	$900,000	76.6%	$18,367	Applicant Request	
Target Builders, LLC	Deferred Developer Fees	3.7%	(24% Deferred)		$370,285	$370,285	(24% Deferred)		3.7%	**Total Developer Fee:**		**$1,525,000**
Additional (Excess) Funds Req'd		0.0%				$0			0.0%			
TOTAL EQUITY SOURCES		80.2%			$8,109,511	$8,109,511			80.2%			

TOTAL CAPITALIZATION					**$10,109,511**	**$10,109,511**						**15-Yr Cash Flow after Deferred Fee:**			**$61,391**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis								Eligible Basis			
	Acquisition	**New Const. Rehab**	**Total Costs**			**Total Costs**			**New Const. Rehab**	**Acquisition**	%	$
Land Acquisition			$2,041 / Unit		$100,000	$100,000	$2,041 / Unit				0.0%	$0
Off-Sites		$0	$3,163 / Unit		$155,000	$155,000	$3,163 / Unit		$0		0.0%	$0
Site Work		$832,500	$17,959 / Unit		$880,000	$880,000	$17,959 / Unit		$832,500		0.0%	$0
Site Amenities		$195,000	$3,980 / Unit		$195,000	$195,000	$3,980 / Unit		$195,000		0.0%	$0
Building Cost		$4,286,400	$116.19 /sf	$87,478/Unit	$4,286,400	$4,496,906	$91,774/Unit	$121.90 /sf	$4,286,400		-4.7%	($210,506)
Contingency		$383,040	7.21%	6.94%	$383,040	$383,040	6.69%	7.00%	$371,973		0.0%	$0
Contractor Fees		$797,572	14.00%	14.00%	$825,922	$825,922	13.52%	14.00%	$796,022		0.0%	$0
Soft Costs	$0	$585,500	$11,949 / Unit		$585,500	$585,500	$11,949 / Unit		$585,500	$0	0.0%	$0
Financing	$0	$736,750	$19,905 / Unit		$975,350	$975,350	$19,905 / Unit		$736,750	$0	0.0%	$0
Developer Fee	$0	$1,525,000	19.51%	19.02%	$1,525,000	$1,525,000	18.53%	19.54%	$1,525,000	$0	0.0%	$0
Reserves			6 Months		$198,300	$198,300	6 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$9,341,762**	$206,317 / Unit		**$10,109,511**	**$10,320,017**	$210,613 / Unit		**$9,329,145**	**$0**	**-2.0%**	**($210,506)**
Acquisition Cost	$0				$0							
Contingency		($11,067)			$0							
Contractor's Fee		($1,549)			$0							
Financing Cost		$0										
Developer Fee	$0	$0			$0							
Reserves					$0							
ADJUSTED BASIS / COST	**$0**	**$9,329,145**	$206,317/unit		**$10,109,511**	**$10,320,017**	$210,613/unit		**$9,329,145**	**$0**	**-2.0%**	**($210,506)**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):	**$10,109,511**	

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Pioneer Crossing, Brownwood, 9% HTC #23152

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$9,329,145	$0	$9,329,145
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$9,329,145	$0	$9,329,145
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$12,127,889	$0	$12,127,889
Applicable Fraction	91.84%	91.84%	92%	92%
TOTAL QUALIFIED BASIS	$0	$11,137,857	$0	$11,137,857
Applicable Percentage	9.00%	9.00%	9.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,002,407	$0	$1,002,407
CREDITS ON QUALIFIED BASIS	$1,002,407		$1,002,407	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8599	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,002,407	$8,619,839	----	----	----
Needed to Fill Gap	$943,061	$8,109,511	----	----	----
Applicant Request	$900,000	$7,739,226	**$900,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Fourplex		36,890 SF	$103.98	3,835,697
Adjustments				
Exterior Wall Finish	2.40%		2.50	$92,057
Elderly	3.00%		3.12	115,071
9-Ft. Ceilings	3.30%		3.43	126,578
Roof Adjustment(s)			3.74	137,784
Subfloor			(3.27)	(120,630)
Floor Cover			2.82	104,030
Breezeways	$0.00	0	0.00	0
Balconies	$27.83	2,644	1.99	73,583
Plumbing Fixtures	$1,610	75	3.27	120,750
Rough-ins	$600	98	1.59	58,800
Built-In Appliances	$2,950	49	3.92	144,550
Exterior Stairs	$3,275	0	0.00	0
Heating/Cooling			2.37	87,429
Storage Space	$0.00	972	0.00	0
Carports	$16.05	0	0.00	0
Garages		0	0.00	0
Common/Support Area	$143.37	2,477	9.63	355,123
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	$3.65	40,339	3.99	147,237
SUBTOTAL			**143.08**	**5,278,059**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**143.08**	**$5,278,059**
Plans, specs, survey, bldg permits	3.30%		(4.72)	($174,176)
Contractor's OH & Profit	11.50%		(16.45)	(606,977)
NET BUILDING COSTS		$91,774/unit	$121.90/sf	$4,496,906

Long-Term Pro Forma

Pioneer Crossing, Brownwood, 9% HTC #23152

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	$420,057	$428,458	$437,028	$445,768	$454,684	$502,007	$554,257	$611,944	$675,636	$745,957	$823,596
TOTAL EXPENSES	3.00%	$251,602	$258,982	$266,580	$274,403	$282,457	$326,441	$377,326	$436,201	$504,325	$583,160	$674,395
NET OPERATING INCOME ("NOI")		**$168,455**	**$169,476**	**$170,447**	**$171,365**	**$172,227**	**$175,566**	**$176,930**	**$175,743**	**$171,310**	**$162,797**	**$149,201**
EXPENSE/INCOME RATIO		59.9%	60.4%	61.0%	61.6%	62.1%	65.0%	68.1%	71.3%	74.6%	78.2%	81.9%
MUST -PAY DEBT SERVICE												
KeyBank		$144,997	$144,997	$144,997	$144,997	$144,997	$144,997	$144,997	$144,997	$144,997	$144,997	$144,997
TOTAL DEBT SERVICE		$144,997	$144,997	$144,997	$144,997	$144,997	$144,997	$144,997	$144,997	$144,997	$144,997	$144,997
DEBT COVERAGE RATIO		1.16	1.17	1.18	1.18	1.19	1.21	1.22	1.21	1.18	1.12	1.03
ANNUAL CASH FLOW		**$23,458**	**$24,479**	**$25,450**	**$26,368**	**$27,230**	**$30,569**	**$31,933**	**$30,746**	**$26,313**	**$17,800**	**$4,204**
Deferred Developer Fee Balance		$346,827	$322,348	$296,898	$270,530	$243,300	$96,445	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$0	$61,391	$218,646	$360,532	$468,377	$518,845

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1267 **Agenda Date:** 12/11/2025 **Agenda #:** 30.

Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Melody Grove

RECOMMENDED ACTION

WHEREAS, Melody Grove was awarded 9% housing tax credits during the 2023 Competitive Housing Tax Credit cycle;

WHEREAS, the Development Owner executed a Carryover Allocation Agreement that included certifications stating each building receiving an allocation would be placed in service by December 31, 2025;

WHEREAS, the Development Owner has requested an extension to the placement-in-service deadline under 10 TAC §11.6(5), related to Credit Returns Resulting from Force Majeure Events;

WHEREAS, the Department lacks authority to extend federal placement-in-service deadlines and may only reset such deadlines by requiring the credits to be returned and immediately reallocated to the Development, as permitted solely under the force majeure provision of the Qualified Allocation Plan (QAP); and

WHEREAS, the Development Owner has submitted documentation demonstrating that a qualifying force majeure event has occurred;

NOW, therefore, it is hereby

RESOLVED, that the request to treat the matter under the force majeure provisions of 10 TAC §11.6(5) is approved, and that the 2023 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar shall be applicable to the Development, with a new deadline to place in service of June 30, 2026.

BACKGROUND

Development	Melody Grove
Target Population	Elderly
HTC Award	$1,830,000
City	Waco
Total Units	79
HTC Units	79
Initial Year of Award	2023
Extension Requested	Six months

Melody Grove is a 79-unit development located in Waco, McLennan County. The development

received an award of 9% Housing Tax Credits in 2023. As a result, the current deadline to place in service in December 31, 2025.

Melody Grove is a rehabilitation, which comes with unique federal requirements to place in service. While a new construction project is generally placed in service at the time that it receives its Certificates of Occupancy, a rehabilitation is placed in service once certain minimum expenditure requirements are met. These expenditures are aggregated over a 24-month period selected by the Developer, and the Development may be occupied by low-income households prior to the end of that 24-month period. Construction activities at the Development are nearing completion, and the Owner has represented that the requirements to place in service will be met by this existing deadline of December 31, 2025.

The Developer has requested to have the credits reallocated to allow an additional six months to place in service. Doing so would allow for approximately $3 million in basis to be included in the first-year credits for the investor. According to the request, this will "provide a benefit to the development by counteracting the effect of credit adjusters, providing more cash to counteract cost overruns, and reducing the need for excess debt burden to balance the sources and uses, each of which should benefit the residents by strengthening the project." To support that the requirements have been met under the force majeure provision for this approval, the request cites a protracted approval process with HUD that required 270 days rather than the typical 60-90 days.

While this request is unusual, staff is unable to identify any material downsides to approving it. The Owner has already begun moving in tenants, who are receiving the benefit of the program's rent and income restrictions. This request is essentially an accounting function.

APPLICABLE RULE

Under 10 TAC §11.6(5), a Development Owner may return credits and receive a reallocation outside the standard allocation process if the return is the result of a qualifying force majeure event occurring prior to issuance of IRS Form(s) 8609. Pursuant to 10 TAC §11.6(5), the Department's Governing Board may approve execution of a Carryover Allocation Agreement for the current program year with the Development Owner that returned the credits, but only if the following conditions are met:

> (A) The credits were returned as a result of "Force Majeure" events that occurred before issuance of Forms 8609. Force Majeure events are the following sudden and unforeseen circumstances outside the control of the Development Owner: acts of God such as fire, tornado, flooding, significant and unusual rainfall or subfreezing temperatures, or loss of access to necessary water or utilities as a direct result of significant weather events; explosion; vandalism; orders or acts of military authority; unrelated party litigation; changes in law, rules, or regulations; national emergency or insurrection; riot; acts of terrorism; supplier failures; or materials or labor shortages. If a Force Majeure event is also a presidentially declared disaster, the Department may treat the matter under the applicable federal provisions. Force Majeure events must make construction activity impossible or materially impede its progress.

Staff has reviewed this request and determined that the protracted federal approval process

constitutes a force majeure event under the rules.

IMPACT OF BOARD DECISION

If the Board approves the request:

- The credits will be returned and reallocated, with the 2023 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar applicable to the Development.
- A new Carryover Allocation Agreement will be executed.
- The new 10% Test deadline will be July 1, 2026, although this is irrelevant as the Development has already met its 10% test.
- The new placed-in-service deadline will be June 30, 2026.

If the Board denies the request:

- The current placed-in-service deadline of December 31, 2025, remains in place.
- The Development Owner may either meet the existing deadline, return the credits, or have the award terminated for failing to meet the deadline.
- Returned credits will first be reallocated within the original subregion in accordance with 10 TAC §11.6(2). If no pending applications are eligible within the subregion, the credits will be added to the statewide collapse for reallocation.

This request has no impact on any funding source other than the Low Income Housing Tax Credit program.

RECOMMENDATION

Staff recommends approval of the request to return and reallocate tax credits for Melody Grove under the force majeure provisions of 10 TAC §11.6(5).

powered by Legistar™

November 25, 2025

Cody Campbell
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.1676
Fax: 512.475.3359

RE: Melody Grove, TDHCA# 23080
Force Majeure Request

Dear Mr. Campbell,

Request for extension to Placed In Service deadline

Melody Grove Development I, LP ("Melody Grove 1" or "MG1") is a 2023 TDHCA 9% award for acquisition and rehabilitation of 79 units of residential housing. Construction began on January 28, 2025, and as of November 24, 2025, construction is 73% complete. The construction progressed quickly and the property is on pace to meet placed in service requirements under the minimum rehab expenditure test (able to support the full credit award) by the current placed in service deadline of December 31, 2025.

The need for the extension request centers around delays by HUD in granting project approval. Final HUD approval (disposition authorization from HUD's special applications center) came in November 2024; Waco HA submitted their disposition request to HUD in February 2024. Typically, the HUD review is 60-90 days, but the review for Melody Grove 1 required 270 days. Consequently, we were unable to close and begin construction until after receiving this HUD approval (we began construction in January 2025).

Construction progress has been good, we have been able to complete units and begin leasing the completed units to residents, and we should be able to meet placed in service through the minimum expenditure test by December, 31, 2025. An extension to placed in service would substantially benefit the project. This property has significant basis in excess of the credit allocation; an extension in PIS would allow more basis to be included in the basis boost and first year credits claimed by the investor. Although we don't know the exact number yet, this should be somewhere near $3MM in basis difference between PIS 12/31/25 and PIS with a 6-month extension.

The extension, allowing additional basis, will provide a benefit to the development by counteracting the effect of credit adjusters, providing more cash to counteract cost overruns, and reducing the need for excess debt burden to balance sources and uses, each of which should benefit the residents by strengthening the project.

Accordingly, Melody Grove 1 respectfully requests that the Housing Tax Credits allocated in 2023 be returned and that the Texas Department of Housing and Community Affairs (TDHCA) reallocate the Housing Tax Credits to the Owner in the current year, in accordance with §11.6(5) of the 2025 Qualified Allocation Plan (QAP) relating to *Force Majeure* and that the Placed in Service date be extended to June 30th, 2026.

Sincerely,

Micah Strange
Intergrand Development
On behalf of
Melody Grove Development I, LP

23080 Melody Grove - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 27, 2023

PROPERTY IDENTIFICATION	
Application #	23080
Development	Melody Grove
City / County	Waco / McLennan
Region/Area	8 / Urban
Population	Elderly Limitation
Set-Aside	At-Risk
Activity	Rehabilitation (Built in 1965)

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	$1,830,000	$1,830,000	$23,165/Unit	$0.92

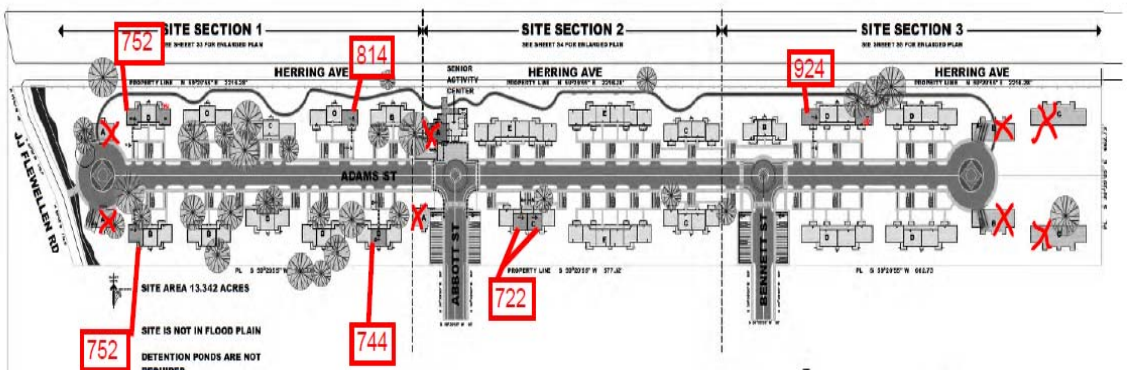
KEY PRINCIPALS / SPONSOR
I. Melli Wickliff / Waco Housing Opportunities Corporation / General Partner
Arthur Schuldt, Jr. / Housing Solutions Alliance, LLC

Related Parties	Contractor - No	Seller - Yes

TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	54	68%	30%	9	11%
2	25	32%	40%	-	0%
3	-	0%	50%	26	33%
4	-	0%	60%	32	41%
			70%	12	15%
			80%	-	0%
			MR	-	0%
TOTAL	79	100%	TOTAL	79	100%

SITE PLAN



PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage	1.19	Expense Ratio	64.95%
Breakeven Occ.	89.7%	Breakeven Rent	$724
Average Rent	$767	B/E Rent Margin	$43
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	$5,770/unit	Controllable	$3,407/unit

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			0.9%
Highest Unit Capture Rate	4%	1 BR/60%	22
Dominant Unit Cap. Rate	4%	1 BR/60%	22
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	79	100% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on SCR		
Avg. Unit Size	779 SF	Density	5.9/acre
Acquisition		$63K/unit	$5,000K
Building Cost	$155.46/SF	$121K/unit	$9,561K
Hard Cost		$153K/unit	$12,073K
Total Cost		$307K/unit	$24,286K
Developer Fee	$2,375K	(9% Deferred)	Paid Year: 6
Contractor Fee	$1,650K	30% Boost	Yes

REHABILITATION COSTS / UNIT					
Site Work	$14K	9%	Finishes/Fixtures	$34K	22%
Building Shell	$77K	51%	Amenities	$3K	2%
HVAC	$6K	4%	Total Exterior	$95K	69%
Appliances	$3K	2%	Total Interior	$44K	31%

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
Home Federal bank	17/30	6.25%	$2,800,000	1.19
TOTAL DEBT (Must Pay)			$2,800,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
Seller Financing Deferred Soft Loan	40/0	2.00%	$4,350,000	1.19
CASH FLOW DEBT / GRANTS			$4,350,000	

EQUITY / DEFERRED FEES	
Source	Amount
Hudson Housing Capital	$16,925,638
	$0
Integrand Development, LLC	$210,012
TOTAL EQUITY SOURCES	$17,135,650
TOTAL DEBT SOURCES	$7,150,000
TOTAL CAPITALIZATION	$24,285,650

CONDITIONS

1 Receipt and acceptance by Carryover:

- Documentation of approval of proposed HAP Rent increase.

2 Receipt and acceptance by Cost Certification:

a: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials and lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.

b: Certification that testing for asbestos was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

c: Certification that continued testing was performed on the contaminated groundwater, and if necessary, a certification that any appropriate abatement procedures were implemented by a qualified abatement company, or a certification from a qualified abatement company that no abatement is required at this time.

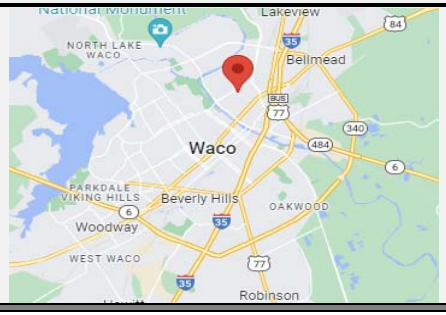
Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS
▫ Low Gross Capture Rate
▫ 100% Assisted Units

ESSES/RISKS
▫ Feasibility dependent on Rental Assistance
▫ 64.95% expense-to-income ratio
▫ Only 31% of the rehab budget attributed to the interior/units.

AREA MAP



AERIAL PHOTOGRAPH(s)

DEVELOPMENT IDENTIFICATION

TDHCA Application #: **23080** Program(s): **9% HTC**

Melody Grove

Address/Location: 1809 J J Flewellen Road

City: Waco County: McLennan Zip: 76704

Population: Elderly Limitation Program Set-Aside: At-Risk Area: Urban

Activity: Rehabilitation Building Type: Fourplex Region: 8

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION				
TDHCA Program	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**Lien**
LIHTC (9% Credit)	$1,830,000				**$1,830,000**				

CONDITIONS

1 Receipt and acceptance by Carryover:

- Documentation of approval of proposed HAP Rent increase.

2 Receipt and acceptance by Cost Certification:

a: Certification of comprehensive testing for asbestos **and** lead-based paint; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials **and** lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.

b: Certification that testing for asbestos was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	9
50% of AMI	50% of AMI	26
60% of AMI	60% of AMI	32
70% of AMI	70% of AMI	12

DEVELOPMENT SUMMARY

The Waco Housing Authority's Estella Maxey public housing property was developed in 2 phases in 1958 and 1965. This application consists of the comprehensive **rehabilitation and reconfiguration** of the 2nd phase constructed in 1965 on the buildings constructed on Adams Street. The proposed plan demolishes 8 of these original 29 buildings while reconfiguring the remaining 1,2,3 and 4 bedroom units into 79 units one and two-bedroom units[downsizing from 114 units to 79 units] for seniors. Waco Housing Authority non-profit affiliate Waco Housing Opportunities Corporation will serve as sole member of the GP. The **rehabilitation will encompass a "strip to studs" approach** with all new finishes, doors, windows, cabinets, appliances, mechanical, electrical and plumbing systems.

Melody Grove is part of another existing Development, Estella Maxey, owned by Waco Housing Authority.

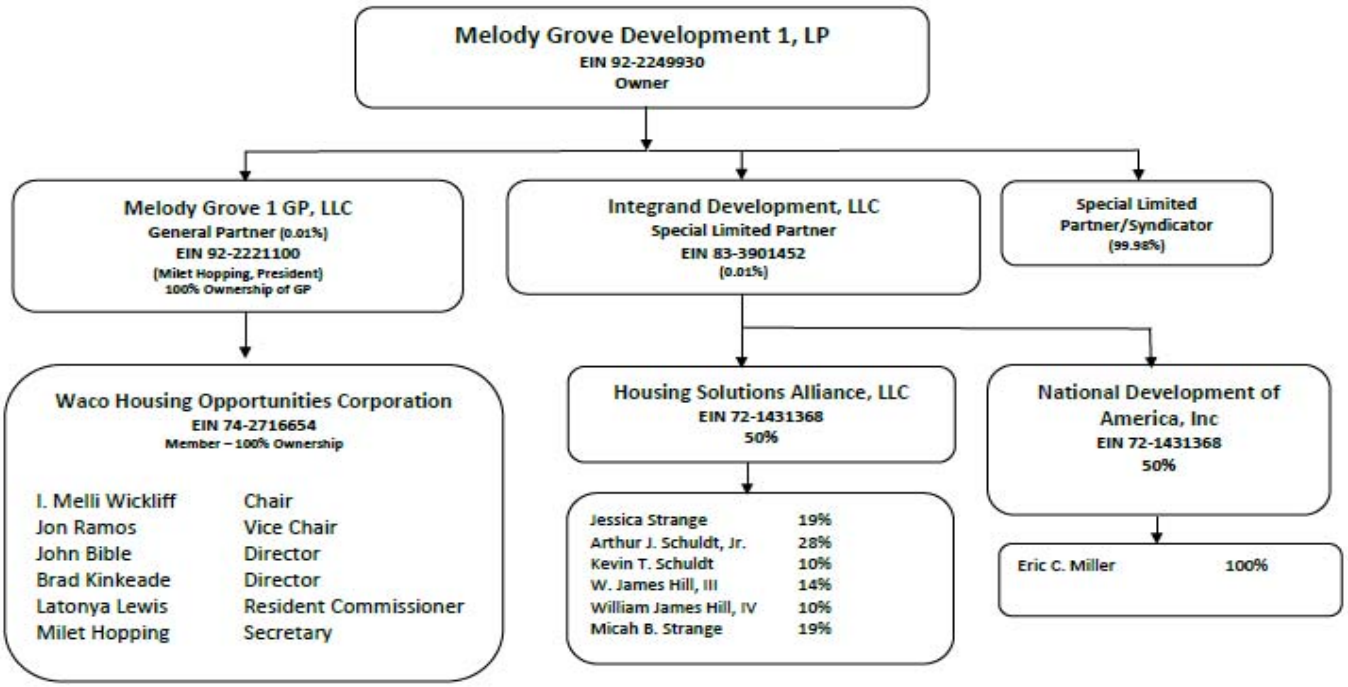
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Low Gross Capture Rate
▫	100% Assisted Units
▫	

WEAKNESSES/RISKS	
▫	Feasibility dependent on Rental Assistance
▫	64.95% expense-to-income ratio
▫	Only 31% of the rehab budget attributed to the interior/units.

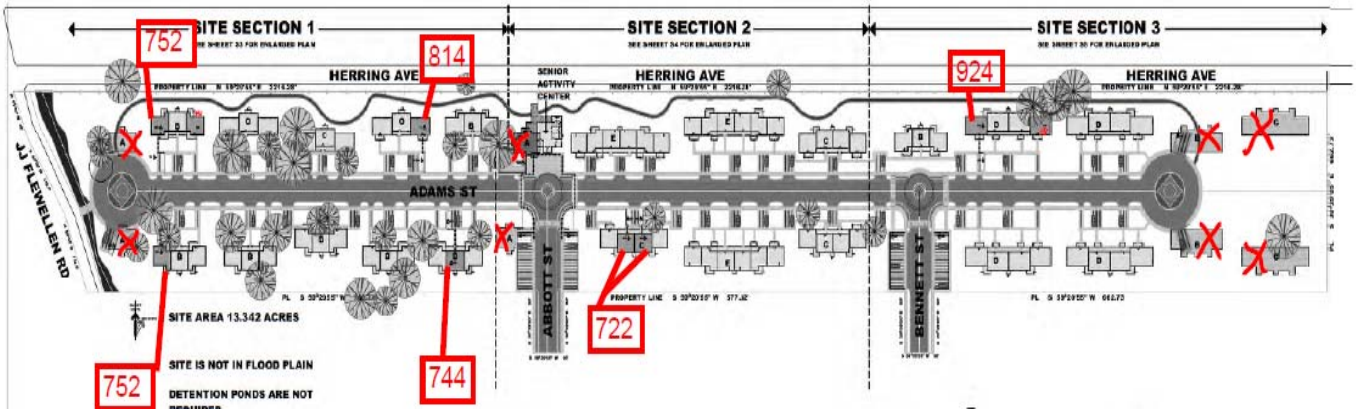
DEVELOPMENT TEAM

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN



Comments:

The City requirement is 1.5 (one-bedroom) 2 (two-bedroom) for a total of 141 units. The Development will have 141 parking spaces free of charge to the tenant. The Applicant is meeting the parking space requirement.

BUILDING ELEVATION

BUILDING CONFIGURATION

Building Type	B	C	E		D	O							**Total Buildings**
Floors/Stories	1	1	1		1	1							
Number of Bldgs	8	3	3		4	3							**21**
Units per Bldg	3	4	6		4	3							
Total Units	24	12	18		16	9							**79**

Avg. Unit Size (SF)	**779 sf**	**Total NRA (SF)**	**61,502**	**Common Area (SF)***	**1,309**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 13.34 acres Density: 5.9 units/acre

Site Control: 13.34 **Site Plan:** 13.34 **Appraisal:** 13 **ESA:** 13.34

Feasibility Report Survey: n/a **Feasibility Report Engineer's Plan:** n/a

Control Type: Contract of Lease

Development Site: 13.34 acres Cost: $5,000,000 $63,291 per unit

Owner Waco Housing Authority

Related-Party Seller/Identity of Interest: Yes

Comments:

There is not a sale of the property. The Housing Authority of the City of Waco "HA" owns the land and is going to be entering into a Ground Lease between the HA and Melody Grove Development, LP to form a Partnership. The HA rights will transfer to the Partnership including the property tax exemption. The term of the Ground Lease will be for 75 years and **$10 of rent per year after initial capitalized payment as determined by third party appraisal.**

The third party appraisal estimated the land value at $1.6M and total market value at $5M.

APPRAISED VALUE

Appraiser: Novogradac Consulting Date: 2/19/2023

Land as Vacant:	13 acres	$1,600,000	Per Unit:	$20,253
Existing Buildings: (as-is)		$3,400,000	Per Unit:	$43,038
Total Development: (as-is)		**$5,000,000**	Per Unit:	**$63,291**

Comments:

The Applicant listed the building acquisition at $5M an $1.6M overstatement from the appraised value. Underwriter is using a building acquisition of $3.4M as determined by the 3rd party appraisal.

SITE INFORMATION

Flood Zone:	X	Scattered Site?	No
Zoning:	R-1B	Within 100-yr floodplain?	No
Re-Zoning Required?	No	Utilities at Site?	Yes
Year Constructed:	1965	Title Issues?	No

Current Uses of Subject Site:

The Subject is an existing 114-unit Public Housing property.

TENANT RELOCATION PLAN

The PHA has a developed a plan to ensure that relocation payments and services are made available to persons requiring temporary relocation, permanent relocation or who will be permanently displaced. For the purpose of this plan, a displaced person will be considered as any person who moves permanently from the real property to be rehabilitated by PHA, as a direct result of their unit/estate being renovated. This does not include residents who are permanently relocated due to demolition of their units. Nor does it include residents who have been offered a unit on the same estate but who choose to move permanently to another estate, or to general transfers.

URA Requirements for Displaced Residents:

1. PHA will send two notices; one a General Information Notice and one a Notice of Relocation Eligibility. Each notice will be personally served or sent certified mail return receipt requested, and documented in the PHA's resident files.
2. No person to be displaced may be required to vacate his or her dwelling, or issued the 90 day notice before the person has been given written notice of a comparable replacement dwelling that is available to them.
3. The PHA must provide displacement services and/or assistance in locating comparable replacement housing.
4. The PHA must make available to the displaced person at least one comparable replacement dwelling.
5. The displaced person has a right to appeal if the person believes that the PHA has failed to properly consider the person's application for assistance.
6. A displaced person is entitled to payment for actual reasonable moving and related expenses if the housing authority does not arrange for a moving company and pay for the move itself. If the housing authority contracts with a moving company at no cost to the resident, the resident family is entitled to a moving expense and dislocation allowance of only if they are displaced. However, residents from Palmville Homes will not be displaced. They will be temporarily relocated because the developments are being rehabilitated and not demolished.

Requirements for Non-displaced Residents:

1. Residents who are not displaced but only relocated will receive a General Information Notice and Notice of eligibility. Each notice will be personally served or sent certified mail, return receipt requested, and documented in PHA's resident files.
2. The residents will be kept informed of the project schedule.
3. PHA will explain the terms and conditions of occupancy upon completion of the project, including, as appropriate, the policies covering temporary relocation and moves within the building/complex or housing authority.
4. PHA will explain assistance available through Housing Choice Vouchers used for relocation.
5. The PHA will minimize hardships by providing counseling, referrals to other sources of assistance, (e.g. drug and alcohol treatment, welfare assistance, child care, voter registration, training) and such other help as may be appropriate.
6. Residents will be required to relocate temporarily for the project. All conditions of temporary relocation must be reasonable. At a minimum, the tenant shall be provided:

a. Reimbursement for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including the cost of moving to and from the temporarily occupied housing and any increase in monthly rent/utility costs at such housing

b. Appropriate advisory services, including advance written notice of

(a) the date and approximate duration of the temporary relocation;

(b) the address of the suitable, decent, safe and sanitary dwelling to be made available for the temporary period; (c) the terms and conditions under which the resident may lease and occupy a suitable, decent, safe and sanitary dwelling in the building/complex upon completion of the project.

URA Requirements for General Transfers:
Residents in under or over-housed situation who have occupied their units for some time and have not been moved under a general transfer basis until the renovation begins, may be moved permanently off site and not be considered displaced because their permanent relocation to a suitable unit resulted from over/under housing and was carried out in accordance with the general transfer provisions in their lease. When a resident is transferred under this regulation, they will be provide relocation assistance if the family had reported the change in their family size to the housing authority management. If they failed to report the change in family size, they can be moved as a normal general transfer and not be provided relocation assistance.
Summary of Relocation Assistance
 Advisory Services. This includes referrals to comparable and suitable replacement homes, the inspection of replacement housing to ensure that it meets established standards, help in preparing claim forms for relocation payments and other assistance to minimize the impact of the move.
 Payment for Moving Expenses. You may choose either a:
* Payment for Your Actual Reasonable Moving and Related Expenses, or
* Fixed Moving Expense and Dislocation Allowance, or
* A combination of both, based on circumstances.
 Replacement Housing Assistance. To enable you to rent, or if you prefer, buy a comparable or suitable replacement home, you may choose either:
* Rental Assistance, or
* Purchase Assistance.

The application includes $60,000 budgeted for tenant relocation.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: GIBCO Environmental, LLC Date: 2/15/2023

Recognized Environmental Conditions (RECs) and Other Concerns:

- GIBCO Environmental, LLC recommends testing for asbestos containing materials is recommended due to the age of structures.
- It was recommended to test for lead based paint is recommended because the buildings were constructed in 1965.

  Testing for lead in the drinking water would not be required pursuant to local, state, and federal laws, **but it is recommended** due to the age of pipes and solder in existing improvements.

MARKET ANALYSIS

Provider: Novogradac Consulting Date: 3/31/2023

Primary Market Area (PMA): 39 sq. miles 4 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
21121	Paige Estates	Yes	New	Elderly	0	64
20171	Avanti Viking Hills	Yes	New	General	0	82

Stabilized Affordable Developments in PMA		
	Total Units	1,043
	Total Developments	9
	Average Occupancy	98%

OVERALL DEMAND ANALYSIS

	Market Analyst			
	HTC	Assisted		
Senior Households in the Primary Market Area	13,751			
Potential Demand from the Primary Market Area	7,961			
10% External Demand	796			
Potential Demand from Other Sources	0			
GROSS DEMAND	8,757			
Subject Affordable Units	79			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	79			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**0.9%**			

Population:	Elderly Limitation	Market Area:	Urban	Maximum Gross Capture Rate:	10%

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	3,146	315	9	0	0.3%					
50% AMGI	2,828	283	26	0	0.8%					
60% AMGI	1,060	106	32	0	2.7%					
70% AMGI	926	93	12	0	1.2%					

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	651	65	6	0	0.8%					
1 BR/50%	953	95	18	0	1.7%					
1 BR/60%	471	47	22	0	4.2%					
1 BR/70%	336	34	8	0	2.2%					
2 BR/30%	515	52	3	0	0.5%					
2 BR/50%	1,052	105	8	0	0.7%					
2 BR/60%	590	59	10	0	1.5%					
2 BR/70%	568	57	4	0	0.6%					

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$245,959	Avg. Rent:	$767	Expense Ratio:	65.0%
Debt Service:	$206,881	B/E Rent:	$724	Controllable Expenses:	$3,407
Net Cash Flow:	$39,078	UW Occupancy:	95.0%	Property Taxes/Unit:	$0
Aggregate DCR:	1.19	B/E Occupancy:	89.7%	Program Rent Year:	2022

The Subject site will receive a property-tax exemption due to the HA's rights transferring to the Partnership via Ground Lease.

Melody Grove is part of Estella Moxley Place owned by Waco Housing Authority. Estella Maxey is approved for Rental Assistance Demonstration (RAD) conversion of assistance to Project Based Vouchers. For PBV conversions, the gross rents must fall within PBV Program rent caps regarding Fair Market Rents (FMR) and reasonable rents. The Applicant is using 2023 Operating Cost Adjustment Factor (OCAF) rent increase: $709 for one-bedroom and $893 for two-bedroom units.

Unit Type	Current NET HAP Rent	Variance	Proposed Net HAP Rent
1BR	$630	12.5%	$709
2BR	$816	9.4%	$893

Underwriter used 2022 Income Statement provided by the Applicant. The existing Development is downsizing from 114 to 79 units and will switch from an All Bills Paid (ABP) utility structure, to Tenant-paid utilities.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)					
Acquisition	$119,940/ac	$63,291/unit	**$5,000,000**	Contractor Fee	**$1,650,000**
Off-site + Site Work		$17,898/unit	**$1,413,930**	Soft Cost + Financing	**$2,833,260**
Building Cost	$155.46/sf	$121,026/unit	**$9,561,070**	Developer Fee	**$2,375,000**
Contingency	10.00%	$13,892/unit	**$1,097,500**	Reserves	**$354,890**
Total Development Cost	$307,413/unit	**$24,285,650**		**Rehabilitation Cost**	**$138,924/unit**

Qualified for 30% Basis Boost?	Located in QCT with < 20% HTC units/HH

Acquisition:

Applicant's cost schedule indicates a total acquisition cost of $6.6M. Applicant allocated $1.6M to land with the balance of $5M allocated to the improvements.

The appraisal submitted with the application reflects a total property value of $5M, with $1.6M being allocated to the land. Applicant included no building value in eligible basis for scoring purposes. The underwritten structure reflects the Appraised values.

REHABILITATION COSTS / UNIT / % HARD COST							
Site Work	$1,145,287	$14,497/unit	9%	Finishes/Fixtures	$2,685,097	$33,989/unit	22%
Building Shell	$6,105,647	$77,287/unit	51%	HVAC	$503,326	$6,371/unit	4%
Amenities	$268,643	$3,401/unit	2%	Appliances	$267,000	$3,380/unit	2%
Total Exterior	**$7,519,577**	**$95,185/unit**	**69%**	**Total Interior**	**$3,455,423**	**$43,740/unit**	**31%**

SCOPE & COST REVIEW

Provider: GIBCO Environmental, LLC Date: 2/4/2023

Scope of Work:

The scope of work will include:

Mandatory Development Amenities:

- Screens on all operable windows (included with new Energy Star Window Installation)
- Energy-Star rated refrigerator (will be supplied in all units - ice maker will be supplied)
- Oven/Range (will be supplied in all units)
- Blinds (will be supplied for all windows)
- Energy-Star Ceiling Fan (at least 1 per unit)
- Energy-Star rated lighting (all lighting fixtures will be changed complex wide)
- HVAC (all areas of units will have heating and air conditioning – Exterior Storage excluded)
- Adequate parking (parking will meet requirements per local code)
- Energy Star rated windows (All existing windows will be replaced)
- Adequate accessible parking (Accessible parking will comply with 2010 ADA requirements)

Common Amenities:

- Furnished Community Room

Unit Development Construction Features:

- Covered Entries
- Microwave Oven
- Self-Cleaning/continuous cleaning oven
- Energy-Star rated refrigerator with icemaker
- Energy-Star rated ceiling fans in all Bedrooms
- EPA WaterSense qualified toilets in all bathrooms
- EPA WaterSense qualified showerheads and faucets in all bathrooms)

Development Construction Features:

- 15 SEER HVAC
- Thirty (30) year roof

Systems & Components

- HVAC (existing air handlers and condensing units are replaced in all units)
- Water Heaters (existing water heaters are replaced in all units)
- Tubs and surrounds (existing tubs and surrounds are replaced in all units)

Contingency:

Application included $80k Soft Cost Contingency that was adjusted to the total contingency. As a result, Contingency was overstated by $57.5k.

Financing Cost:

Applicant has included in the financing a Deferred Seller's Note. Underwriter reduced the Note by the same amount of the overstatement in Building Acquisition to balance the sources and uses.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$24,285,650	$15,665,138	$1,832,821

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	**Description**	**Amount**	**Rate**	**LTC**
Home Federal bank	Conventional Loan	$13,000,000	5.50%	47%
Hudson Housing Capital	HTC	$10,155,383	$0.93	37%
City of Waco	§11.9(d)(2)LPS Contribution	$500	0.00%	0%
Seller Financing Deferred Soft Loan	Deferred Soft Loan	$4,350,000	0.00%	16%
Integrand Development, LLC	Deferred Developer Fee	$267,512	0.00%	1%
		$27,773,395	**Total Sources**	

PERMANENT SOURCES

	PROPOSED				UNDERWRITTEN				
Debt Source	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**LTC**
Home Federal bank	$2,800,000	6.25%	30	17.0	$2,800,000	6.25%	30	17.0	12%
Seller Financing Deferred Soft Loan	$4,350,000	2.00%	0	40.0	$4,350,000	2.00%	0	40.0	18%
Total	**$7,150,000**				**$7,150,000**				

	PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees	**Amount**	**Rate**	**% Def**	**Amount**	**Rate**	**% TC**	**% Def**
Hudson Housing Capital	$16,925,638	$0.92		$16,925,638	$0.92	70%	
Integrand Development, LLC	$267,512		11%	$210,012		1%	9%
Total	**$17,193,150**			**$17,135,650**			
				$24,285,650	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.936	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.903	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	$24,285,650
Permanent Sources (debt + non-HTC equity)	$7,150,000
Gap in Permanent Financing	$17,135,650

Possible Tax Credit Allocations:	**Equity Proceeds**	**Annual Credits**
Determined by Eligible Basis	$16,951,731	$1,832,821
Needed to Balance Sources & Uses	$17,135,650	$1,852,706
Requested by Applicant	$16,925,638	$1,830,000

	RECOMMENDATION	
	Equity Proceeds	**Annual Credits**
Tax Credit Allocation	**$16,925,638**	**$1,830,000**

Deferred Developer Fee	**$210,012**	**(9% deferred)**
Repayable in	**6 years**	

Recommendation:

The Underwriter recommends an annual tax credit allocation of $1,830,000 as requested by the Applicant .

Underwriter:	*Robert Castillo*
Manager of Real Estate Analysis:	*Diamond Unique Thompson*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Melody Grove, Waco, 9% HTC #23080

LOCATION DATA	
CITY:	Waco
COUNTY:	McLennan
Area Median Income	$74,200
PROGRAM REGION:	8
PROGRAM RENT YEAR:	2022

UNIT DISTRIBUTION					
# Beds	# Units	% Total	Assisted	MDL	ARP
Eff	-	0.0%	0	0	0
1	54	68.4%	54	0	0
2	25	31.6%	25	0	0
3	-	0.0%	0	0	0
4	-	0.0%	0	0	0
5	-	0.0%	0	0	0
TOTAL	79	100.0%	79	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	779 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	9	-	26	32	12	-	-	79
	% Total	0.0%	11.4%	0.0%	32.9%	40.5%	15.2%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$393	RAD	$866	1	1	1	702	$866	$157	$709	$0	$1.01	$709	**$709**	**$709**	$709	**$1**	**$0**	$1,090	$1.55	$1,090
TC 50%	$656	RAD	$866	2	1	1	702	$866	$157	$709	$0	$1.01	$709	**$1,418**	**$1,418**	$709	**$1**	**$0**	$1,090	$1.55	$1,090
TC 60%	$787	RAD	$866	2	1	1	702	$866	$157	$709	$0	$1.01	$709	**$1,418**	**$1,418**	$709	**$1**	**$0**	$1,090	$1.55	$1,090
TC 70%	$918	RAD	$866	1	1	1	702	$866	$157	$709	$0	$1.01	$709	**$709**	**$709**	$709	**$1**	**$0**	$1,090	$1.55	$1,090
TC 30%	$393	RAD	$866	1	1	1	711	$866	$157	$709	$0	$1.00	$709	**$709**	**$709**	$709	**$1**	**$0**	$1,095	$1.54	$1,095
TC 50%	$656	RAD	$866	3	1	1	711	$866	$157	$709	$0	$1.00	$709	**$2,127**	**$2,127**	$709	**$1**	**$0**	$1,095	$1.54	$1,095
TC 60%	$787	RAD	$866	6	1	1	711	$866	$157	$709	$0	$1.00	$709	**$4,254**	**$4,254**	$709	**$1**	**$0**	$1,095	$1.54	$1,095
TC 70%	$918	RAD	$866	2	1	1	711	$866	$157	$709	$0	$1.00	$709	**$1,418**	**$1,418**	$709	**$1**	**$0**	$1,095	$1.54	$1,095
TC 30%	$393	RAD	$866	1	1	1	722	$866	$157	$709	$0	$0.98	$709	**$709**	**$709**	$709	**$1**	**$0**	$1,100	$1.52	$1,100
TC 50%	$656	RAD	$866	3	1	1	722	$866	$157	$709	$0	$0.98	$709	**$2,127**	**$2,127**	$709	**$1**	**$0**	$1,100	$1.52	$1,100
TC 60%	$787	RAD	$866	6	1	1	722	$866	$157	$709	$0	$0.98	$709	**$4,254**	**$4,254**	$709	**$1**	**$0**	$1,100	$1.52	$1,100
TC 70%	$918	RAD	$866	2	1	1	722	$866	$157	$709	$0	$0.98	$709	**$1,418**	**$1,418**	$709	**$1**	**$0**	$1,100	$1.52	$1,100
TC 30%	$393	RAD	$866	1	1	1	744	$866	$157	$709	$0	$0.95	$709	**$709**	**$709**	$709	**$1**	**$0**	$1,100	$1.48	$1,100
TC 50%	$656	RAD	$866	3	1	1	744	$866	$157	$709	$0	$0.95	$709	**$2,127**	**$2,127**	$709	**$1**	**$0**	$1,100	$1.48	$1,100
TC 60%	$787	RAD	$866	3	1	1	744	$866	$157	$709	$0	$0.95	$709	**$2,127**	**$2,127**	$709	**$1**	**$0**	$1,100	$1.48	$1,100
TC 70%	$918	RAD	$866	1	1	1	744	$866	$157	$709	$0	$0.95	$709	**$709**	**$709**	$709	**$1**	**$0**	$1,100	$1.48	$1,100
TC 30%	$393	RAD	$866	2	1	1	752	$866	$157	$709	$0	$0.94	$709	**$1,418**	**$1,418**	$709	**$1**	**$0**	$1,110	$1.48	$1,110
TC 50%	$656	RAD	$866	7	1	1	752	$866	$157	$709	$0	$0.94	$709	**$4,963**	**$4,963**	$709	**$1**	**$0**	$1,110	$1.48	$1,110
TC 60%	$787	RAD	$866	5	1	1	752	$866	$157	$709	$0	$0.94	$709	**$3,545**	**$3,545**	$709	**$1**	**$0**	$1,100	$1.46	$1,100
TC 70%	$918	RAD	$866	2	1	1	752	$866	$157	$709	$0	$0.94	$709	**$1,418**	**$1,418**	$709	**$1**	**$0**	$1,110	$1.48	$1,110
TC 30%	$472	RAD	$1,096	1	2	1	814	$1,096	$203	$893	$0	$1.10	$893	**$893**	**$893**	$893	**$1**	**$0**	$1,175	$1.44	$1,175
TC 50%	$787	RAD	$1,096	2	2	1	814	$1,096	$203	$893	$0	$1.10	$893	**$1,786**	**$1,786**	$893	**$1**	**$0**	$1,175	$1.44	$1,175
TC 60%	$945	RAD	$1,096	4	2	1	814	$1,096	$203	$893	$0	$1.10	$893	**$3,572**	**$3,572**	$893	**$1**	**$0**	$1,175	$1.44	$1,175
TC 70%	$1,102	RAD	$1,096	2	2	1	814	$1,096	$203	$893	$0	$1.10	$893	**$1,786**	**$1,786**	$893	**$1**	**$0**	$1,175	$1.44	$1,175
TC 30%	$472	RAD	$1,096	2	2	1	924	$1,096	$203	$893	$0	$0.97	$893	**$1,786**	**$1,786**	$893	**$1**	**$0**	$1,200	$1.30	$1,200
TC 50%	$787	RAD	$1,096	6	2	1	924	$1,096	$203	$893	$0	$0.97	$893	**$5,358**	**$5,358**	$893	**$1**	**$0**	$1,200	$1.30	$1,200
TC 60%	$945	RAD	$1,096	6	2	1	924	$1,096	$203	$893	$0	$0.97	$893	**$5,358**	**$5,358**	$893	**$1**	**$0**	$1,200	$1.30	$1,200
TC 70%	$1,102	RAD	$1,096	2	2	1	924	$1,096	$203	$893	$0	$0.97	$893	**$1,786**	**$1,786**	$893	**$1**	**$0**	$1,200	$1.30	$1,200
TOTALS/AVERAGES:				**79**			**61,502**				**$0**	**$0.99**	**$767**	**$60,611**	**$60,611**	**$767**	**$0.99**	**$0**	**$1,129**	**$1.45**	**$1,129**

ANNUAL POTENTIAL GROSS RENT:	**$727,332**	**$727,332**	

STABILIZED PRO FORMA

Melody Grove, Waco, 9% HTC #23080

	STABILIZED FIRST YEAR PRO FORMA													
	COMPARABLES				APPLICANT				TDHCA				VARIANCE	
	Database		2022 Income Statement		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$0.99	$767	$727,332	$727,332	$767	$0.99		0.0%	$0
nsf fees, late fees, forfeit deposits							$12.03	$11,400						
Total Secondary Income							$12.03		$11,400	$12.03			0.0%	$0
POTENTIAL GROSS INCOME								$738,732	$738,732				0.0%	$0
Vacancy & Collection Loss							5.0% PGI	(36,937)	(36,937)	5.0% PGI			0.0%	-
EFFECTIVE GROSS INCOME								$701,795	$701,795				0.0%	$0
General & Administrative	$30,787	$390/Unit	$22,117	$280	3.96%	$0.45	$352	$27,788	$22,117	$280	$0.36	3.15%	25.6%	5,671
Management	$29,514	4.4% EGI	$45,766	$579	5.91%	$0.67	$525	$41,458	$41,476	$525	$0.67	5.91%	0.0%	(18)
Payroll & Payroll Tax	$96,500	$1,222/Unit	$107,185	$1,357	16.96%	$1.93	$1,506	$118,997	$107,185	$1,357	$1.74	15.27%	11.0%	11,812
Repairs & Maintenance	$61,590	$780/Unit	$23,162	$293	11.63%	$1.33	$1,033	$81,634	$55,300	$700	$0.90	7.88%	47.6%	26,334
Electric/Gas	$17,855	$226/Unit	$4,800	$61	1.71%	$0.20	$152	$12,000	$17,855	$226	$0.29	2.54%	-32.8%	(5,855)
Water, Sewer, & Trash **Tenant Pays: WS**	$55,706	$705/Unit	$19,765	$250	4.10%	$0.47	$364	$28,750	$55,706	$705	$0.91	7.94%	-48.4%	(26,956)
Property Insurance	$42,291	$0.69 /sf	$60,000	$759	8.55%	$0.98	$759	$60,000	$60,000	$759	$0.98	8.55%	0.0%	-
Property Tax (@ 0%)	$53,875	$682/Unit			0.00%	$0.00	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
Reserve for Replacements					3.38%	$0.39	$300	$23,700	$23,700	$300	$0.39	3.38%	0.0%	-
Supportive Services					4.27%	$0.49	$380	$30,000	$30,000	$380	$0.49	4.27%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.45%	$0.05	$40	$3,160	$3,160	$40	$0.05	0.45%	0.0%	-
Security					2.78%	$0.32	$247	$19,500	$19,500	$247	$0.32	2.78%	0.0%	-
WiFi					1.26%	$0.14	$112	$8,850	$8,850	$112	$0.14	1.26%	0.0%	-
TOTAL EXPENSES					**64.95%**	**$7.41**	**$5,770**	**$455,837**	**$444,850**	**$5,631**	**$7.23**	**63.39%**	**2.5%**	**$ 10,986**
NET OPERATING INCOME ("NOI")					**35.05%**	**$4.00**	**$3,113**	**$245,959**	**$256,945**	**$3,252**	**$4.18**	**36.61%**	**-4.3%**	**$ (10,986)**
CONTROLLABLE EXPENSES							$3,407/Unit			$3,268/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Melody Grove, Waco, 9% HTC #23080

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR												Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
Home Federal bank		1.24	1.19	206,881	6.25%	30	17.0	$2,800,000	$2,800,000	17.0	30	6.25%	$206,881	1.19	11.5%
CASH FLOW DEBT / GRANTS															
City of Waco		1.24	1.19		0.00%	0	0.0	$0	$0	0.0	0	0.00%		1.19	0.0%
Seller Financing Deferred Soft Loan		1.24	1.19		2.00%	0	40.0	$4,350,000	$4,350,000	40.0	0	2.00%		1.19	17.9%
				$206,881		**TOTAL DEBT / GRANT SOURCES**		**$7,150,000**	**$7,150,000**		**TOTAL DEBT SERVICE**		**$206,881**	**1.19**	29.4%

NET CASH FLOW		$50,064	$39,078						**APPLICANT**	**NET OPERATING INCOME**		**$245,959**	**$39,078**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
Hudson Housing Capital	LIHTC Equity	69.7%	$1,830,000	$0.92	$16,925,638	$16,925,638	$0.9249	$1,830,000	69.7%	$23,165	Applicant Request
Integrand Development, LLC	Deferred Developer Fees	1.1%	(11% Deferred)		$267,512	$210,012	(9% Deferred)		0.9%	**Total Developer Fee:**	**$2,375,000**
Additional (Excess) Funds Req'd		0.0%				$0			0.0%		
TOTAL EQUITY SOURCES		70.8%			$17,193,150	$17,135,650			70.6%		

TOTAL CAPITALIZATION								**$24,343,150**	**$24,285,650**				**15-Yr Cash Flow after Deferred Fee:**		**$399,270**

DEVELOPMENT COST / ITEMIZED BASIS

		APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
		Eligible Basis								Eligible Basis			
		Acquisition	New Const. Rehab		Total Costs			Total Costs		New Const. Rehab	Acquisition	%	$
Land Acquisition					$20,253 / Unit	$1,600,000	$1,600,000	$20,253 / Unit				0.0%	$0
Building Acquisition		$0			$63,291 / Unit	$5,000,000	$3,400,000	$43,038 / Unit			$0	47.1%	$1,600,000
						$0	$0					0.0%	$0
Off-Sites			$0		$ / Unit	$0	$0	$ / Unit		$0		0.0%	$0
Site Work			$0		$14,497 / Unit	$1,145,286	$1,145,287	$14,497 / Unit		$0		0.0%	($1)
Site Amenities			$0		$3,401 / Unit	$268,643	$268,643	$3,401 / Unit		$0		0.0%	($0)
Building Cost			$9,459,138	$155.46 /sf	$121,026/Unit	$9,561,071	$9,561,070	$121,026/Unit	$155.46 /sf	$9,459,138		0.0%	$1
Contingency			$329,000	3.48%	10.52%	$1,155,000	$1,097,500	10.00%	3.48%	$329,000		5.2%	$57,500
Contractor Fees			$1,245,000	12.72%	13.60%	$1,650,000	$1,650,000	13.67%	12.72%	$1,245,000		0.0%	$0
Soft Costs		$0	$1,624,000		$21,633 / Unit	$1,709,000	$1,709,000	$21,633 / Unit		$1,624,000	$0	0.0%	$0
Financing		$0	$983,000		$14,231 / Unit	$1,124,260	$1,124,260	$14,231 / Unit		$983,000	$0	0.0%	$0
Developer Fee		$0	$2,025,000	14.85%	14.86%	$2,375,000	$2,375,000	14.91%	14.85%	$2,025,000	$0	0.0%	$0
Reserves					6 Months	$354,890	$354,890	7 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		**$0**	**$15,665,138**		$328,394 / Unit	**$25,943,150**	**$24,285,650**	$307,413 / Unit		**$15,665,138**	**$0**	**6.8%**	**$1,657,500**
Acquisition Cost		$0				($1,600,000)							
Contingency			$0			($57,500)							
Contractor's Fee			$0			$0							
Financing Cost			$0										
Developer Fee	0.00%	$0	$0			$0							
Reserves						$0							
ADJUSTED BASIS / COST		**$0**	**$15,665,138**		$307,413/unit	**$24,285,650**	**$24,285,650**	$307,413/unit		**$15,665,138**	**$0**	**0.0%**	**($0)**

TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA	**$24,285,650**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Melody Grove, Waco, 9% HTC #23080

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$15,665,138	$0	$15,665,138
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$15,665,138	$0	$15,665,138
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$20,364,680	$0	$20,364,680
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$20,364,680	$0	$20,364,680
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,832,821	$0	$1,832,821
CREDITS ON QUALIFIED BASIS	$1,832,821		$1,832,821	

	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.9249	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,832,821	$16,951,731	----	----	----
Needed to Fill Gap	$1,852,706	$17,135,650	----	----	----
Applicant Request	$1,830,000	$16,925,638	**$1,830,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Fourplex		61,502 SF	$76.57	4,709,471
Adjustments				
Exterior Wall Finish	0.00%		0.00	$0
Elderly	3.00%		2.30	141,284
9-Ft. Ceilings	0.00%		0.00	0
Roof Adjustment(s)			3.74	229,710
Subfloor			(3.27)	(201,112)
Floor Cover			2.82	173,436
Breezeways	$0.00	0	0.00	0
Balconies	$0.00	0	0.00	0
Plumbing Fixtures	$1,090	-395	-7.00	(430,550)
Rough-ins	$535	79	0.69	42,265
Built-In Appliances	$1,880	79	2.41	148,520
Exterior Stairs	$3,275	0	0.00	0
Heating/Cooling			2.37	145,760
Storage Space	$0.00	0	0.00	0
Carports	$16.05	0	0.00	0
Garages		0	0.00	0
Common/Support Area	$0.00	0	0.00	0
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	$3.65	61,502	3.65	224,482
SUBTOTAL			**84.28**	**5,183,266**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**84.28**	**$5,183,266**
Plans, specs, survey, bldg permits	3.30%		(2.78)	($171,048)
Contractor's OH & Profit	11.50%		(9.69)	(596,076)
NET BUILDING COSTS		$55,901/unit	$71.80/sf	$4,416,142

Long-Term Pro Forma

Melody Grove, Waco, 9% HTC #23080

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
EFFECTIVE GROSS INCOME	2.00%	$701,795	$715,831	$730,148	$744,751	$759,646	$838,710	$926,004	$1,022,383	$1,128,794	$1,246,280
TOTAL EXPENSES	3.00%	$455,837	$469,097	$482,747	$496,798	$511,262	$590,216	$681,488	$787,012	$909,029	$1,050,134
NET OPERATING INCOME ("NOI")		**$245,959**	**$246,734**	**$247,401**	**$247,953**	**$248,384**	**$248,494**	**$244,516**	**$235,371**	**$219,765**	**$196,146**
EXPENSE/INCOME RATIO		65.0%	65.5%	66.1%	66.7%	67.3%	70.4%	73.6%	77.0%	80.5%	84.3%
MUST -PAY DEBT SERVICE											
Home Federal bank		$206,881	$206,881	$206,881	$206,881	$206,881	$206,881	$206,881	$206,881	$206,881	$206,881
Adjustment to Debt Per §11.302(c)(2)											
TOTAL DEBT SERVICE		$206,881	$206,881	$206,881	$206,881	$206,881	$206,881	$206,881	$206,881	$206,881	$206,881
DEBT COVERAGE RATIO		1.19	1.19	1.20	1.20	1.20	1.20	1.18	1.14	1.06	0.95
ANNUAL CASH FLOW		**$39,078**	**$39,853**	**$40,520**	**$41,072**	**$41,503**	**$41,613**	**$37,635**	**$28,490**	**$12,884**	**($10,735)**
Deferred Developer Fee Balance		$170,934	$131,081	$90,561	$49,490	$7,987	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$201,302	$399,270	$562,320	$660,826	$657,940

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1269 **Agenda Date:** 12/11/2025 **Agenda #:** 31.

Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Westwind of Plainview

RECOMMENDED ACTION

WHEREAS, Westwind of Plainview was awarded 9% housing tax credits during the 2024 Competitive Housing Tax Credit cycle;

WHEREAS, the Development Owner executed a Carryover Allocation Agreement that included certifications stating each building receiving an allocation would be placed in service by December 31, 2026;

WHEREAS, the Development Owner has requested an extension to the placement in service deadline under 10 TAC §11.6(5), related to Credit Returns Resulting from Force Majeure Events;

WHEREAS, the Department lacks authority to extend federal placement in service deadlines and may only reset such deadlines by requiring the credits to be returned and immediately reallocated to the Development, as permitted solely under the force majeure provision of the Qualified Allocation Plan (QAP); and

WHEREAS, the Development Owner has submitted documentation demonstrating that a qualifying force majeure event has occurred;

NOW, therefore, it is hereby

RESOLVED, that the request to treat the matter under the force majeure provisions of 10 TAC §11.6(5) is approved, and that the 2024 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar shall be applicable to the Development.

BACKGROUND

Development	Westwind of Plainview
Target Population	General
HTC Award	$1,058,716
City	Plainview
Total Units	58
HTC Units	58
Initial Year of Award	2024
Extension Requested	One year

Westwind of Plainview is a 58-unit development located in Plainview, Hale County. The development received an award of 9% Housing Tax Credits in 2024. As a result, the current

deadline to place in service in December 31, 2026.

Since receiving its award, the Development has experienced several delays that will likely cause the Owner to miss the existing deadlines. Most significantly, the plan approval process with the City of Plainview was delayed due to a water utility easement, which was resolved in June 2025. The plat and plans have now been approved, and the permits are ready to be pulled. In addition, the Developer has purchased the land.

While the permitting process was underway, the equity market in Texas contracted, causing the Development to lose its investor. The Developer has identified an investor that anticipates having funding available in early 2026, which would allow the Development to close on financing and commence construction.

APPLICABLE RULE

Under 10 TAC §11.6(5), a Development Owner may return credits and receive a reallocation outside the standard allocation process if the return is the result of a qualifying force majeure event occurring prior to issuance of IRS Form(s) 8609. Pursuant to 10 TAC §11.6(5), the Department's Governing Board may approve execution of a Carryover Allocation Agreement for the current program year with the Development Owner that returned the credits, but only if the following conditions are met:

> (A) The credits were returned as a result of "Force Majeure" events that occurred before issuance of Forms 8609. Force Majeure events are the following sudden and unforeseen circumstances outside the control of the Development Owner: acts of God such as fire, tornado, flooding, significant and unusual rainfall or subfreezing temperatures, or loss of access to necessary water or utilities as a direct result of significant weather events; explosion; vandalism; orders or acts of military authority; unrelated party litigation; changes in law, rules, or regulations; national emergency or insurrection; riot; acts of terrorism; supplier failures; or materials or labor shortages. If a Force Majeure event is also a presidentially declared disaster, the Department may treat the matter under the applicable federal provisions. Force Majeure events must make construction activity impossible or materially impede its progress.

Staff has reviewed this request and determined that the loss of the investor and delays associated with the permitting process constitute force majeure events under the rules.

IMPACT OF BOARD DECISION

If the Board approves the request:

- The credits will be returned and reallocated, with the 2024 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar applicable to the Development.
- A new Carryover Allocation Agreement will be executed.
- The new 10% Test deadline will be July 1, 2026.
- The new placed-in-service deadline will be December 31, 2027.

If the Board denies the request:

- The current placed in service deadline of December 31, 2026, remains in place.

powered by Legistar™

- The Development Owner may either meet the existing deadline, return the credits, or have the award terminated for failing to meet the deadline.
- Returned credits will first be reallocated within the original subregion in accordance with 10 TAC §11.6(2). If no pending applications are eligible within the subregion, the credits will be added to the statewide collapse for reallocation.

This request has no impact on any funding source other than the Low Income Housing Tax Credit program.

RECOMMENDATION

Staff recommends approval of the request to return and reallocate tax credits for Westwind of Plainview under the force majeure provisions of 10 TAC §11.6(5).

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November 24, 2025

Mr. Cody Campbell
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
211 E 11th Street
Austin, Texas 78701

Via Email: Cody.Campbell@tdhca.texas.gov

Re: TDHCA HTC Application #24179 – Westwind of Plainview, Plainview, TX

Mr. Campbell:

SCF Plainview 24, LP (the "Owner") received an allocation of Housing Tax Credits from the Texas Department of Housing and Community Affairs ("TDHCA") for the construction of Westwind of Plainview (the "Development") in July of 2024. The 2024 allocation of tax credits currently requires the Development to meet the 10% test by December 20, 2025 and place the Development in service by December 31, 2026. Unfortunately, the Owner faces the possibility of not being able to meet these deadlines as required by §42(h)(1)(E)(i) & §42(h)(1)(E)(ii) of the Internal Revenue Code. The need for requesting an extension to meet the required 10% test and placed in service deadlines is the result of events that we believe should fall under the provisions of §11.6(5) of the 2025 Qualified Allocation Plan ("QAP") relating to Force Majeure.

Background Information

The Development is located in Plainview, Texas, in Hale County. The City of Plainview, and quite frankly the entire State of Texas, has experienced significant cost increases, supply chain issues, and labor shortages that as a whole have impacted and delayed the start of construction of the Development, which has had an adverse effect on the initial construction schedule and anticipated placed-in-service timelines. These issues are the direct result of not one, but several events that together have put extreme upward pricing pressure, labor shortages, supply chain failures, and timing constraints on the construction industry across the entire State of Texas. The events affecting our development are: supply chain failures, labor shortages, and natural disasters.

Owner has purchased the land and plat and permits have been approved. However, during the platting and permitting process there were significant delays in plan approvals with the City of Plainview caused by a water authority utility easement that didn't get resolved until June of 2025. During that process equity markets shifted drastically and demand for rural developments has eroded to only a few active participants. Owner has been told the earliest an investor fund would become available to place this transaction is Q1 of 2026, and given the expected lead time on final underwriting and closing, this puts the 10% Test and placed in service deadlines in severe jeopardy of being achieved. Based on our previous experience with AHP, it takes at least three months to close these funds once all due diligence is submitted for review. This projected timeline puts closing around March of 2026, which extends past our 10% test deadline and would not allow sufficient time to complete construction by December 31, 2026.

Lora Myrick (512) 785-3710 lora@betcohousinglab.com
2201 Northland Drive, Austin, Texas 78756 | 812 San Antonio Street, Suite L-20, Austin, Texas 78701

Supply Chain Failures

On April 2, 2025 President Trump signed Executive Order 14257 declaring a national emergency and initiating reciprocal tariffs to combat trade deficits that threaten national and economic sovereignty.[1] Since this declaration, which is officially referred to as Liberation Day, multiple trade agreements have since been signed and put into effect. However, Mexico and Canada have yet to agree to any trade agreements[2]. These two countries supply significant amounts of inputs for construction materials. Specifically, in 2024 Canda accounted for 22% of cement imports, 23% of steel imports, 56% of aluminum imports, 29% of gypsum imports, and accounted for a significant source for copper imports. Similarly, in 2024 Mexico accounted for 16% of steel imports, 31% of gypsum imports, and 44% of silver imports. [3] As it relates to lumber, Canada dominated this category in 2024, bringing in 47.3% of all imported lumber to the US.[4] Though progress has been made on trade agreements, these disturbances to major trade suppliers has put upward pressure on pricing for construction inputs and has destabilized the flow of materials through global supply chains.[5]

Labor Shortages

Texas is experiencing a labor shortage in the construction industry as a whole. This is due to several factors, which include a shortage of skilled labor workforce, as well as an increase in demand from growth in the sector. At the recent Economic Resilience Luncheon hosted by the Better Business Bureau (BBB), Dr. Carrie Angell, President & CEO of the BBB found in her recent doctoral research on Texas' construction workforce that currently 92% of firms face unfilled craft positions, and 80% report costly project delays. At that same event, economist Angelos Angelou warned that Central Texas is on track to fall short by 10,000 skilled workers annually by 2030.[6] The Associated General Contractors of America (AGC) posted similar findings in their recent nationwide survey. Specifically, AGC noted that "92% of construction firms that are hiring report having a hard time finding qualified workers. As a result, 88 percent of firms report having openings for craft construction workers, while four-fifths of firms have openings for salaried workers".[7]

Natural Disasters

The Development is located in Hale County, Texas. Since 2024, Hale County has been hit with multiple extreme weather events, which have disrupted supply chains and caused significant increases to insurance costs. Here's a brief list of the events that have affected the Development since initial award in July of 2024 that will have a lasting effect on supply chains for the area:

- February 11, 2025, Greg Abbott, Governor of the State of Texas amends and renews a disaster declaration originally issued on October 14, 2024, for increased fire weather conditions that

[1] https://www.federalregister.gov/documents/2025/04/07/2025-06063/regulating-imports-with-a-reciprocal-tariff-to-rectify-trade-practices-that-contribute-to-large-and

[2] https://www.tradecomplianceresourcehub.com/2025/11/10/trump-2-0-tariff-tracker/

[3] https://www.constructconnect.com/construction-economic-news/key-material-inputs-to-construction-materials-is-the-u.s.-dependent-on-imports

[4] https://www.globalwood.org/news/2025/news_20250304d.htm

[5] https://cmicglobal.com/resources/article/The-Full-Impact-of-Tariffs-on-Construction-in-2025

[6] https://www.bizjournals.com/austin/news/2025/06/09/skilled-labor-crisis-economic-resilience-luncheon.html

[7] https://www.agc.org/news/2025/08/28/construction-workforce-shortages-are-leading-cause-project-delays-immigration-enforcement-affects

pose an imminent threat of widespread or severe damage, injury, or loss of life or property. Hale County is included in this declaration[8].

- March 4, 2025, Gregg Abbott, Governor of the State of Texas amends and renews a disaster declaration originally issued on October 14, 2024, for increased fire weather conditions that pose an imminent threat of widespread or severe damage, injury, or loss of life or property. Hale County is included in this declaration.[9]
- November 9, 2025, Gregg Abbott, Governor of the State of Texas amends a disaster declaration originally issued on August 10, 2025, for increased fire weather conditions that pose an imminent threat of widespread or severe damage, injury, or loss of life or property. Hale County is included in this declaration.[10]

Impact and Request

The Development has been hit with multiple force majeure events since original application. To offset the effects of these events, Owner has secured the land, obtained will-issue approvals of the permits, and has received assurances from AHP they expect to be able to place this deal in a fund in Q1 of 2026. Owner has also agreed to provide a sponsor loan, if needed, to get the deal closed. However, because of lack of investor appetite in 2025 for rural transactions and the expected lead time on final underwriting and closing the equity funds, these delays put the 10% Test and placed in service deadlines in severe jeopardy of being achieved. We request that the Owner be permitted to return the Tax Credits and that TDHCA reallocate the Tax Credits to the Owner in the current year in accordance with §11.6(5) of the 2025 QAP relating to Force Majeure. We believe the Owner and Development meet all the requirements in Section 11.6(5), in that:

1. The events that caused the delay occurred before issuance of 8609s and were sudden, unforeseen circumstances outside the control of the Development Owner.

2. The delays were not caused by willful negligence or acts of Owner, any Affiliate, or any other Related Party.

3. The Owner has provided evidence and a timeline of the events that was the direct result of the delays, see referenced footnotes 1 – 10, and Exhibit A.

4. Though there was little that could be done to mitigate the effects of supply chain failures, severe weather events, and labor shortages, Owner purchased the land and obtained will-issue permits after a lengthy negotiation with the City of Plainview to resolve easement issues. Owner approached other equity investors to try and find a viable fund to place this transaction, ultimately determining AHP is the best path forward. Owner is willing to provide a sponsor loan (if needed) to close this transaction, but cannot obtain an official commitment from AHP until Q1 of 2026 (see Exhibit B). Additionally, the Development was and remains properly insured, and TDHCA was notified of the Force Majeure events.

[8] https://gov.texas.gov/news/post/governor-abbott-renews-wildfire-disaster-proclamation-in-february-2025
[9] https://gov.texas.gov/news/post/governor-abbott-amends-renews-wildfire-disaster-proclamation-in-march-2025
[10] https://gov.texas.gov/news/post/governor-abbott-amends-renews-fire-weather-conditions-disaster-proclamation-in-november-2025

5. The Force Majeure threatens to prevent the Owner from meeting the 10% Test and Place in Service requirements of the original allocation.

6. The requested current year Carryover Agreement would allocate the same amount of Tax Credits as those that would be returned.

7. With the commitment from AHP plus a (as needed) sponsor loan being provided by the Developer, the Development continues to be financially feasible. Additionally, there have not been any insurance proceeds received related to the Force Majeure event.

If you have any questions or would like to discuss these items further, please do not hesitate to contact me directly at (512) 785-3710 or via email at lora@betcohousinglab.com .

Sincerely,

Lora Myrick, Principal
BETCO Consulting, LLC

EXHIBIT A

July 2024 – Development was awarded 2024 LIHTCs.

January 22, 2025 – City of Plainview notifies Owner of potential redesign requirement to accommodate a water authority easement issue on the property.

January 2025 – EPA updates HVAC regulations affecting refrigerant lines, thus requiring a slight update and resubmittal of the MEP plans.

March 19, 2025 – Engineer successfully advocates with the City of Plainview to allow the proposed development to proceed as submitted for plat and plan approvals, thus resolving the water authority easement issue.

March 24, 2025 – Full plans and specifications were submitted to the City of Plainview in an application for permits.

March 31, 2025 – Development closes on the land.

May 22, 2025 – Plat Approved

June, 2025 – City of Plainview approves permit set, pending payment of fees.

July, 2025 – AHP notifies the developer they have closed down their Texas investment pipeline for 2025. This prompt halt of investments in Texas is because Hunter Botts announces his retirement from AHP. This was the Developer's primary contact at AHP, which was the direct investor on four deals in TX with Developer. This forces the Developer to begin shopping other investors and explore some value engineering options to achieve cost savings due to reduced equity market conditions.

July – October, 2025 – Developer approached other Duty to Serve equity investors trying to place the deal in a Fannie/Freddie investor fund which was offering high $0.70's to low $0.80's on credit pricing. All of them showed interest and began reviewing the deal but ultimately turned it down because it was too small for their current investment needs.

August – November 15, 2025 – Developer discusses the deal with Robert Jonston, their newly assigned representative at AHP, to reprice the deal. Based on latest quote from the GC, with a sponsor loan the Developer determines it can close the deal if $0.80 can be provided by AHP for the credits. AHP gave assurances that in Q1 of 2026 they should be able to directly invest in the Development at that point in time (See Exhibit B).

EXHIBIT B

Berkshire Hathaway Group
of Companies
AFFORDABLE HOUSING PARTNERS, INC.

Robert Johnston
Senior Vice President, acquisitions

November 24, 2025

Mr. Kelly Garrett
SCF Plainview 24, LP
C/O Salem Clark Companies
7801 Jack Finney Blvd, Suite 101
Greenville, TX 75402

Re: Purchase Low Income Housing Tax Credits
58 Units
Westwind of Plainview (the "Apartment Complex")
Plainview, TX

Dear Mr. Garrett:

Thank you for providing Affordable Housing Partners, Inc. ("AHP") with the opportunity work with SCF Plainview 24, LP (the "Partnership") in the overall development of the Apartment Complex.

The purpose of this letter is to set forth certain business terms to be included in a partnership agreement by and between AHP or its affiliate (the "Investment Partnership") and SCF Plainview 24 GP, LLC (the "General Partner").

The Investment Partnership would be admitted to the Partnership as a substitute limited partner and the limited partners of the Partnership would withdraw, all as specified in an amended partnership agreement for the Partnership (the "Amended Partnership Agreement").

The Partnership would be formed to develop, construct, own, maintain and operate a 58-unit multifamily apartment complex intended for rental to residents of low income.

Pursuant to the Amended Partnership Agreement, the Investment Partnership would contribute to the capital of the Partnership the sum of $8,786,464 which equates to $0.83 per LIHTC estimated in paragraph 3.3 below, in the manner set forth in paragraph 1 of this letter and would acquire a 99.99% limited partnership interest (referred to hereinafter as the "Acquired Interest") in the Partnership. The General Partner shall remain as the General Partner of the Partnership.

1. Capital Contribution. The Investment Partnership would contribute to the capital of the Partnership the sum of $8,786,464 (the "Capital Contribution") for the Acquired Interest as follows:

1.1 First Capital Contribution $1,723,154 concurrently with closing ("Closing") of the Amended Partnership Agreement and may be funded pari passu with the anticipated construction financing.

1.2 Second Capital Contribution $2,654,481 upon (a) substantial completion of the Apartment Complex, (b) issuance of final certificates of occupancy, and (c) such other terms as set forth in the Amended Partnership Agreements.

1.3 Third Capital Contribution $4,308,829 upon (a) the achievement of initial occupancy of all LIHTC units, (b) receipt of an audited cost certification of eligible basis, (c) commencement of amortization of the permanent loan, and (d) such other terms as set forth in the Amended Partnership Agreements.

1.4 Fourth Capital Contribution $100,000 upon (a) (b) receipt of Form(s) 8609 for the entire Apartment Complex, and (d) such other terms as set forth in the Amended Partnership Agreements.

2. Representations and Warranties. The Amended Partnership Agreement, and related documents would contain the customary representations and warranties required by the Investment Partnership, which would survive the Closing, including warranties of title, absence of defaults, litigation, liens and undisclosed liabilities, existence of insurance, full compliance with applicable laws including state and federal securities laws, regulatory agreements, environmental regulations and requirements, defect-free construction of the Apartment Complex, authority of the General Partner, financial statements of the General Partner, full disclosure to the Investment Partnership, and the receipt of a credit allocation from the appropriate governmental agency.

3. Additional Terms. The Amended Partnership Agreement would also include the provisions substantially like the following:

3.1 Operations. The General Partner shall cause the Partnership to operate the Apartment Complex in the ordinary course of business and in such a manner that the Apartment Complex shall be eligible to receive low-income housing tax credits pursuant to Internal Revenue Code Section 42 ("Tax Credits") as provided herein and remain in compliance, pursuant to applicable rules.

3.2 Transaction Expenses. The General Partner shall be responsible for the following expenses of this transaction:

a. title insurance policies or endorsements to the existing title insurance policies updating the insurance coverage and, if necessary, increasing the amount of same to the full amount of the appraised value for the Apartment Complex; and

b. legal fees and expenses of the General Partner and the Partnership, including any fees and expenses incurred in connection with obtaining any governmental agency approval and the credit allocation.

3.3 Credit Allocation. Prior to the Closing, the General Partner shall obtain evidence that the Partnership will receive Tax Credits in the amount of at least $10,587,160 based on the assumption that 100% of the available units are Low-Income and that 100% of the prospective tenants will comply with the tests promulgated under Code Section 42(g). If the actual amount of Tax Credits available to the Investment Partnership is reduced, the Capital Contributions of the Investment Partnership will be reduced.

3.4 Opinion of Counsel. The General Partner shall deliver at the Closing an opinion of counsel concerning customary tax, partnership, real property and compliance matters in the

form requested by the Investment Partnership, including, but not limited to, the availability of the Tax Credits.

3.5 Management. The property manager shall certify annually that the Apartment Complex and its tenants are in compliance with all Tax Credit regulations and requirements. If the property manager is an affiliate of the General Partner, the property manager will accrue the management fee to the extent necessary at any time to prevent a default under the construction loan and/or mortgage loan.

3.6 Title Insurance. At the Closing, the General Partner shall deliver to the Investment Partnership a fee title insurance policy, obtained at the General Partner's expense, insuring the Partnership's ownership of the amount of the replacement cost of the Apartment Complex (which amount shall not be less than the aggregate of the principal amount of the Mortgage Loan and the Capital Contributions of the General Partner and the Investment Partnership), subject only to permitted encumbrances and such other matters consented to in writing by the Investment Partnership.

4. Certain Obligations of the General Partner. The General Partner and its principals will provide the Investment Partner customary guarantees set forth in AHP's standard form partnership agreement.

5. Asset Management Fee. The Partnership would pay, as an operational expense of the Partnership, an asset management fee of $5,000 to AHP Affordable Housing Partners, Inc. (or to such other entity as the Investment Partnership shall designate), for an annual review of the operations of the Partnership and the Apartment Complex. Such fee would accrue beginning with the commencement of leasing or marketing activity for the Apartment Complex.

6. Permanent Financing. The Investment Partnership has assumed that the Apartment Complex will be financed with a first lien mortgage loan with the following terms: (i) principal amount $2,125,000, but in no event shall the amount of the Mortgage Loan result in aggregate debt service coverage ratio being less than one hundred fifteen percent (115%), as determined by the Investment Partnership in its good faith discretion; (ii) the rate of interest shall be a fixed market interest rate for comparable loans; (iii) the Mortgage Loan shall be nonrecourse to the Partnership and the General Partner; (iv) the Mortgage Loan shall amortize on a 40-year payment schedule; (v) the maturity date of the Mortgage Loan will be not less than fifteen (15) years from the date of closing of the Mortgage Loan; and (vi) the Mortgage Loan documents shall contain such other terms as may be consented to by the Investment Partnership.

7. Insurance. The General Partner would cause the Partnership to obtain (i) Commercial General Liability insurance, (b) automobile liability insurance, (c) worker's compensation insurance meeting statutory limits, (d) Builder's Risk insurance, (e) property damage insurance and (f) such other insurance and terms as AHP require as set forth in AHP's standard form partnership agreement.

8. Replacement Reserves. Annual amount of $250 per unit per year to be increased annually by three percent (3%) from revenues of the Apartment Complex.

9. Investment Partners Due Diligence and Legal Fees. AHP will charge a fee to cover its due diligence costs as well as Partnership legal expenses of $75,000, which will be payable at initial Partnership closing.

10. Developer Fee Funding Schedule. AHP contemplates the funding of the anticipated capitalized developers fee of $282,147 in the following percentages:

a. First Capital Contribution: 0%

b. Second Capital Contribution: 0%

c. Third Capital Contribution: 43%

d. Fourth Capital Contribution: 57%

11. Conditions to Execution of Amended Partnership Agreement. The Investment Partnership's obligation to execute the Amended Partnership Agreement will be conditioned upon completion of its normal due diligence review and, after such review is completed, the approval of the Investment Partnership's investment committee, in its sole and absolute discretion. In connection with its due diligence, the General Partner agrees to provide the Investment Partnership and its representatives full access to the Apartment Complex and its records. Additionally, the closing of any Partnership Agreement would not occur until 2026.

Please indicate your agreement and acceptance of the foregoing by signing the enclosed copy of this letter and returning it to the undersigned.

Sincerely,

AFFORDABLE HOUSING PARTNERS, INC.
a Delaware Corporation

By: _____
Jeff Shetterly, Vice President – Acquisitions
cc: Robert Johnston – Senior Vice President

Agreed and Accepted:

SCF Plainview 24, LP, a Texas limited partnership

By: SCF PLAINVIEW 24 GP, LLC, a Texas limited liability company, its general partner

By: SALEM CLARK DEVELOPMENT, LLC, a Texas limited liability company, its sole member

By: _____ 11.24.25
Kelly Garrett, Member Date

24179 Westwind of Plainview - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 11, 2024

PROPERTY IDENTIFICATION	
Application #	**24179**
Development	**Westwind of Plainview**
City / County	**Plainview / Hale**
Region/Area	**1 / Rural**
Population	**General**
Set-Aside	**General**
Activity	**New Construction**

RECOMMENDATION				
TDHCA Program	**Request**	**Recommended**		
LIHTC (9% Credit)	$1,058,716	**$1,058,716**	**$18,254/Unit**	**$0.88**

KEY PRINCIPALS / SPONSOR

Leah Garrett - Salem Clark Development, LLC

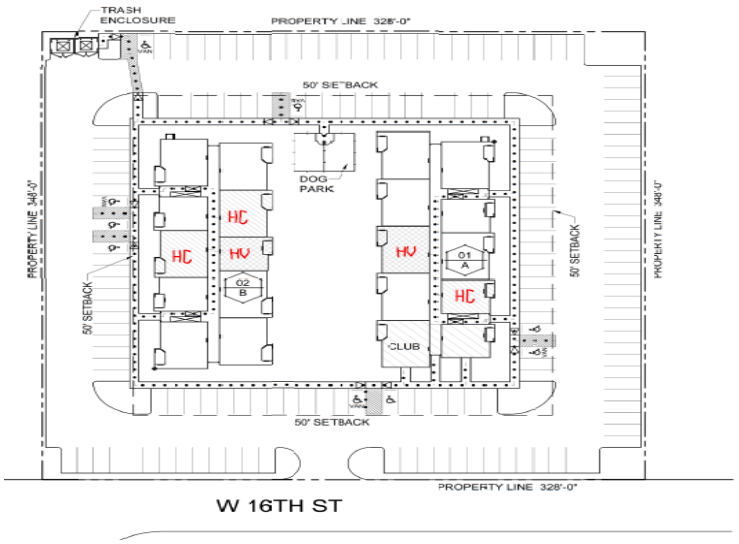
Kelly Garrett - Salem Clark Development, LLC

Related Parties	Contractor - Yes	Seller - Yes

TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	**# Units**	**% Total**	**Income**	**# Units**	**% Total**
Eff	-	0%	**20%**	-	0%
1	17	29%	**30%**	5	9%
2	41	71%	**40%**	-	0%
3	-	0%	**50%**	12	21%
4	-	0%	**60%**	41	71%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	58	100%	**TOTAL**	58	100%

SITE PLAN



PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten			Applicant's Pro Forma	
Debt Coverage	1.17	**Expense Ratio**		62.1%
Breakeven Occ.	87.3%	**Breakeven Rent**		$713
Average Rent	$757	**B/E Rent Margin**		$43
Property Taxes	$894/unit	**Exemption/PILOT**		0%
Total Expense	$5,350/unit	**Controllable**		$2,393/unit

MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)			5.1%
Highest Unit Capture Rate	15%	2 BR/60%	30
Dominant Unit Cap. Rate	15%	2 BR/60%	30
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs		
Avg. Unit Size	827 SF	**Density**	22.1/acre
Acquisition		$04K/unit	$250K
Building Cost	$107.92/SF	$89K/unit	$5,175K
Hard Cost		$114K/unit	$6,634K
Total Cost		$203K/unit	$11,776K
Developer Fee	$1,440K	(28% Deferred)	Paid Year: 14
Contractor Fee	$929K	**30% Boost**	Yes

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
Specialty Finance Group (SFG) - Permanent Term Loan	18/40	7.50%	$2,050,000	1.17
TOTAL DEBT (Must Pay)			$2,050,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
City of Plainview - Reduced Fees	0/0	0.00%	$250	1.17
CASH FLOW DEBT / GRANTS			$250	

EQUITY / DEFERRED FEES	
Source	Amount
Affordable Housing Partners, Inc. (AHP)	$9,315,768
Salem Clark Development, LLC	$410,140
TOTAL EQUITY SOURCES	$9,725,908
TOTAL DEBT SOURCES	$2,050,250
TOTAL CAPITALIZATION	$11,776,158

CONDITIONS

- Receipt and acceptance by Cost Certification:
  - Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

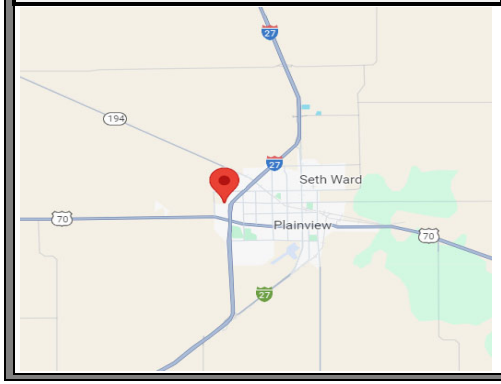
STRENGTHS/MITIGATING FACTORS

- New construction should enhance leasing
- Developer experience

WEAKNESSES/RISKS

- High Expense to Income Ratio
- Low number of units
- Low projected 15-year cash flow

AREA MAP



AERIAL PHOTOGRAPH(s)

DEVELOPMENT IDENTIFICATION

TDHCA Application #: **24179** Program(s): **9% HTC**

Westwind of Plainview

Address/Location: ~4200 W. 16th Street

City: Plainview County: Hale Zip: 79072

Population: General Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 1

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm Lien**	**Const. Term**	**Const Lien**
LIHTC (9% Credit)	$1,058,716				**$1,058,716**						

CONDITIONS

- Receipt and acceptance by Cost Certification:
  - Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	5
50% of AMI	50% of AMI	12
60% of AMI	60% of AMI	41

DEVELOPMENT SUMMARY

Westwind of Plainview is a typical garden style development serving families. The development will have 58 units comprised of 17 1-bdrm and 41 2-bdrm units, all targeted towards families at or below 60% AMI.

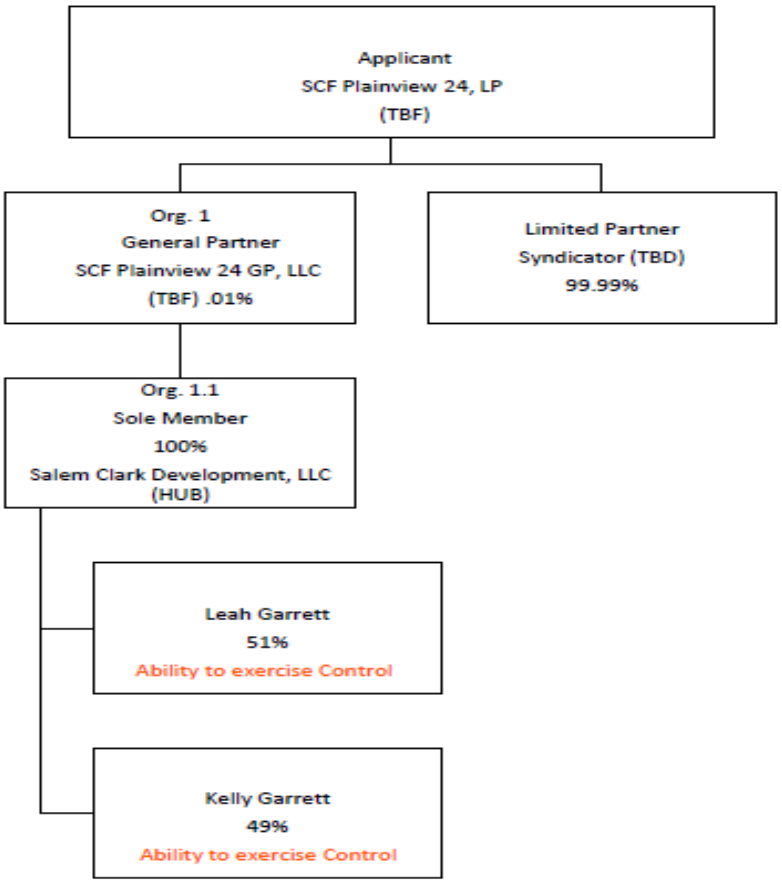
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	New construction should enhance leasing
▫	Developer experience
▫	

WEAKNESSES/RISKS	
▫	High Expense to Income Ratio
▫	Low number of units
▫	Low projected 15-year cash flow

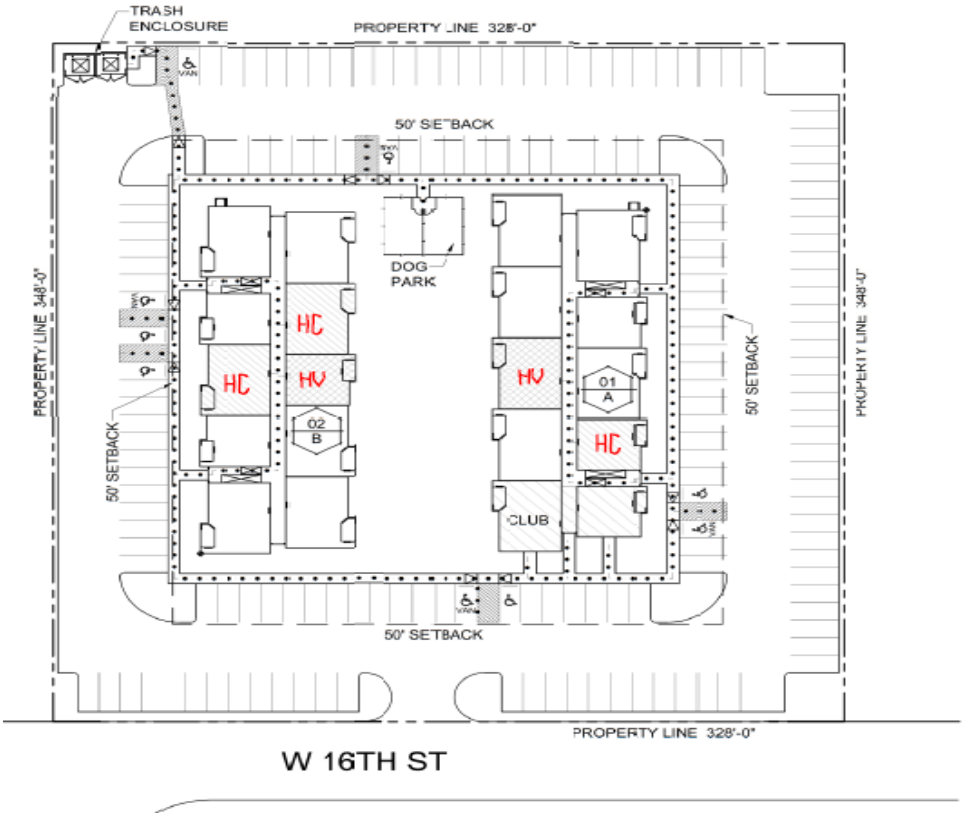
DEVELOPMENT TEAM

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN



Comments:

The Development is providing 167 total open surface parking at no fee. There is an expected average of parking based on the City's minimum parking requirements (157 spaces). The Applicant is meeting the parking requirement.

BUILDING ELEVATION

BUILDING CONFIGURATION

Building Type	A	B											**Total Buildings**
Floors/Stories	3	3											
Number of Bldgs	1	1											**2**
Units per Bldg	28	30											
Total Units	28	30											**58**

Avg. Unit Size (SF)	**827 sf**	**Total NRA (SF)**	**47,950**	**Common Area (SF)***	**10,697**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 2.62 acres Density: 22.1 units/acre

Site Control: 2.62 **Site Plan:** 2.62 **Appraisal:** 2.62 **ESA:** ~2.62

Feasibility Report Survey: 2.62 **Feasibility Report Engineer's Plan:** 2.62 **Existing LURA:** n/a

Control Type: Unimproved Property Contract

Development Site: 2.62 acres Cost: $250,000 $4,310 per unit

Seller: State Street Housing Development, LP

Buyer: Chaz Garrett

Assignee: SCF Plainview 24, LP

Related-Party Seller/Identity of Interest: Yes

Comments:

After Westwind of Plainview in Plainview, TX, is awarded Low Income Housing Tax Credits, then Chaz Garrett will assign his rights to the attached contract to SCF Plainview 24, LP.

The LURA will encumber the entire development site, and there will not be a need for land dedications/ROW's for the development site.

APPRAISED VALUE

Appraiser: SMS APPRAISAL/ENVIRONMENTAL SERVICES, INC. Date: 2/26/2024

Land as Vacant:	2.62 acres	$290,000	Per Unit:	$5,000
Existing Buildings: (as-is)		$0	Per Unit:	$0
Total Development: (as-is)		**$290,000**	Per Unit:	**$5,000**

SITE INFORMATION

Flood Zone:	x	Scattered Site?	No
Zoning:	Not Zoned, Requesting Annex	Within 100-yr floodplain?	No
Re-Zoning Required?	Yes	Utilities at Site?	Yes
Year Constructed:	N/A	Title Issues?	No

Current Uses of Subject Site:

Vacant land

Other Observations:

The applicant stated that the application for annexation and re-zoning has been filed, but the process has not been completed yet. This process is typically completed after awards.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, LLC Date: 2/22/2024

Recognized Environmental Conditions (RECs) and Other Concerns:

- Radon resistant construction and post-construction radon testing.

MARKET ANALYSIS

Provider: Apartment MarketData, LLC Date: 3/14/2024

Primary Market Area (PMA): 436.66 sq. miles 12 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
N/A	None	N/A	#N/A	#N/A	N/A	#N/A

Stabilized Affordable Developments in PMA		
	Total Units	285
	Total Developments	4
	Average Occupancy	95.4%

OVERALL DEMAND ANALYSIS

	Market Analyst			
	HTC	**Assisted**		
Total Households in the Primary Market Area	8,733			
Potential Demand from the Primary Market Area	1,044			
10% External Demand	104			
Potential Demand from Other Sources	0			
GROSS DEMAND	1,148			
Subject Affordable Units	58			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	58			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**5.1%**			

Population: General **Market Area:** Rural **Maximum Gross Capture Rate:** 30%

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	263	26	5	0	1.7%					
50% AMGI	151	15	12	0	7.2%					
60% AMGI	630	63	41	0	5.9%					

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
		Market Analyst								
Unit Type		Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate				
1 BR/30%		65	7	2	0	2.8%				
1 BR/50%		39	4	4	0	9.3%				
1 BR/60%		84	8	11	0	11.9%				
2 BR/30%		52	5	3	0	5.2%				
2 BR/50%		73	7	8	0	10.0%				
2 BR/60%		177	18	30	0	15.4%				

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$189,746	Avg. Rent:	$757	Expense Ratio:	62.1%
Debt Service:	$161,885	B/E Rent:	$713	Controllable Expenses:	$2,393
Net Cash Flow:	$27,860	UW Occupancy:	92.5%	Property Taxes/Unit:	$894
Aggregate DCR:	1.17	B/E Occupancy:	87.3%	Program Rent Year:	2023

There were limited comparables in Hale county, so underwriter elected to use both Hale & Lubbock Counties as comparables for expenses.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$95,420/ac	$4,310/unit	**$250,000**	Contractor Fee	**$928,760**
Off-site + Site Work		$17,672/unit	**$1,025,000**	Soft Cost + Financing	**$2,425,862**
Building Cost	$107.92/sf	$89,224/unit	**$5,175,000**	Developer Fee	**$1,439,563**
Contingency	7.00%	$7,483/unit	**$434,000**	Reserves	**$97,973**
Total Development Cost	$203,037/unit	**$11,776,158**		**Rehabilitation Cost**	**N/A**

Qualified for 30% Basis Boost?	Rural [9% only]

Developer Fee:

Eligible Developer Fee is overstated by $274 and Total Developer Fee is overstated by $437.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$11,776,158	**$10,945,903**	**$1,280,671**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	**Description**	**Amount**	**Rate**	**LTC**
M1 Bank - Construction Loan	Construction Lender	$8,805,000	9.00%	75%
Affordable Housing Partners, Inc. (AHP)	HTC	$1,863,154	$0.88	16%
City of Plainview - Reduced Fees	§11.9(d)(2)LPS Contribution	$250	0.00%	0%
Salem Clark Development, LLC	Deferred Developer Fee	$1,108,191	0.00%	9%
		$11,776,595	**Total Sources**	

PERMANENT SOURCES

	PROPOSED				UNDERWRITTEN				
Debt Source	**Amount**	**Interest Rate**	**Amort**	**Term**	**Amount**	**Interest Rate**	**Amort**	**Term**	**LTC**
Specialty Finance Group (SFG) - Permanent Term Loan	$2,050,000	7.50%	40	18.0	$2,050,000	7.50%	40	18.0	17%
City of Plainview - Reduced Fees	$250	Fee Waiver			$250	Fee Waiver			0%
Total	**$2,050,250**				**$2,050,250**				

	PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees	**Amount**	**Rate**	**% Def**	**Amount**	**Rate**	**% TC**	**% Def**
Affordable Housing Partners, Inc. (AHP)	$9,315,768	$0.88		$9,315,768	$0.88	79%	
Salem Clark Development, LLC	$410,577		29%	$410,140		3%	28%
Total	**$9,726,345**			**$9,725,908**			
				$11,776,158	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.919	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.874	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	$11,776,158
Permanent Sources (debt + non-HTC equity)	$2,050,250
Gap in Permanent Financing	$9,725,908

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	$11,268,773	$1,280,671
Needed to Balance Sources & Uses	$9,725,908	$1,105,328
Requested by Applicant	$9,315,768	$1,058,716

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	**$9,315,768**	**$1,058,716**

Deferred Developer Fee	**$410,140**	**(28% deferred)**
Repayable in	**14 years**	

Recommendation:

Underwriter is recommending $1,058,716 of annual tax credits as requested by the Applicant.

Underwriter: *Mario Castellanos*

Manager of Real Estate Analysis: *Robert Castillo*

Director of Real Estate Analysis: *Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Westwind of Plainview, Plainview, 9% HTC #24179

LOCATION DATA	
CITY:	Plainview
COUNTY:	Hale
Area Median Income	$64,100
PROGRAM REGION:	1
PROGRAM RENT YEAR:	2023

UNIT DISTRIBUTION

# Beds	# Units	% Total	Assisted	MDL	ARP	Match
Eff	-	0.0%	0	0	0	0
1	17	29.3%	0	0	0	0
2	41	70.7%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	**58**	**100.0%**	**-**	**-**	**-**	**-**

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	827 sf

55% Average Income										
	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	# Units	-	5	-	12	41	-	-	-	**58**
	% Total	0.0%	8.6%	0.0%	20.7%	70.7%	0.0%	0.0%	0.0%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$405	2	1	1	650	$405	$81	$324	$0	$0.50	$324	**$648**	**$648**	$324	$0.50	$0	$864	$1.33	$864
TC 50%	$676	4	1	1	650	$676	$81	$595	$0	$0.92	$595	**$2,380**	**$2,380**	$595	$0.92	$0	$864	$1.33	$864
TC 60%	$811	11	1	1	650	$811	$81	$730	$0	$1.12	$730	**$8,030**	**$8,030**	$730	$1.12	$0	$864	$1.33	$864
TC 30%	$486	3	2	2	900	$486	$105	$381	$0	$0.42	$381	**$1,143**	**$1,143**	$381	$0.42	$0	$1,012	$1.12	$1,012
TC 50%	$811	8	2	2	900	$811	$105	$706	$0	$0.78	$706	**$5,648**	**$5,648**	$706	$0.78	$0	$1,012	$1.12	$1,012
TC 60%	$973	30	2	2	900	$973	$105	$868	$0	$0.96	$868	**$26,040**	**$26,040**	$868	$0.96	$0	$1,012	$1.12	$1,012
TOTALS/AVERAGES:		**58**			**47,950**				**$0**	**$0.92**	**$757**	**$43,889**	**$43,889**	**$757**	**$0.92**	**$0**	**$969**	**$1.17**	**$969**

ANNUAL POTENTIAL GROSS RENT:	**$526,668**	**$526,668**	

STABILIZED PRO FORMA

Westwind of Plainview, Plainview, 9% HTC #24179

	STABILIZED FIRST YEAR PRO FORMA													
	COMPARABLES				APPLICANT				TDHCA				VARIANCE	
	Database		Hale & Lubbock Counties		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$0.92	$757	$526,668	$526,668	$757	$0.92		0.0%	$0
Application Fees, NSF, Pet Rent							$20.00	$13,920						
Total Secondary Income							$20.00		$13,920	$20.00			0.0%	$0
POTENTIAL GROSS INCOME								$540,588	$540,588				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(40,544)	(40,544)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME								$500,044	$500,044				0.0%	$0
General & Administrative	$28,276	$488/Unit	$23,509	$405	4.10%	$0.43	$353	$20,500	$28,276	$488	$0.59	5.65%	-27.5%	(7,776)
Management	$27,055	7.5% EGI	$23,545	$406	4.00%	$0.42	$345	$20,002	$20,002	$345	$0.42	4.00%	0.0%	0
Payroll & Payroll Tax	$63,208	$1,090/Unit	$62,270	$1,074	9.05%	$0.94	$780	$45,236	$45,236	$780	$0.94	9.05%	0.0%	-
Repairs & Maintenance	$52,013	$897/Unit	$25,583	$441	7.50%	$0.78	$647	$37,525	$37,700	$650	$0.79	7.54%	-0.5%	(176)
Electric/Gas	$15,302	$264/Unit	$10,864	$187	1.44%	$0.15	$124	$7,210	$10,864	$187	$0.23	2.17%	-33.6%	(3,654)
Water, Sewer, & Trash	$22,980	$396/Unit	$25,181	$434	5.66%	$0.59	$488	$28,295	$25,181	$434	$0.53	5.04%	12.4%	3,114
Property Insurance	$33,570	$0.70 /sf	$45,957	$792	10.22%	$1.07	$881	$51,107	$51,107	$881	$1.07	10.22%	0.0%	-
Property Tax (@ 100%) 1.9706	$30,806	$531/Unit	$42,696	$736	10.37%	$1.08	$894	$51,862	$38,376	$662	$0.80	7.67%	35.1%	13,486
Reserve for Replacements					2.90%	$0.30	$250	$14,500	$14,500	$250	$0.30	2.90%	0.0%	-
Cable TV					5.32%	$0.55	$458	$26,592	$26,592	$458	$0.55	5.32%	0.0%	-
Supportive Services					1.03%	$0.11	$89	$5,150	$5,150	$89	$0.11	1.03%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.46%	$0.05	$40	$2,320	$2,320	$40	$0.05	0.46%	0.0%	-
TOTAL EXPENSES					**62.05%**	**$6.47**	**$5,350**	**$310,298**	**$305,302**	**$5,264**	**$6.37**	**61.06%**	**1.6%**	**$ 4,996**
NET OPERATING INCOME ("NOI")					**37.95%**	**$3.96**	**$3,271**	**$189,746**	**$194,741**	**$3,358**	**$4.06**	**38.94%**	**-2.6%**	**$ (4,996)**
CONTROLLABLE EXPENSES							$2,393/Unit			$2,539/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Westwind of Plainview, Plainview, 9% HTC #24179

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR												Cumulative	
DEBT (Must Pay)	Fee	UW	App	Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	DCR	LTC
Specialty Finance Group (SFG) - Permanent Term Loan		1.20	1.17	161,885	7.50%	40	18.0	$2,050,000	$2,050,000	18.0	40.0	7.50%	$161,885	1.17	17.4%
CASH FLOW DEBT / GRANTS															
City of Plainview - Reduced Fees		1.20	1.17		0.00%	0	0.0	$250	$250	0.0	0.0	0.00%		1.17	0.0%
				$161,885			**TOTAL DEBT / GRANT SOURCES**	**$2,050,250**	**$2,050,250**			**TOTAL DEBT SERVICE**	**$161,885**	**1.17**	17.4%
NET CASH FLOW		$32,856	$27,860						**APPLICANT**	**NET OPERATING INCOME**		**$189,746**	**$27,860**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
Affordable Housing Partners, Inc. (AHP)	LIHTC Equity	79.1%	$1,058,716	$0.88	$9,315,768	$9,315,768	$0.8799	$1,058,716	79.1%	$18,254	Applicant Request
Salem Clark Development, LLC	Deferred Developer Fees	3.5%	(29% Deferred)		$410,577	$410,140	(28% Deferred)		3.5%	**Total Developer Fee:**	**$1,439,563**
Additional (Excess) Funds Req'd		0.0%				$0			0.0%		
TOTAL EQUITY SOURCES		82.6%			$9,726,345	$9,725,908			82.6%		

TOTAL CAPITALIZATION	**$11,776,595**	**$11,776,158**	**15-Yr Cash Flow after Deferred Fee:**	**$63,947**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis								Eligible Basis			
	Acquisition	New Const. Rehab	Total Costs			Total Costs			New Const. Rehab	Acquisition	%	$
Land Acquisition			$4,310 / Unit		$250,000	$250,000	$4,310 / Unit				0.0%	$0
Building Acquisition	$0		$ / Unit		$0	$0	$ / Unit			$0	0.0%	$0
Off-Sites		$0	$ / Unit		$0	$0	$ / Unit		$0		0.0%	$0
Site Work		$871,250	$16,293 / Unit		$945,000	$945,000	$16,293 / Unit		$871,250		0.0%	$0
Site Amenities		$80,000	$1,379 / Unit		$80,000	$80,000	$1,379 / Unit		$80,000		0.0%	$0
Building Cost		$5,175,000	$107.92 /sf	$89,224/Unit	$5,175,000	$5,511,341	$95,023/Unit	$114.94 /sf	$5,175,000		-6.1%	($336,341)
Contingency		$428,838	7.00%	7.00%	$434,000	$434,000	6.64%	7.00%	$428,838		0.0%	$0
Contractor Fees		$917,712	14.00%	14.00%	$928,760	$928,760	13.32%	14.00%	$917,712		0.0%	$0
Soft Costs	$0	$1,145,002		$19,741 / Unit	$1,145,002	$1,145,002	$19,741 / Unit		$1,145,002	$0	0.0%	$0
Financing	$0	$900,375		$22,084 / Unit	$1,280,860	$1,280,860	$22,084 / Unit		$900,375	$0	0.0%	$0
Developer Fee	$0	$1,428,000	15.00%	15.00%	$1,440,000	$1,439,563	14.49%	15.00%	$1,427,726	$0	0.0%	$437
Reserves				2 Months	$97,973	$97,973	3 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$10,946,177**		$203,045 / Unit	**$11,776,595**	**$12,112,499**	$208,836 / Unit		**$10,945,903**	**$0**	**-2.8%**	**($335,904)**
Acquisition Cost	$0				$0							
Contingency		($0)			$0							
Contractor's Fee		$0			$0							
Financing Cost		$0										
Developer Fee	$0	($274)	15.00%	15.00%	($437)							
Reserves					$0							
ADJUSTED BASIS / COST	**$0**	**$10,945,903**		$203,037/unit	**$11,776,158**	**$12,112,499**	$208,836/unit		**$10,945,903**	**$0**	**-2.8%**	**($336,341)**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):	**$11,776,158**

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Westwind of Plainview, Plainview, 9% HTC #24179

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$10,945,903	$0	$10,945,903
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$10,945,903	$0	$10,945,903
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$14,229,674	$0	$14,229,674
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$14,229,674	$0	$14,229,674
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,280,671	$0	$1,280,671
CREDITS ON QUALIFIED BASIS	$1,280,671		$1,280,671	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8799	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$1,280,671	$11,268,773	----	----	----
Needed to Fill Gap	$1,105,328	$9,725,908	----	----	----
Applicant Request	$1,058,716	$9,315,768	**$1,058,716**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY		FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)		47,950 SF	$95.00	4,555,373
Adjustments					
Exterior Wall Finish		0.00%		0.00	$0
Elderly		0.00%		0.00	0
9-Ft. Ceilings		3.00%		2.85	136,661
Roof Adjustment(s)				0.00	0
Subfloor				(0.21)	(10,229)
Floor Cover				3.68	176,456
Breezeways		$40.01	8,870	7.40	354,929
Balconies		$39.97	3,351	2.79	133,928
Plumbing Fixtures		$1,420	164	4.86	232,880
Rough-ins		$700	116	1.69	81,200
Built-In Appliances		$2,280	58	2.76	132,240
Exterior Stairs		$3,550	8	0.59	28,400
Heating/Cooling				3.12	149,604
Storage Space		$40.01	668	0.56	26,730
Carports		$16.05	0	0.00	0
Garages		$30.00	0	0.00	0
Common/Support Area		$143.64	1,770	5.30	254,246
Elevators			0	0.00	0
Other:				0.00	0
Fire Sprinklers		$3.65	59,258	4.51	216,292
SUBTOTAL				**134.91**	**6,468,710**
Current Cost Multiplier		1.00		0.00	0
Local Multiplier		1.00		0.00	0
Reserved					0
TOTAL BUILDING COSTS				**134.91**	**$6,468,710**
Plans, specs, survey, bldg permits		3.30%		(4.45)	($213,467)
Contractor's OH & Profit		11.50%		(15.51)	(743,902)
NET BUILDING COSTS			$95,023/unit	$114.94/sf	$5,511,341

Long-Term Pro Forma

Westwind of Plainview, Plainview, 9% HTC #24179

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	$500,044	$510,045	$520,246	$530,651	$541,264	$597,599	$659,797	$728,470	$804,289	$888,000	$980,424	$1,082,467
TOTAL EXPENSES	3.00%	$310,298	$319,407	$328,785	$338,441	$348,382	$402,675	$465,491	$538,176	$622,285	$719,623	$832,280	$962,676
NET OPERATING INCOME ("NOI")		**$189,746**	**$190,638**	**$191,460**	**$192,210**	**$192,882**	**$194,924**	**$194,306**	**$190,294**	**$182,005**	**$168,378**	**$148,145**	**$119,792**
EXPENSE/INCOME RATIO		62.1%	62.6%	63.2%	63.8%	64.4%	67.4%	70.6%	73.9%	77.4%	81.0%	84.9%	88.9%
MUST -PAY DEBT SERVICE													
Specialty Finance Group (SFG) - Permanent Term Loan		$161,885	$161,885	$161,885	$161,885	$161,885	$161,885	$161,885	$161,885	$161,885	$161,885	$161,885	$161,885
TOTAL DEBT SERVICE		$161,885	$161,885	$161,885	$161,885	$161,885	$161,885	$161,885	$161,885	$161,885	$161,885	$161,885	$161,885
DEBT COVERAGE RATIO		1.17	1.18	1.18	1.19	1.19	1.20	1.20	1.18	1.12	1.04	0.92	0.74
ANNUAL CASH FLOW		**$27,860**	**$28,752**	**$29,575**	**$30,324**	**$30,996**	**$33,038**	**$32,420**	**$28,409**	**$20,119**	**$6,492**	**($13,741)**	**($42,094)**
Deferred Developer Fee Balance		$382,280	$353,528	$323,953	$293,629	$262,633	$100,592	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$0	$63,947	$215,536	$334,620	$396,707	$371,394	$221,217

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1271 **Agenda Date:** 12/11/2025 **Agenda #:** 32.

Presentation, discussion, and possible action on a request for return and reallocation of tax credits for The Residence at Red Cedar

RECOMMENDED ACTION

WHEREAS, The Residence at Red Cedar was awarded 9% housing tax credits during the 2024 Competitive Housing Tax Credit cycle;

WHEREAS, the Development Owner executed a Carryover Allocation Agreement that included certifications stating each building receiving an allocation would be placed in service by December 31, 2026;

WHEREAS, the Development Owner has requested an extension to the placement in service deadline under 10 TAC §11.6(5), related to Credit Returns Resulting from Force Majeure Events;

WHEREAS, the Department lacks authority to extend federal placement in service deadlines and may only reset such deadlines by requiring the credits to be returned and immediately reallocated to the Development, as permitted solely under the force majeure provision of the Qualified Allocation Plan (QAP); and

WHEREAS, the Development Owner has submitted documentation demonstrating that a qualifying force majeure event has occurred;

NOW, therefore, it is hereby

RESOLVED, that the request to treat the matter under the force majeure provisions of 10 TAC §11.6(5) is approved, and that the 2024 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar shall be applicable to the Development.

BACKGROUND

Development	The Residence at Red Cedar
Target Population	Elderly
HTC Award	$802,916
City	Corsicana
Total Units	32
HTC Units	32
Initial Year of Award	2024
Extension Requested	One year

The Residence at Red Cedar is a 32-unit development located in Corsicana, Navarro County. The development received an award of 9% Housing Tax Credits in 2024. As a result, the current

deadline to place in service in December 31, 2026.

After receiving its award, the Developer discovered that the municipal water line closest to the site was nonfunctioning, leaving the Development with no readily-available tie-in point for water. Because of this, the Developer is required to construct an 1,800-foot water line to reach the nearest functional water line, which will also require a pressure booster. This has resulted in more than $500,000 in excess costs and required multiple rounds of additional design and engineering revisions.

In addition to the issues with the water supply, credit pricing has also lowered significantly throughout the State. In response to the newly created funding gap, the Developer has worked to value-engineer the site, and has also unsuccessfully pursued soft funds from various entities. The most promising source of funds is currently Federal Home Loan Bank's Affordable Housing Program, for which the Developer will be able to apply in 2026. Approval of this item would provide the time needed to apply for those funds.

APPLICABLE RULE

Under 10 TAC §11.6(5), a Development Owner may return credits and receive a reallocation outside the standard allocation process if the return is the result of a qualifying force majeure event occurring prior to issuance of IRS Form(s) 8609. Pursuant to 10 TAC §11.6(5), the Department's Governing Board may approve execution of a Carryover Allocation Agreement for the current program year with the Development Owner that returned the credits, but only if the following conditions are met:

> (A) The credits were returned as a result of "Force Majeure" events that occurred before issuance of Forms 8609. Force Majeure events are the following sudden and unforeseen circumstances outside the control of the Development Owner: acts of God such as fire, tornado, flooding, significant and unusual rainfall or subfreezing temperatures, or loss of access to necessary water or utilities as a direct result of significant weather events; explosion; vandalism; orders or acts of military authority; unrelated party litigation; changes in law, rules, or regulations; national emergency or insurrection; riot; acts of terrorism; supplier failures; or materials or labor shortages. If a Force Majeure event is also a presidentially declared disaster, the Department may treat the matter under the applicable federal provisions. Force Majeure events must make construction activity impossible or materially impede its progress.

Staff has reviewed this request and determined that the unexpected change in water supply and subsequent financial gap constitute a force majeure event under the rules.

IMPACT OF BOARD DECISION

If the Board approves the request:

- The credits will be returned and reallocated, with the 2024 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar applicable to the Development.
- A new Carryover Allocation Agreement will be executed.
- The new 10% Test deadline will be July 1, 2026.

- The new placed-in-service deadline will be December 31, 2027.

If the Board denies the request:

- The current placed-in-service deadline of December 31, 2026, remains in place.
- The Development Owner may either meet the existing deadline, return the credits, or have the award terminated for failing to meet the deadline.
- Returned credits will first be reallocated within the original subregion in accordance with 10 TAC §11.6(2). If no pending applications are eligible within the subregion, the credits will be added to the statewide collapse for reallocation.

This request has no impact on any funding source other than the Low Income Housing Tax Credit program.

RECOMMENDATION

Staff recommends approval of the request to return and reallocate tax credits for The Residence at Red Cedar under the force majeure provisions of 10 TAC §11.6(5).

powered by Legistar™

OVERLAND
PROPERTY GROUP

December 1, 2025

Cody Campbell
Director of Multifamily Programs
PO Box 13941
Austin, TX 78701-3941
Cody.campbell@tdhca.state.tx.us

RE: Request Force Majeure — #24207 The Residence at Red Cedar

Dear Mr. Campbell,

Overland Property Group is submitting this request for a Force Majeure extension for The Residence at Red Cedar, Application No. 24207. Following the award, and during post award engineering and design coordination, our team encountered a significant and unforeseeable infrastructure issue that was not identified during the feasibility study and was not disclosed or suggested in any early conversations with the City.

During detailed planning and engineering review, our engineers discovered that the fire hydrant closest to the site, along with the line feeding it, are not functioning. At no point prior to this discovery did the City indicate that the water line was inactive or unavailable for connection. Only later did the City inform us that the project would not be permitted to connect to the previously understood tie in point. Instead, the City is now requiring that the project construct an extended water line loop of more than 1,800 linear feet connecting back to Park Row, along with a booster system to address low pressure. The City has also stated that it is unwilling to assist in any way with addressing the hydrant issue, the pressure deficiency, or the offsite improvements now required.

These new requirements have created both time and cost implications. The need for an extended water line loop, pressure boosting, additional surveying, and multiple rounds of engineering and design revisions has resulted in more than $500,000 in unexpected cost. None of these conditions could have been anticipated at application and were entirely outside the control of the project team.

During this same period, financial conditions have shifted in ways that further challenge the project. At the time of application, we received equity pricing indications of 87 cents per credit. Since then, pricing has steadily declined into the mid to high seventies. In response to these market changes, and in an effort to offset a portion of the financial pressure, we reduced the land area from five acres to three acres, lowering the acquisition cost from 800,000 dollars to 600,000 dollars. This reduction was pursued specifically to help mitigate the gap created by declining equity pricing, but the new water infrastructure requirements have created additional burdens that go beyond what can be absorbed at this time.

In an effort to address the financial pressures caused by the changing market and infrastructure issues, we also reached out to the local Housing Authority to request Project Based Vouchers. We were informed that the Authority does not partner with developers in any capacity and could not provide assistance. In addition, we researched all potential soft funding sources at the federal, state, and local levels, and confirmed that none are available for this project and its location. These avenues were explored to help offset the impacts of declining equity pricing and rising construction costs, but no external support was available.

Despite these challenges, the development team has remained committed to moving the project forward. We have already applied for and obtained full building permit approval, demonstrating our continued effort to advance the project while working through these issues.

Given these circumstances, we respectfully request additional time under the Force Majeure provisions. This time will allow us to continue coordinating with the City to resolve the offsite water infrastructure requirements, to complete the necessary redesign and permitting, and to manage the project timeline as market conditions hopefully improve. Additionally, this will provide us the time to apply for an AHP/FHLB loan in their 2026 round to help close the gap.

We remain fully committed to delivering this important affordable housing development for the Corsicana community. Thank you for your consideration. We are available to provide any additional information the Department may need.

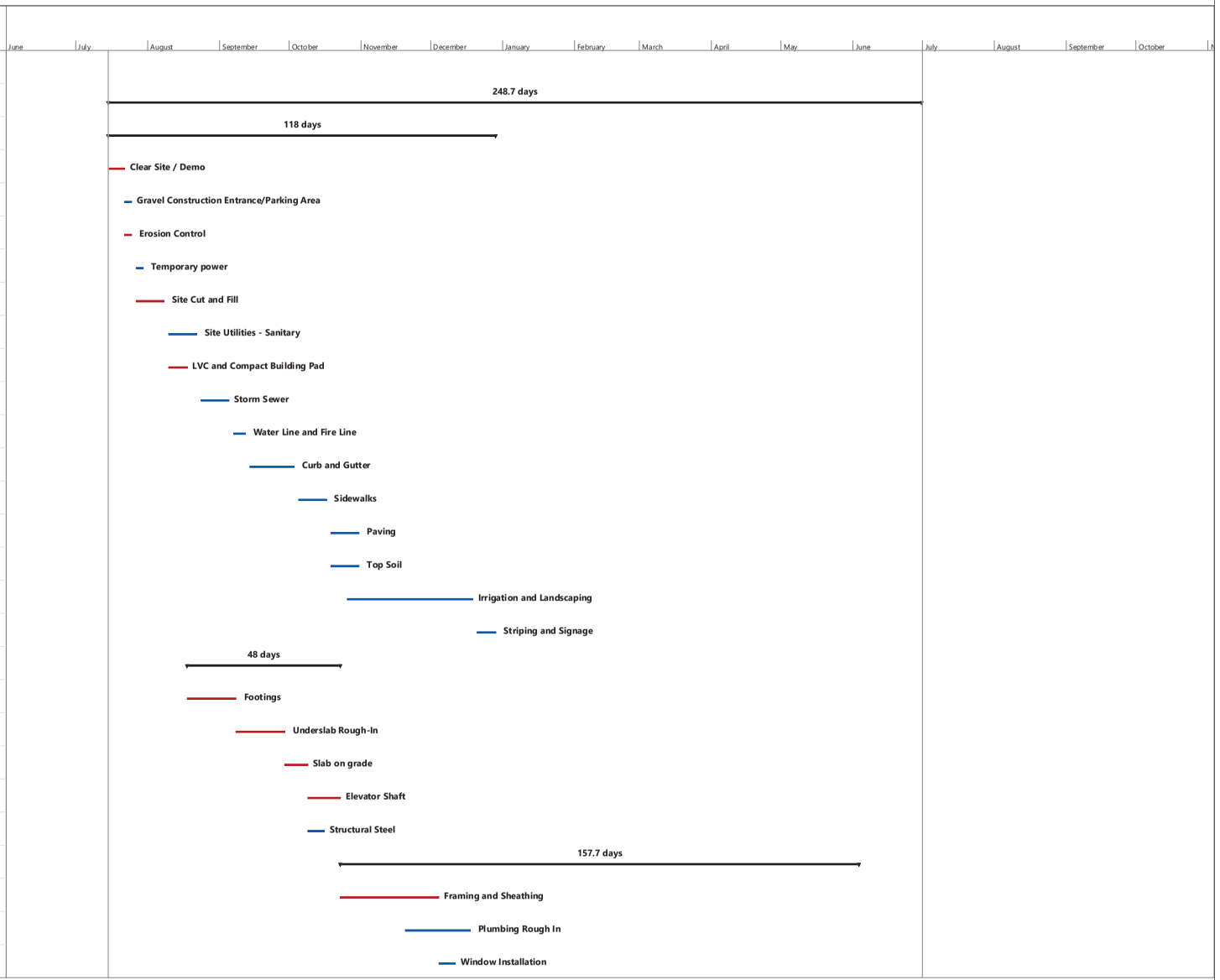
Best,

April Engstrom | Director of Development
Overland Property Group
5345 W. 151st Terrace, Leawood, Kansas 66224
C: 785.212.0810
aengstrom@overlandpg.com | www.overlandpg.com

MCP GROUP

Example Timeline

ID	% Com	Task Mo	Task Name	Duration	Start	Finish
0	0%		**Residence at Red Cedar**	**248.7 days**	**Wed 7/15/26**	**Wed 6/30/27**
1	0%		**Construction**	**248.7 days**	**Wed 7/15/26**	**Wed 6/30/27**
2	0%		**Sitework**	**118 days**	**Wed 7/15/26**	**Mon 12/28/26**
3	0%		Clear Site / Demo	5 days	Wed 7/15/26	Tue 7/21/26
4	0%		Gravel Construction Entrance/Parking Area	3 days	Wed 7/22/26	Fri 7/24/26
5	0%		Erosion Control	3 days	Wed 7/22/26	Fri 7/24/26
6	0%		Temporary power	3 days	Mon 7/27/26	Wed 7/29/26
7	0%		Site Cut and Fill	2 weeks	Mon 7/27/26	Fri 8/7/26
8	0%		Site Utilities - Sanitary	10 days	Mon 8/10/26	Fri 8/21/26
9	0%		LVC and Compact Building Pad	6 days	Mon 8/10/26	Mon 8/17/26
10	0%		Storm Sewer	10 days	Mon 8/24/26	Fri 9/4/26
11	0%		Water Line and Fire Line	5 days	Mon 9/7/26	Fri 9/11/26
12	0%		Curb and Gutter	15 days	Mon 9/14/26	Fri 10/2/26
14	0%		Sidewalks	10 days	Mon 10/5/26	Fri 10/16/26
13	0%		Paving	10 days	Mon 10/19/26	Fri 10/30/26
15	0%		Top Soil	10 days	Mon 10/19/26	Fri 10/30/26
16	0%		Irrigation and Landscaping	40 days	Mon 10/26/26	Fri 12/18/26
17	0%		Striping and Signage	5 days	Mon 12/21/26	Mon 12/28/26
18	0%		**Foundations**	**48 days**	**Tue 8/18/26**	**Thu 10/22/26**
19	0%		Footings	15 days	Tue 8/18/26	Mon 9/7/26
20	0%		Underslab Rough-In	15 days	Tue 9/8/26	Mon 9/28/26
23	0%		Slab on grade	8 days	Tue 9/29/26	Thu 10/8/26
21	0%		Elevator Shaft	2 weeks	Fri 10/9/26	Thu 10/22/26
22	0%		Structural Steel	1 week	Fri 10/9/26	Thu 10/15/26
24	0%		**Structure**	**157.7 days**	**Fri 10/23/26**	**Thu 6/3/27**
25	0%		Framing and Sheathing	6 weeks	Fri 10/23/26	Fri 12/4/26
32	0%		Plumbing Rough In	20 days	Fri 11/20/26	Thu 12/17/26
26	0%		Window Installation	5 days	Fri 12/4/26	Fri 12/11/26

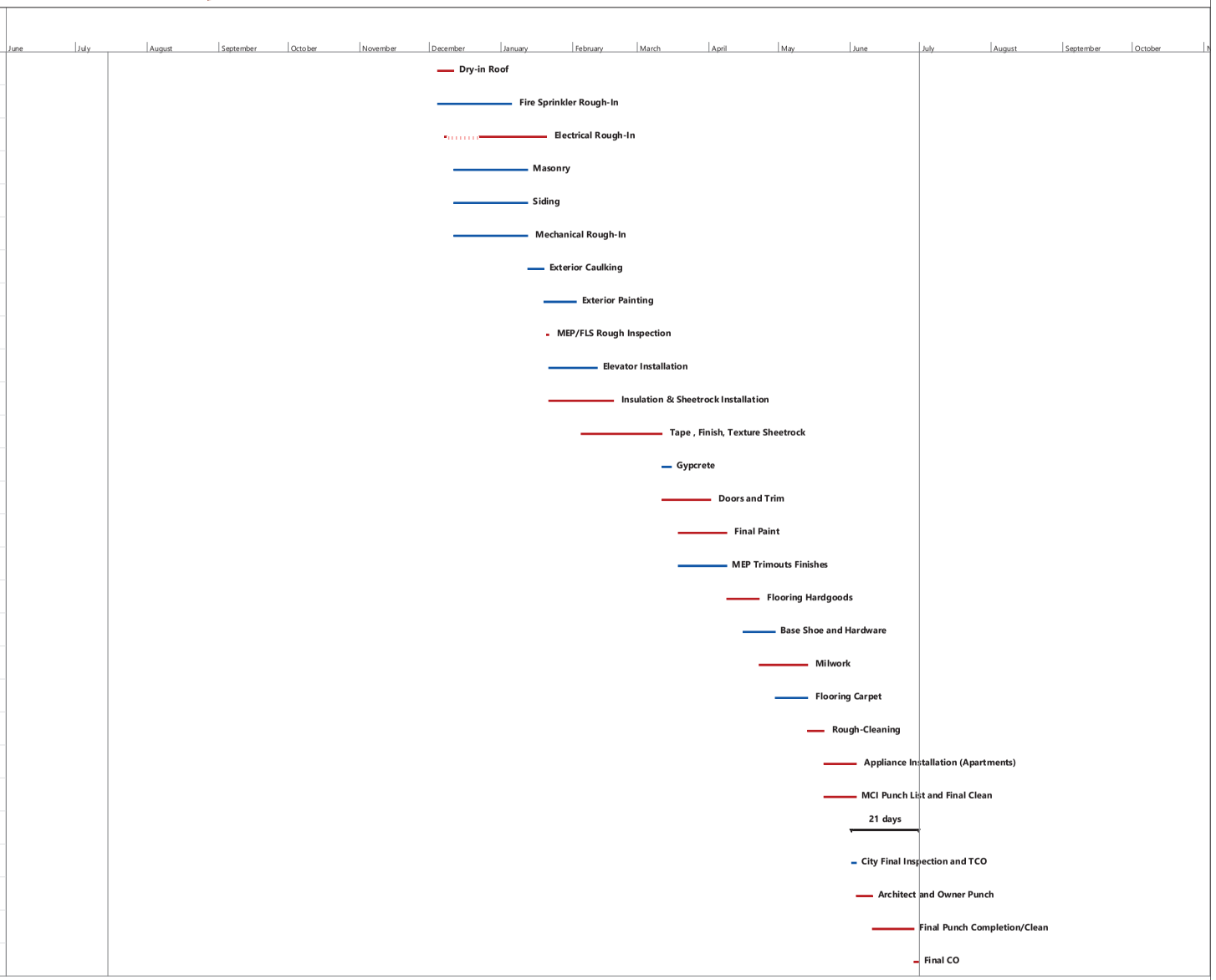


Project: Residence at Red Cedar
Date: Mon 12/1/25

Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Critical | Critical Split | Baseline | Baseline Milestone | Baseline Summary | Progress | Manual Progress

MCP GROUP

ID	% Com	Task Mo	Task Name	Duration	Start	Finish
31	0%		Dry-in Roof	5 days	Fri 12/4/26	Fri 12/11/26
33	0%		Fire Sprinkler Rough-In	4 weeks	Fri 12/4/26	Tue 1/5/27
34	0%		Electrical Rough-In	4 weeks	Mon 12/7/26	Wed 1/20/27
27	0%		Masonry	4 weeks	Fri 12/11/26	Tue 1/12/27
28	0%		Siding	4 weeks	Fri 12/11/26	Tue 1/12/27
35	0%		Mechanical Rough-In	4 weeks	Fri 12/11/26	Tue 1/12/27
29	0%		Exterior Caulking	1 week	Tue 1/12/27	Tue 1/19/27
30	0%		Exterior Painting	2 weeks	Tue 1/19/27	Tue 2/2/27
36	0%		MEP/FLS Rough Inspection	1 day	Wed 1/20/27	Thu 1/21/27
37	0%		Elevator Installation	3 weeks	Thu 1/21/27	Thu 2/11/27
38	0%		Insulation & Sheetrock Installation	4 weeks	Thu 1/21/27	Thu 2/18/27
39	0%		Tape , Finish, Texture Sheetrock	5 weeks	Thu 2/4/27	Thu 3/11/27
40	0%		Gypcrete	2 days	Thu 3/11/27	Mon 3/15/27
41	0%		Doors and Trim	15 days	Thu 3/11/27	Thu 4/1/27
42	0%		Final Paint	15 days	Thu 3/18/27	Thu 4/8/27
43	0%		MEP Trimouts Finishes	15 days	Thu 3/18/27	Thu 4/8/27
44	0%		Flooring Hardgoods	10 days	Thu 4/8/27	Thu 4/22/27
46	0%		Base Shoe and Hardware	10 days	Thu 4/15/27	Thu 4/29/27
45	0%		Milwork	15 days	Thu 4/22/27	Thu 5/13/27
47	0%		Flooring Carpet	10 days	Thu 4/29/27	Thu 5/13/27
48	0%		Rough-Cleaning	5 days	Thu 5/13/27	Thu 5/20/27
49	0%		Appliance Installation (Apartments)	10 days	Thu 5/20/27	Thu 6/3/27
50	0%		MCI Punch List and Final Clean	10 days	Thu 5/20/27	Thu 6/3/27
51	**0%**		**Closeout**	**21 days**	**Tue 6/1/27**	**Wed 6/30/27**
52	0%		City Final Inspection and TCO	2 days	Tue 6/1/27	Thu 6/3/27
53	0%		Architect and Owner Punch	5 days	Thu 6/3/27	Thu 6/10/27
54	0%		Final Punch Completion/Clean	12 days	Thu 6/10/27	Mon 6/28/27
55	0%		Final CO	2 days	Mon 6/28/27	Wed 6/30/27



Project: Residence at Red Cedar
Date: Mon 12/1/25

Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Critical | Critical Split | Baseline | Baseline Milestone | Baseline Summary | Progress | Manual Progress

24207 The Residence at Red Cedar - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 12, 2024

PROPERTY IDENTIFICATION	
Application #	24207
Development	The Residence at Red Cedar
City / County	Corsicana / Navarro
Region/Area	3 / Rural
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION

TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	$802,916	$802,916	$25,091/Unit	$0.87

KEY PRINCIPALS / SPONSOR

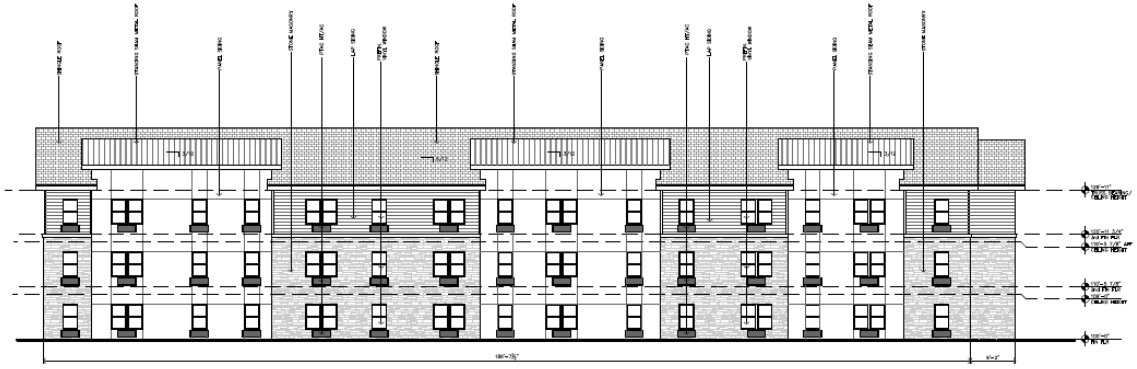
Mathew Gillam - Overland Property Group, LLC (Kansas)

Harrison Wreschner - Never Summer Holdings, LLC

Joseph Cohen - RRJA, LLC

Related Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	-	0%
1	16	50%
2	16	50%
3	-	0%
4	-	0%
TOTAL	32	100%

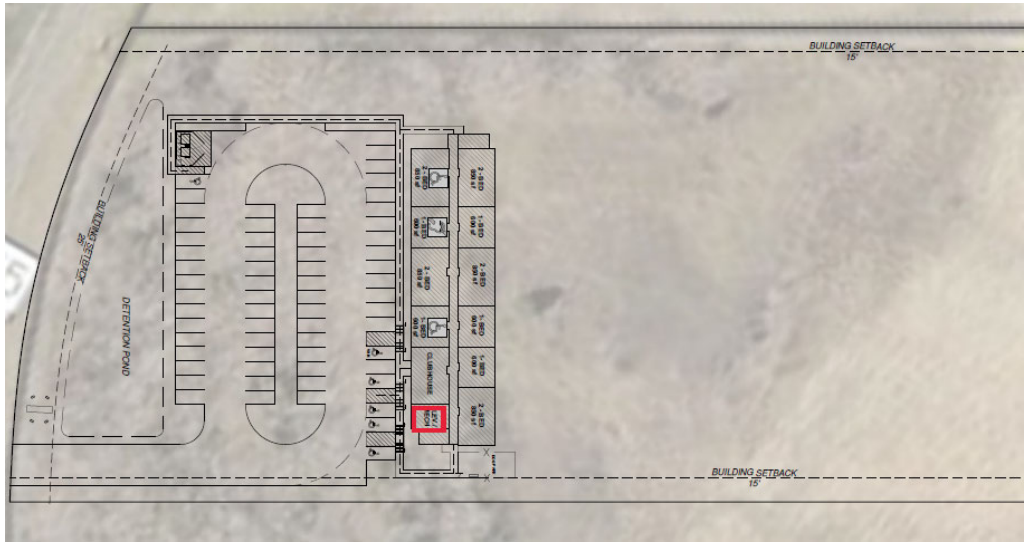
INCOME DISTRIBUTION

Income	# Units	% Total
20%	-	0%
30%	3	9%
40%	-	0%
50%	7	22%
60%	22	69%
70%	-	0%
80%	-	0%
MR	-	0%
TOTAL	32	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.17	Expense Ratio	55.0%
Breakeven Occ.	86.4%	Breakeven Rent	$693
Average Rent	$745	B/E Rent Margin	$51
Property Taxes	$704/unit	Exemption/PILOT	0%
Total Expense	$4,731/unit	Controllable	$2,885/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			0.7%
Highest Unit Capture Rate	4%	1 BR/50%	4
Dominant Unit Cap. Rate	1%	1 BR/60%	11
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	725 SF	Density	6.4/acre
Acquisition		$25K/unit	$800K
Building Cost	$158.93/SF	$115K/unit	$3,687K
Hard Cost		$155K/unit	$4,972K
Total Cost		$279K/unit	$8,931K
Developer Fee	$1,318K	(27% Deferred)	Paid Year: 15
Contractor Fee	$622K	30% Boost	Yes

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
Horizon Bank - Construction to Permanent Loan	16/40	6.25%	$1,550,000	1.17
TOTAL DEBT (Must Pay)			$1,550,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
City of Corsicana - Fee Waiver	0/0	0.00%	$250	1.17
CASH FLOW DEBT / GRANTS			$250	

EQUITY / DEFERRED FEES	
Source	Amount
Midwest Housing Equity Group, Inc. ("MHEG")	$7,024,809
Overland Property Group	$356,149
TOTAL EQUITY SOURCES	$7,380,958
TOTAL DEBT SOURCES	$1,550,250
TOTAL CAPITALIZATION	$8,931,208

CONDITIONS

- Receipt and acceptance by Cost Certification:

  a: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

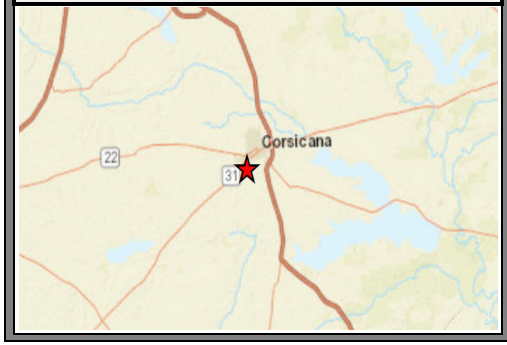
  b: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS
▫ Low Gross Capture Rate
▫ Developer Experience (LIHTC)
WEAKNESSES/RISKS
▫ Low number of units
▫ A review of the NWI map indicates a mapped wetland at the subject property.
▫ Low 15-Yr Cash Flow after Deferred Fee

AREA MAP



AERIAL PHOTOGRAPH(s)

Real Estate Analysis Division
Underwriting Report
July 12, 2024

DEVELOPMENT IDENTIFICATION

TDHCA Application #: **24207** Program(s): **9% HTC**

The Residence at Red Cedar

Address/Location: 701 N. 45th St.

City: Corsicana County: Navarro Zip: 75110

Population: Elderly Limitation Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Elevator Served Region: 3

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm Lien**	**Const. Term**	**Const Lien**
LIHTC (9% Credit)	$802,916				**$802,916**						

CONDITIONS

- Receipt and acceptance by Cost Certification:
  - a: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.
  - b: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	3
50% of AMI	50% of AMI	7
60% of AMI	60% of AMI	22

DEVELOPMENT SUMMARY

This Application is for the new construction of 32 units (16 1-BR and 16 2-BR) of housing for elderly households. The development will have one three-story elevator-served building that will contain all units and indoor common area.

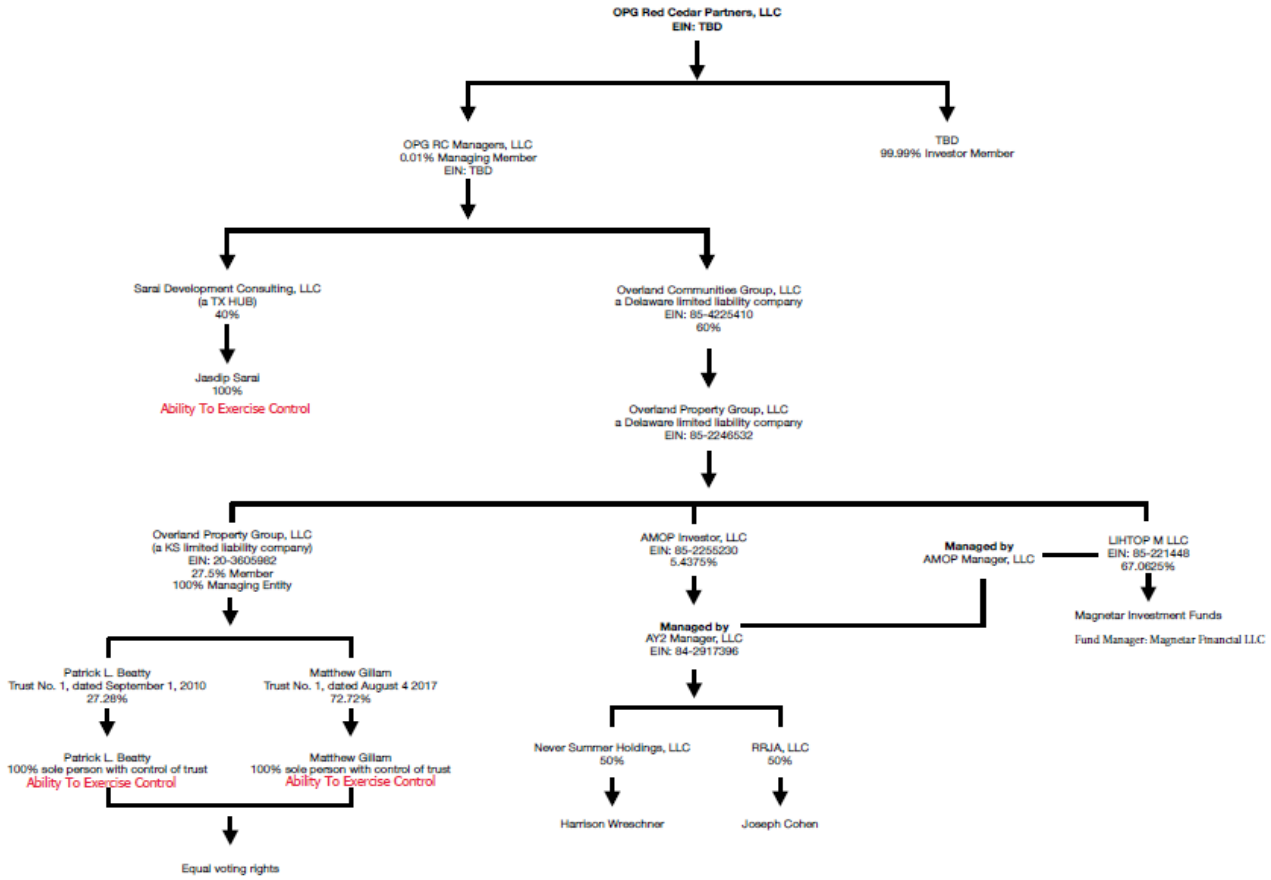
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Low Gross Capture Rate
▫	Developer Experience (LIHTC)
▫	

WEAKNESSES/RISKS	
▫	Low number of units
▫	A review of the NWI map indicates a mapped wetland at the subject property.
▫	Low 15-Yr Cash Flow after Deferred Fee

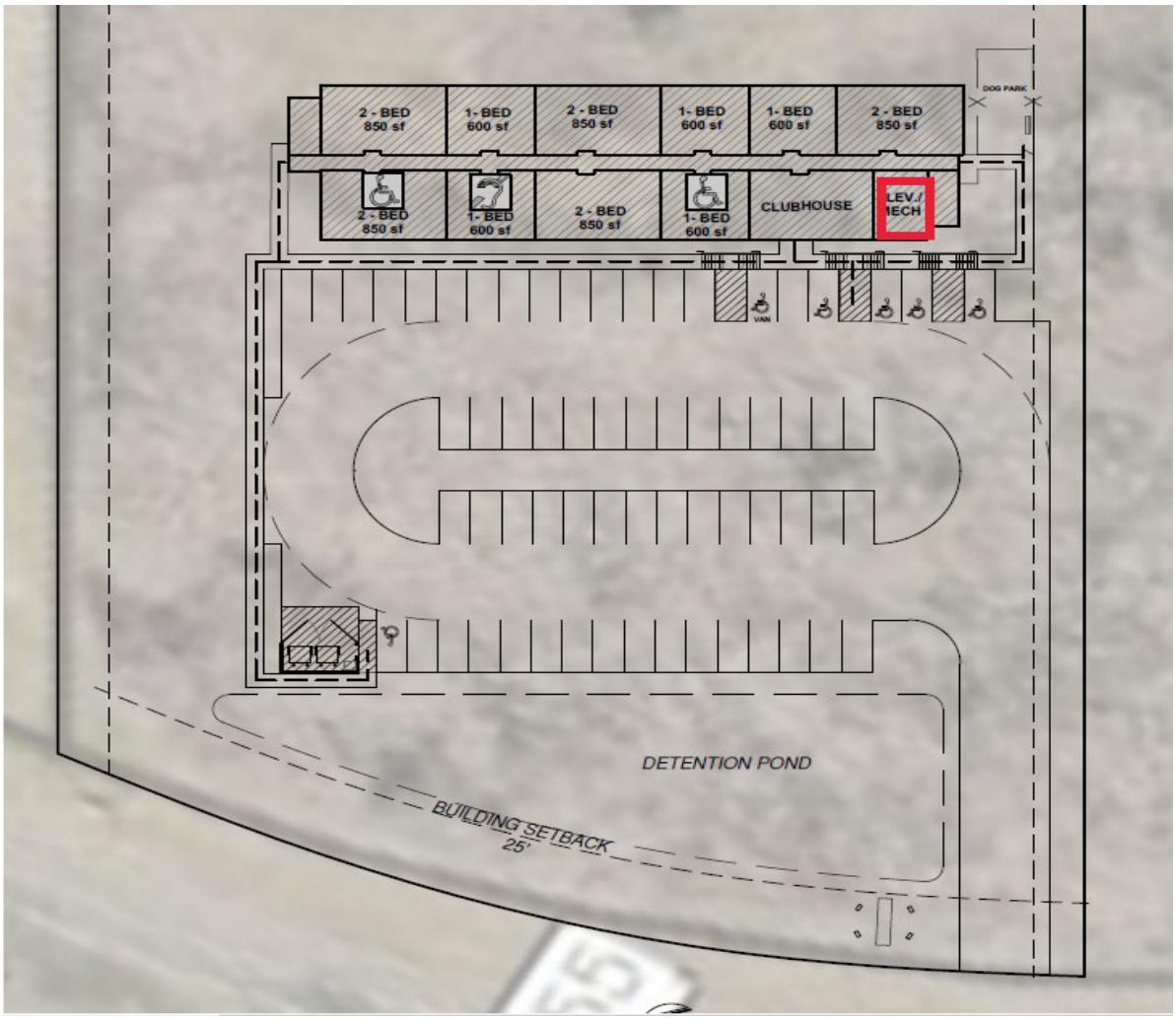
DEVELOPMENT TEAM

OWNERSHIP STRUCTURE

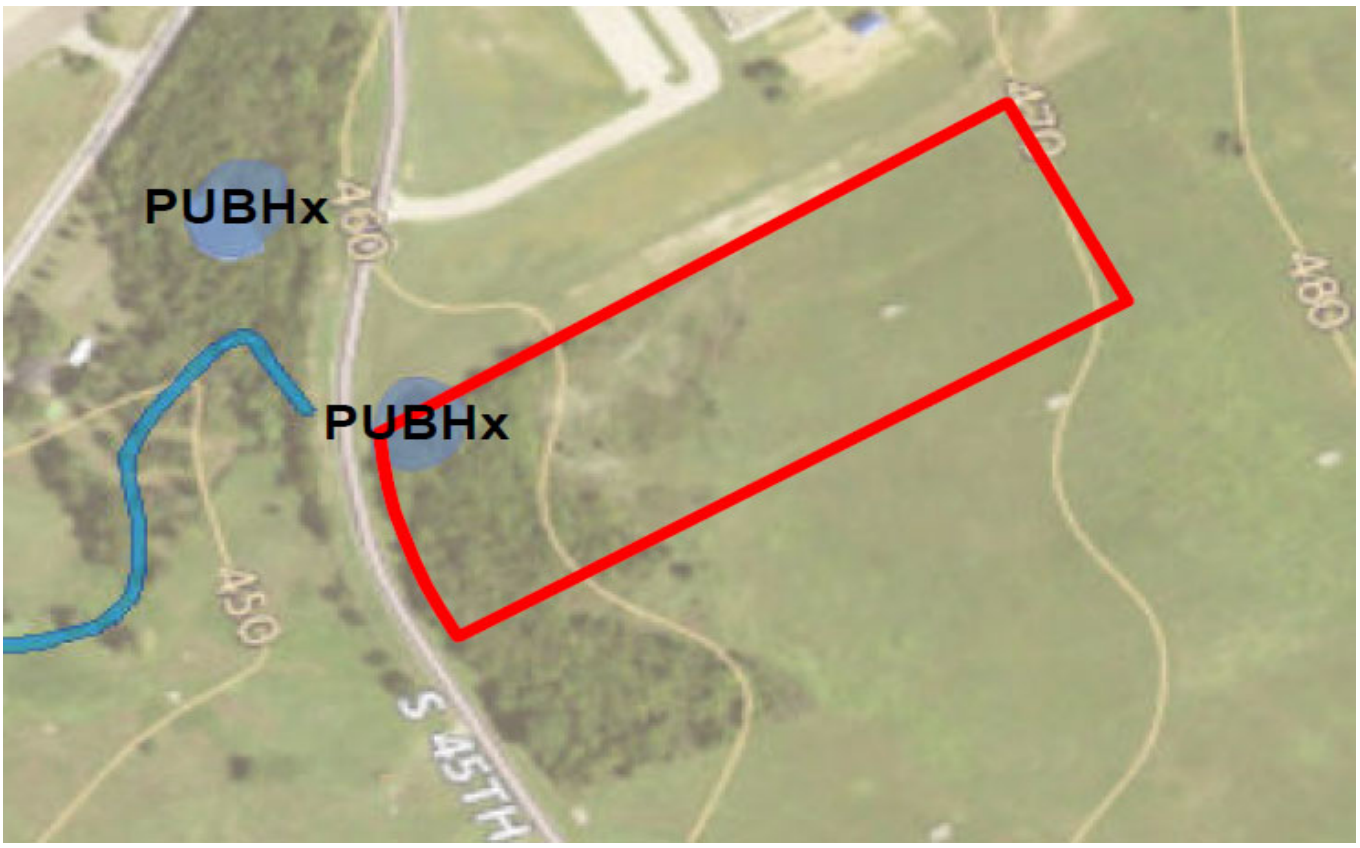


DEVELOPMENT SUMMARY

SITE PLAN



Jose Antonio Navarro Elementary School
Undeveloped Land
Pastureland
Pastureland
Undeveloped Land
Pastureland
Pastureland
S 45th St


PUBHx
PUBHx
460
470
480
450
S 45TH

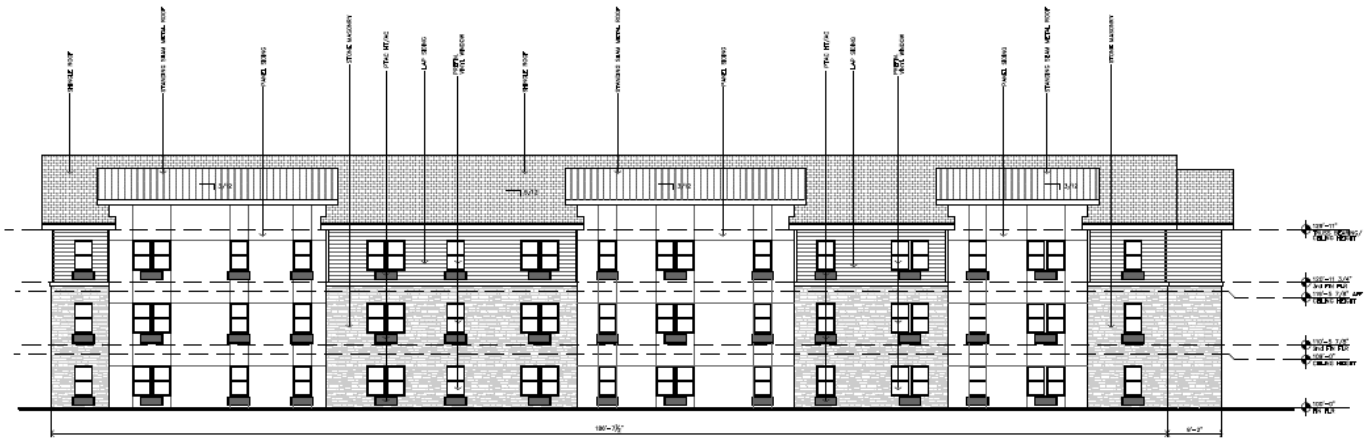
Comments:

A review of the NWI map indicates a mapped wetland at the subject property. This area is depicted as PUBHx (Palustrine – Unconsolidated Bottom – Permanently Flooded - Excavated).

Comments:

The Development is providing 64 open surface parking at no fee. The code requires 64 parking spaces (two spaces for each dwelling unit), the Applicant is meeting the parking requirement.

BUILDING ELEVATION



BUILDING CONFIGURATION

Building Type	Apt Bldg												**Total Buildings**
Floors/Stories	3												
Number of Bldgs	1												**1**
Units per Bldg	32												
Total Units	32												**32**

Avg. Unit Size (SF)	**725 sf**	**Total NRA (SF)**	**23,200**	**Common Area (SF)***	**5,662**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 5.00 acres Density: 6.4 units/acre

Site Control: 5.00 **Site Plan:** 5.00 **Appraisal:** NA **ESA:** 5.00

Feasibility Report Survey: 5.00 **Feasibility Report Engineer's Plan:** 5.00 **Existing LURA:** NA

Control Type: Real Estate Sale Contract - Unimproved Property

Development Site: 5.00 acres Cost: $800,000 $25,000 per unit

Seller: Wheelock Energy, LP

Buyer: OPG Red Cedar Partners, LLC

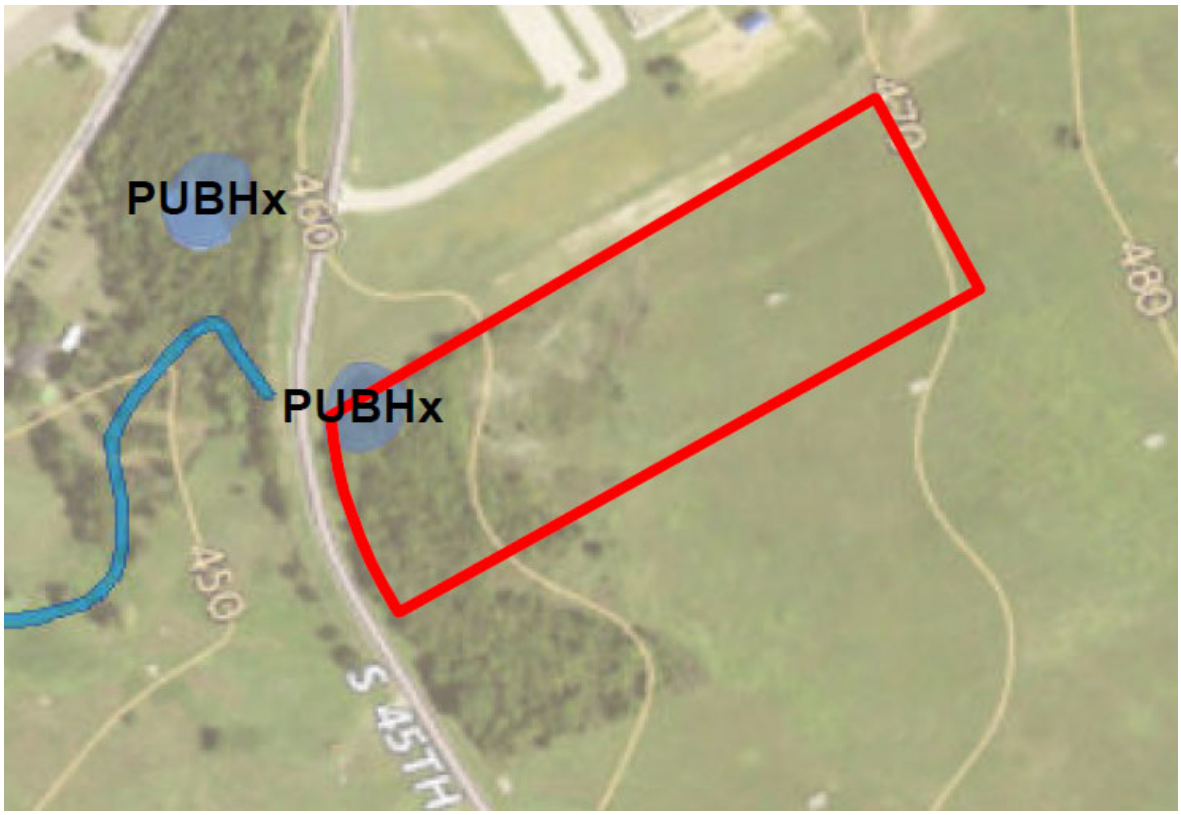
Related-Party Seller/Identity of Interest: No

Comments:

The LURA is going to encumber the entire 5.00 acres and there are no land dedications.

SITE INFORMATION

Flood Zone:	X	Scattered Site?	No
Zoning:	MF-1	Within 100-yr floodplain?	No
Re-Zoning Required?	No	Utilities at Site?	Yes
Year Constructed:	N/A	Title Issues?	No



Current Uses of Subject Site:

Pastureland and undeveloped land.

Other Observations:

A review of the NWI map indicates a mapped wetland at the subject property. This area is depicted as PUBHx (Palustrine – Unconsolidated Bottom – Permanently Flooded - Excavated).

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, LLC Date: 2/8/2024

Recognized Environmental Conditions (RECs) and Other Concerns:

- A pond is indicated at the site of potential wetlands is located on the subject property, therefore a wetlands determination is recommended.

  A review of the NWI map indicates a mapped wetland at the subject property. This area is depicted as PUBHx (Palustrine – Unconsolidated Bottom – Permanently Flooded - Excavated). Review of historical aerial photographs and topographic maps indicates a low-lying area along the southwest property boundary since the 1940s. The FEMA flood map indicates that the area is outside of the 100 & 500-year floodplains.

- Due to proximity to two major roadways, a noise study is recommended for the proposed development. It is likely noise mitigation will be required to establish a noise environment below 65 dB in proposed noise sensitive locations of the new development.

  Various types of noise mitigation can be utilized in order to decrease the noise environment, especially in the more noise sensitive locations such as interior spaces and outdoor recreational areas. Most notable examples include when practicable, modifying the building configuration, moving the buildings farther away from the noise source, and incorporating noise attenuation in the building materials.

Comments:

Applicant stated that there are no plans to build on the wetland area.

MARKET ANALYSIS

Provider: Novogradac Date: 2/21/2024

Primary Market Area (PMA): 1,475 sq. miles 22 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
22958	Lakeridge Villas	Y	New Constructi	Elderly	40	48

Stabilized Affordable Developments in PMA		
	Total Units	1,149
	Total Developments	11
	Average Occupancy	95%

Comments:

Market Analyst is unaware of any proposed or unstabilized competitive units that are located in close proximity to the Subject's PMA that share eligible demand or have overlapping census tracts.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Senior Households in the Primary Market Area	17,197			
Potential Demand from the Primary Market Area	8,863			
10% External Demand	886			
Potential Demand from Other Sources	0			
GROSS DEMAND	9,749			
Subject Affordable Units	32			
Unstabilized Competitive Units	40			
RELEVANT SUPPLY	72			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**0.7%**			

Population:	**Elderly Limitation**	**Market Area:**	**Rural**	**Maximum Gross Capture Rate:**	**10%**

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	1,317	132	3	3	0.4%					
50% AMGI	668	67	7	28	4.8%					
60% AMGI	6,879	688	22	9	0.4%					

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE

	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	704	70	1	2	0.4%					
1 BR/50%	492	49	4	19	4.2%					
1 BR/60%	1,180	118	11	5	1.2%					
2 BR/30%	478	48	2	1	0.6%					
2 BR/50%	316	32	3	9	3.5%					
2 BR/60%	1,932	193	11	4	0.7%					

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$123,837	Avg. Rent:	$745	Expense Ratio:	55.0%
Debt Service:	$105,600	B/E Rent:	$693	Controllable Expenses:	$2,885
Net Cash Flow:	$18,237	UW Occupancy:	92.5%	Property Taxes/Unit:	$704
Aggregate DCR:	1.17	B/E Occupancy:	86.4%	Program Rent Year:	2023

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$160,000/ac	$25,000/unit	**$800,000**	Contractor Fee	**$621,849**
Off-site + Site Work		$33,047/unit	**$1,057,500**	Soft Cost + Financing	**$1,090,788**
Building Cost	$158.93/sf	$115,226/unit	**$3,687,242**	Developer Fee	**$1,318,103**
Contingency	4.79%	$7,101/unit	**$227,237**	Reserves	**$128,488**
Total Development Cost	$279,100/unit	**$8,931,208**		**Rehabilitation Cost**	**N/A**

Qualified for 30% Basis Boost?	Rural [9% only]

Off-site:

The Development has $200K of Total Off-site costs for sewer costs.

Site Work:

Site Work costs exceed $20,000 per unit and are included in Eligible Basis. There is a CPA letter dated March 2024 from Novogradac & Company, LLP, which shows $670K in Total Site-work costs and $670K in Eligible Basis Site-work costs.

The final determination of site-work costs that are includable in eligible basis of the Property at cost certification cannot be made until the site-work is physically completed, and the character and nature of the site work can be evaluated. Furthermore, the Owner's treatment of site-work costs is not free from challenge by the IRS and the final outcome of these issues in an IRS examination is not free from doubt.

Building Cost:

Underwriter adjusted base cost for small number of units.

The applicant limited Voluntary Eligible Building Costs (After 11.9(e)(2)) by $330,202 to achieve desired score.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$8,931,208	**$7,272,377**	**$850,868**

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	**Description**	**Amount**	**Rate**	**LTC**
Horizon Bank - Construction to Permanent Loan	Construction to Permanent Loan	$4,500,000	7.00%	62%
Midwest Housing Equity Group, Inc. ("MHEG")	HTC	$1,404,962	$0.88	19%
City of Corsicana - Fee Waiver	§11.9(d)(2)LPS Contribution	$250	0.00%	0%
Overland Property Group	Deferred Developer Fee	$1,318,103	0.00%	18%
		$7,223,315	**Total Sources**	

PERMANENT SOURCES

Debt Source	PROPOSED Amount	PROPOSED Interest Rate	PROPOSED Amort	PROPOSED Term	UNDERWRITTEN Amount	UNDERWRITTEN Interest Rate	UNDERWRITTEN Amort	UNDERWRITTEN Term	UNDERWRITTEN LTC
Horizon Bank - Construction to Permanent Loan	$1,550,000	6.25%	40	16.0	$1,550,000	6.25%	40	16.0	17%
City of Corsicana - Fee Waiver	$250	0.00%	0	0.0	$250	0.00%	0	0.0	0%
Total	**$1,550,250**				**$1,550,250**				

Equity & Deferred Fees	PROPOSED Amount	PROPOSED Rate	PROPOSED % Def	UNDERWRITTEN Amount	UNDERWRITTEN Rate	UNDERWRITTEN % TC	UNDERWRITTEN % Def
Midwest Housing Equity Group, Inc. ("MHEG")	$7,024,809	$0.87		$7,024,809	$0.87	79%	
Overland Property Group	$356,149		27%	$356,149		4%	27%
Total	**$7,380,958**			**$7,380,958**			
				$8,931,208	**Total Sources**		

Credit Price Sensitivity based on current capital structure	
$0.919	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.873	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	$8,931,208
Permanent Sources (debt + non-HTC equity)	$1,550,250
Gap in Permanent Financing	$7,380,958

Possible Tax Credit Allocations:	**Equity Proceeds**	**Annual Credits**
Determined by Eligible Basis	$7,444,348	$850,868
Needed to Balance Sources & Uses	$7,380,958	$843,623
Requested by Applicant	$7,024,809	$802,916

	RECOMMENDATION	
	Equity Proceeds	**Annual Credits**
Tax Credit Allocation	**$7,024,809**	**$802,916**

Deferred Developer Fee	**$356,149**	**(27% deferred)**
Repayable in	**15 years**	

Recommendation:

Underwriter recommends an annual tax credit allocation of $802,916 per the Applicant's request.

Underwriter:	*Mario Castellanos*
Manager of Real Estate Analysis:	*Robert Castillo*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

The Residence at Red Cedar, Corsicana, 9% HTC #24207

LOCATION DATA	
CITY:	Corsicana
COUNTY:	Navarro
Area Median Income	$71,200
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2023

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	ARP	Match
Eff	-	0.0%	0	0	0	0
1	16	50.0%	0	0	0	0
2	16	50.0%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	**32**	**100.0%**	**-**	**-**	**-**	**-**

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	725 sf

55% Average Income										
	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	# Units	-	3	-	7	22	-	-	-	32
	% Total	0.0%	9.4%	0.0%	21.9%	68.8%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$405	1	1	1	600	$405	$62	$343	$0	$0.57	$343	**$343**	**$343**	$343	$0.57	$0	$1,125	$1.88	$1,125
TC 50%	$676	4	1	1	600	$676	$62	$614	$0	$1.02	$614	**$2,456**	**$2,456**	$614	$1.02	$0	$1,125	$1.88	$1,125
TC 60%	$811	11	1	1	600	$811	$62	$749	$0	$1.25	$749	**$8,239**	**$8,239**	$749	$1.25	$0	$1,125	$1.88	$1,125
TC 30%	$486	2	2	1	850	$486	$82	$404	$0	$0.48	$404	**$808**	**$808**	$404	$0.48	$0	$1,350	$1.59	$1,350
TC 50%	$811	3	2	1	850	$811	$82	$729	$0	$0.86	$729	**$2,187**	**$2,187**	$729	$0.86	$0	$1,350	$1.59	$1,350
TC 60%	$973	11	2	1	850	$973	$82	$891	$0	$1.05	$891	**$9,801**	**$9,801**	$891	$1.05	$0	$1,350	$1.59	$1,350
TOTALS/AVERAGES:		**32**			**23,200**				**$0**	**$1.03**	**$745**	**$23,834**	**$23,834**	**$745**	**$1.03**	**$0**	**$1,238**	**$1.71**	**$1,238**

ANNUAL POTENTIAL GROSS RENT:	**$286,008**	**$286,008**	

STABILIZED PRO FORMA

The Residence at Red Cedar, Corsicana, 9% HTC #24207

	STABILIZED FIRST YEAR PRO FORMA														
	COMPARABLES				APPLICANT				TDHCA				VARIANCE	
	Database		Ellis, Hill, Henderson		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.03	$745	$286,008	$286,008	$745	$1.03		0.0%	$0
late fees, app fees & retained deposits							$30.00	$11,520						
0							$0.00	$0						
Total Secondary Income							$30.00		$11,520	$30.00			0.0%	$0
POTENTIAL GROSS INCOME								$297,528	$297,528				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(22,315)	(22,315)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME								$275,213	$275,213				0.0%	$0
General & Administrative	$18,688	$584/Unit	$14,063	$439	4.94%	$0.59	$425	$13,600	$14,063	$439	$0.61	5.11%	-3.3%	(463)
Management	$18,905	5.8% EGI	$11,378	$356	4.00%	$0.47	$344	$11,009	$11,009	$344	$0.47	4.00%	0.0%	-
Payroll & Payroll Tax	$34,725	$1,085/Unit	$29,812	$932	12.21%	$1.45	$1,050	$33,600	$33,600	$1,050	$1.45	12.21%	0.0%	-
Repairs & Maintenance	$28,781	$899/Unit	$22,967	$718	7.27%	$0.86	$625	$20,000	$20,800	$650	$0.90	7.56%	-3.8%	(800)
Electric/Gas	$8,097	$253/Unit	$4,852	$152	2.15%	$0.26	$185	$5,920	$4,852	$152	$0.21	1.76%	22.0%	1,068
Water, Sewer, & Trash	$21,309	$666/Unit	$28,837	$901	6.98%	$0.83	$600	$19,200	$21,309	$666	$0.92	7.74%	-9.9%	(2,109)
Property Insurance	$21,128	$0.91 /sf	$25,745	$805	5.90%	$0.70	$508	$16,240	$16,547	$517	$0.71	6.01%	-1.9%	(307)
Property Tax (@ 100%) 1.84579	$22,060	$689/Unit	$13,708	$428	8.19%	$0.97	$704	$22,528	$22,400	$700	$0.97	8.14%	0.6%	128
Reserve for Replacements					2.91%	$0.34	$250	$8,000	$8,000	$250	$0.34	2.91%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.47%	$0.06	$40	$1,280	$1,280	$40	$0.06	0.47%	0.0%	-
TOTAL EXPENSES					**55.00%**	**$6.52**	**$4,731**	**$151,377**	**$153,859**	**$4,808**	**$6.63**	**55.91%**	**-1.6%**	**$ (2,482)**
NET OPERATING INCOME ("NOI")					**45.00%**	**$5.34**	**$3,870**	**$123,837**	**$121,355**	**$3,792**	**$5.23**	**44.09%**	**2.0%**	**$ 2,482**
CONTROLLABLE EXPENSES							$2,885/Unit			$2,957/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Residence at Red Cedar, Corsicana, 9% HTC #24207

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR												Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
Horizon Bank - Construction to Permanent Loan		1.15	1.17	105,600	6.25%	40	16.0	$1,550,000	$1,550,000	16.0	40.0	6.25%	$105,600	1.17	17.4%
CASH FLOW DEBT / GRANTS															
City of Corsicana - Fee Waiver		1.15	1.17		0.00%	0	0.0	$250	$250	0.0	0.0	0.00%		1.17	0.0%
				$105,600		**TOTAL DEBT / GRANT SOURCES**		**$1,550,250**	**$1,550,250**			**TOTAL DEBT SERVICE**	**$105,600**	**1.17**	17.4%
NET CASH FLOW		$15,755	$18,237						**APPLICANT**	**NET OPERATING INCOME**		**$123,837**	**$18,237**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
Midwest Housing Equity Group, Inc. ("MHEG")	LIHTC Equity	78.7%	$802,916	$0.87	$7,024,809	$7,024,809	$0.875	$802,916	78.7%	$25,091	Applicant Request
Overland Property Group	Deferred Developer Fees	4.0%	(27% Deferred)		$356,149	$356,149	(27% Deferred)		4.0%	**Total Developer Fee:**	**$1,318,103**
Additional (Excess) Funds Req'd		0.0%				$0			0.0%		
TOTAL EQUITY SOURCES		82.6%			$7,380,958	$7,380,958			82.6%		
TOTAL CAPITALIZATION					**$8,931,208**	**$8,931,208**				**15-Yr Cash Flow after Deferred Fee:**	**$18,170**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis								Eligible Basis			
	Acquisition	**New Const. Rehab**	**Total Costs**			**Total Costs**			**New Const. Rehab**	**Acquisition**	%	$
Land Acquisition			$25,000 / Unit		$800,000	$800,000	$25,000 / Unit				0.0%	$0
Building Acquisition	$0		$ / Unit		$0	$0	$ / Unit			$0	0.0%	$0
Off-Sites		$0	$6,250 / Unit		$200,000	$200,000	$6,250 / Unit		$0		0.0%	$0
Site Work		$670,000	$20,938 / Unit		$670,000	$670,000	$20,938 / Unit		$670,000		0.0%	$0
Site Amenities		$187,500	$5,859 / Unit		$187,500	$187,500	$5,859 / Unit		$187,500		0.0%	$0
Building Cost		$3,357,040	$158.93 /sf	$115,226/Unit	$3,687,242	$3,624,349	$113,261/Unit	$156.22 /sf	$3,357,040		1.7%	$62,893
Contingency		$227,237	5.39%	4.79%	$227,237	$227,237	4.85%	5.39%	$227,237		0.0%	$0
Contractor Fees		$621,849	14.00%	12.51%	$621,849	$621,849	12.67%	14.00%	$621,849		0.0%	$0
Soft Costs	$0	$588,008	$18,688 / Unit		$598,008	$598,008	$18,688 / Unit		$588,008	$0	0.0%	$0
Financing	$0	$408,680	$15,399 / Unit		$492,780	$492,780	$15,399 / Unit		$408,680	$0	0.0%	$0
Developer Fee	$0	$1,212,063	20.00%	20.00%	$1,318,103	$1,305,525	20.00%	20.00%	$1,212,063	$0	1.0%	$12,579
Reserves				6 Months	$128,488	$128,488	6 Months				0.0%	$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$7,272,377**	$279,100 / Unit		**$8,931,208**	**$8,855,736**	$276,742 / Unit		**$7,272,377**	**$0**	**0.9%**	**$75,472**
Acquisition Cost	$0				$0							
Contingency		$0			$0							
Contractor's Fee		$0			$0							
Financing Cost		$0										
Developer Fee	$0	$0			$0							
Reserves					$0							
ADJUSTED BASIS / COST	**$0**	**$7,272,377**	$279,100/unit		**$8,931,208**	**$8,855,736**	$276,742/unit		**$7,272,377**	**$0**	**0.9%**	**$75,472**
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					**$8,931,208**							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Residence at Red Cedar, Corsicana, 9% HTC #24207

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$7,272,377	$0	$7,272,377
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$7,272,377	$0	$7,272,377
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$9,454,090	$0	$9,454,090
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	$0	$9,454,090	$0	$9,454,090
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$850,868	$0	$850,868
CREDITS ON QUALIFIED BASIS	$850,868		$850,868	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8749	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$850,868	$7,444,348	----	----	----
Needed to Fill Gap	$843,623	$7,380,958	----	----	----
Applicant Request	$802,916	$7,024,809	**$802,916**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Elevator Served		23,200 SF	$112.22	2,603,470
Adjustments				
Exterior Wall Finish	2.64%		2.96	$68,732
Elderly	9.00%		10.10	234,312
9-Ft. Ceilings	3.33%		3.74	86,696
Roof Adjustment(s)			0.00	0
Subfloor			(0.21)	(4,949)
Floor Cover			3.68	85,376
Enclosed Corridors	$100.87	3,390	14.74	341,944
Balconies	$0.00	0	0.00	0
Plumbing Fixtures	$1,420	0	0.00	0
Rough-ins	$700	64	1.93	44,800
Built-In Appliances	$2,280	32	3.14	72,960
Exterior Stairs	$3,550	4	0.61	14,200
Heating/Cooling			3.12	72,384
Storage Space	$100.87	0	0.00	0
Carports	$16.05	0	0.00	0
Garages	$30.00	0	0.00	0
Common/Support Area	$139.34	2,272	13.65	316,572
Elevators	$132,200	1	5.70	132,200
Other: Elect. & Mech.	$101	792	3.44	79,888
Fire Sprinklers	$3.65	28,862	4.54	105,346
SUBTOTAL			**183.36**	**4,253,931**
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			**183.36**	**$4,253,931**
Plans, specs, survey, bldg permits	3.30%		(6.05)	($140,380)
Contractor's OH & Profit	11.50%		(21.09)	(489,202)
NET BUILDING COSTS		$113,261/unit	$156.22/sf	$3,624,349

Long-Term Pro Forma

The Residence at Red Cedar, Corsicana, 9% HTC #24207

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	$275,213	$280,718	$286,332	$292,059	$297,900	$328,905	$363,138	$370,401	$377,809	$385,365	$393,073	$400,934	$442,663	$488,736	$539,604	$595,767
TOTAL EXPENSES	3.00%	$151,377	$155,808	$160,370	$165,066	$169,901	$196,305	$226,845	$233,505	$240,362	$247,422	$254,690	$262,173	$303,046	$350,336	$405,056	$468,380
NET OPERATING INCOME ("NOI")		**$123,837**	**$124,910**	**$125,962**	**$126,992**	**$127,998**	**$132,601**	**$136,294**	**$136,896**	**$137,447**	**$137,944**	**$138,382**	**$138,760**	**$139,618**	**$138,400**	**$134,548**	**$127,387**
EXPENSE/INCOME RATIO		55.0%	55.5%	56.0%	56.5%	57.0%	59.7%	62.5%	63.0%	63.6%	64.2%	64.8%	65.4%	68.5%	71.7%	75.1%	78.6%
MUST -PAY DEBT SERVICE																	
Horizon Bank - Construction to Permanent Loan		$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600
TOTAL DEBT SERVICE		$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600	$105,600
DEBT COVERAGE RATIO		1.17	1.18	1.19	1.20	1.21	1.26	1.29	1.30	1.30	1.31	1.31	1.31	1.32	1.31	1.27	1.21
ANNUAL CASH FLOW		**$18,237**	**$19,310**	**$20,363**	**$21,393**	**$22,399**	**$27,001**	**$30,694**	**$31,297**	**$31,848**	**$32,344**	**$32,783**	**$33,161**	**$34,018**	**$32,801**	**$28,949**	**$21,787**
Deferred Developer Fee Balance		$337,912	$318,601	$298,239	$276,846	$254,447	$128,337	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$0	$18,170	$49,467	$81,314	$113,659	$146,441	$179,602	$348,709	$516,082	$669,709	$794,442

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1274 **Agenda Date:** 12/11/2025 **Agenda #:** 33.

Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Sherry Pointe

RECOMMENDED ACTION

WHEREAS, Sherry Pointe was awarded 9% housing tax credits during the 2024 Competitive Housing Tax Credit cycle;

WHEREAS, the Development Owner executed a Carryover Allocation Agreement that included certifications stating each building receiving an allocation would be placed in service by December 31, 2026;

WHEREAS, the Development Owner has requested an extension to the placement-in-service deadline under 10 TAC §11.6(5), related to Credit Returns Resulting from Force Majeure Events;

WHEREAS, the Department lacks authority to extend federal placement-in-service deadlines and may only reset such deadlines by requiring the credits to be returned and immediately reallocated to the Development, as permitted solely under the force majeure provision of the Qualified Allocation Plan (QAP); and

WHEREAS, the Development Owner has submitted documentation demonstrating that a qualifying force majeure event has occurred;

NOW, therefore, it is hereby

RESOLVED, that the request to treat the matter under the force majeure provisions of 10 TAC §11.6(5) is approved, and that the 2024 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar shall be applicable to the Development.

BACKGROUND

Development	Sherry Pointe
Target Population	General
HTC Award	$2,000,000
City	Arlington
Total Units	96
HTC Units	88
Initial Year of Award	2024
Extension Requested	One year

Sherry Pointe is a 96-unit development located in Arlington, Tarrant County. The development received an award of 9% Housing Tax Credits in 2024. As a result, the current deadline to place

in service in December 31, 2026.

The request explains that the City of Arlington's newly enforced Erosion Clear Zone standards and expanded final plat requirements caused major, unforeseeable delays, requiring site redesign and the postponing of HUD 221(d)(4) financing. Despite consistent mitigation efforts, the project can no longer meet its deadline of December 31, 2026, to place in service, and the Owner seeks Board approval to return and reallocate credits under 10 TAC §11.6(5) to preserve project viability.

APPLICABLE RULE

Under 10 TAC §11.6(5), a Development Owner may return credits and receive a reallocation outside the standard allocation process if the return is the result of a qualifying force majeure event occurring prior to issuance of IRS Form(s) 8609. Pursuant to 10 TAC §11.6(5), the Department's Governing Board may approve execution of a Carryover Allocation Agreement for the current program year with the Development Owner that returned the credits, but only if the following conditions are met:

> (A) The credits were returned as a result of "Force Majeure" events that occurred before issuance of Forms 8609. Force Majeure events are the following sudden and unforeseen circumstances outside the control of the Development Owner: acts of God such as fire, tornado, flooding, significant and unusual rainfall or subfreezing temperatures, or loss of access to necessary water or utilities as a direct result of significant weather events; explosion; vandalism; orders or acts of military authority; unrelated party litigation; changes in law, rules, or regulations; national emergency or insurrection; riot; acts of terrorism; supplier failures; or materials or labor shortages. If a Force Majeure event is also a presidentially declared disaster, the Department may treat the matter under the applicable federal provisions. Force Majeure events must make construction activity impossible or materially impede its progress.

Staff has reviewed this request and determined that the change in policy regarding Erosion Clear Zone standards constitutes a force majeure event under the rules.

IMPACT OF BOARD DECISION

If the Board approves the request:

- The credits will be returned and reallocated, with the 2024 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar applicable to the Development.
- A new Carryover Allocation Agreement will be executed.
- The new 10% Test deadline will be July 1, 2026.
- The new placed-in-service deadline will be December 31, 2027.

If the Board denies the request:

- The current placed-in-service deadline of December 31, 2026, remains in place.
- The Development Owner may either meet the existing deadline, return the credits, or have the award terminated for failing to meet the deadline.
- Returned credits will first be reallocated within the original subregion in accordance

with 10 TAC §11.6(2). If no pending applications are eligible within the subregion, the credits will be added to the statewide collapse for reallocation.

This request has no impact on any funding source other than the Low Income Housing Tax Credit program.

RECOMMENDATION

Staff recommends approval of the request to return and reallocate tax credits for Sherry Pointe under the force majeure provisions of 10 TAC §11.6(5).

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October 10, 2025

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

RE: Request for Force Majeure Relief – Sherry Pointe Apartments, Arlington, Texas (the "**Development**")
TDHCA File No. 24171

Dear Board Members:

On behalf of AT Sherry Housing, LP (the "**Owner**"), we respectfully submit the enclosed request for Force Majeure relief pursuant to Section 11.6(5) of the Qualified Allocation Plan. This request pertains to the Sherry Pointe Apartments development in Arlington, Texas, which was awarded 2024 9% Low-Income Housing Tax Credits**.**

Despite the Owner's diligence and good-faith efforts throughout 2024 and 2025, the Development has encountered significant and unforeseen delays beyond its control—most notably:

- Required modifications to the approved site plan following updated Erosion Clear Zone Standards issued by the City; and

- Unexpected delays in the City's review and approval of the final plat submittal.

Collectively, these circumstances have materially affected the project schedule and made it impossible for the Development to meet the federally mandated placed-in-service deadline.

The enclosed memorandum provides a detailed account of these events, the mitigation measures undertaken by the Owner, and the justification supporting this request. We respectfully ask that this matter be placed on the agenda for the next available TDHCA Board meeting**,** with a recommendation for approval.

Sincerely,

Cynthia L. Bast

Enclosures:

- Exhibit A – Force Majeure Narrative
- Exhibit B – Lender and Syndicator Letters
- Exhibit C – Timeline of Events for Tax Credit Application.
- Exhibit D – City Permitting Timeline
- Exhibit E – HUD 221(d)(4) Closing Timeline
- Exhibit F – Prior Site Plan Amendment Request

EXHIBIT A

REQUEST FOR FORCE MAJEURE RELIEF
Sherry Pointe Apartments
Arlington, Texas

(continued on next page)

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October 10, 2025

VIA EMAIL DELIVERY
Cody Campbell
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

Re: Sherry Pointe Apartments in Arlington, Texas (the "**Development**")
TDHCA File No. 24171

Greetings:

We represent AT Sherry Housing, LP (the "**Owner**"), which was awarded an allocation of Low-Income Housing Tax Credits ("**Tax Credits**") in the 2025 9% Application Round. Under program requirements, the Owner must place the Development in service by December 31, 2026.

Despite diligent efforts and proactive engagement, the Owner has encountered substantial, unforeseen delays beyond its control, primarily due to new and unanticipated requirements imposed by the City of Arlington, particularly the enforcement of Erosion Clear Zone standards.

Pursuant to the force majeure provisions outlined in Section 11.6(5) of the Qualified Allocation Plan, the Owner hereby respectfully requests to return the previously allocated Tax Credits and receive a reallocation in the current year.

Opening Statement

The need for this relief arises from four interrelated delays, all of which were outside the Owner's control:

1. Required Modifications to the Site Plan Due to Erosion Clear Zone Standards

As identified in a prior site plan amendment request, the City required unanticipated modifications to the site plan to comply with Erosion Clear Zone standards. This adjustment necessitated a reconfiguration of the site layout and delayed the preparation of final drawings needed for permitting and construction bidding. See **Exhibit F**.

2. Unexpected Delays in Final Plat Submittal

During the City's development review process, new and expanded requirements were imposed in connection with the final plat submittal. These requirements were not reasonably foreseeable and significantly delayed the finalization of both civil and architectural drawings required for City review.

3. Need for Value Engineering

Site redesigns along with updated municipal mandates led to higher construction costs, requiring an intensive value engineering process to maintain financial feasibility.

4. Delayed HUD Application Process Due to Design and Cost Uncertainty

As outlined in the Tax Credit Application, Owner's debt financing will be provided through an FHA-insured 221(d)(4) loan. The FHA 221(d)(4) financing timelines were directly affected by unresolved scope and budget elements, making the original placement in service deadline infeasible.

For all these reasons, the Owner's ability to meet the federally mandated placement in service deadline is jeopardized. The project's investor and lender have expressed that they cannot proceed to closing absent assurance that TDHCA will extend the placement in service deadline pursuant to the force majeure relief provided under Section 11.6(5) of the Qualified Allocation Plan. Please see **Exhibit B**. Accordingly, the Owner respectfully submits this request.

Detailed Justification

1. Delays associated with the Erosion Clear Zone standards

The Development site required rezoning, which the Owner initiated prior to filing a Tax Credit Application for the 2023 Application Round. Initial coordination meetings were held with the City in December 2022, followed by a pre-application meeting in February 2023, during which City departments provided early design input. A site plan incorporating this feedback was

submitted with the Planned Development (PD) zoning application, which was formally approved on October 17, 2023. However, this project did not receive Tax Credits in 2023, and the Development was put on hold until the Owner could apply again in 2024.

The Owner re-applied for Tax Credits in the 2024 Application Round. When the Tax Credit award was received, it commenced detailed design, building upon the zoning work that had been done in 2023. To the Owner's surprise, the City mandated on November 14, 2024, that the previously approved site plan be revised to comply with Erosion Clear Zone regulations—a new condition that materially altered the development footprint. Specifically, the Owner was required to relocate residential buildings outside the erosion zone, despite prior approvals.

This reconfiguration required extensive redesign by engineers, consultants, and architects, and the revised site plan was not approved by TDHCA until June 11, 2025. Until that approval, critical submittals—including final construction drawings—could not be completed, resulting in an unanticipated six-month delay to the overall project timeline.

2. Delays Associated with Final Plat Submittal

The Owner has experienced substantial delays in the final plat submittal process due to a series of expanded and evolving requirements imposed by the City—many of which were not reasonably foreseeable despite the diligence of both the Owner and the civil engineer. These unexpected requirements have materially impacted the timeline for preparing and submitting the final plat, with corresponding delays to the overall development schedule. Key contributing factors include:

(a) Inconsistent City Oversight

Frequent reassignment of City engineers has resulted in conflicting or redundant review comments, prolonging the approval cycle and reducing process efficiency.

(b) Third-Party Drainage Review

The City's use of an external consultant for drainage evaluation added multiple rounds of review, significantly extending timelines beyond standard expectations.

(c) Off-Site Water Line Redesign

Although City records indicate that a water line along Carter Drive already exists, the Owner has been directed to design and construct a new line. The lack of formal confirmation regarding the existing line's adequacy stalled civil design completion and affected cost projections.

(d) New Off-Site Drainage Easement Requirement

The City has requested that an off-site drainage easement be secured to convey runoff from an adjacent development to the east, through the Owner's site, and to a nearby creek—a requirement not identified during earlier coordination meetings.

Despite these unforeseen conditions, the Owner remains actively engaged with the City and the project team to address evolving requirements and minimize further delays. Nevertheless, these issues have significantly affected the permitting schedule and impeded timely progression to construction.

Please see **Exhibit D** for a timeline of events associated with PD approval.

3. Delays Associated with Financing

The above delays—particularly the site plan reconfiguration, final plat complications, and permitting hold-ups—have had direct and material downstream effects on HUD financing. Although the Owner submitted its HUD Concept Package in April 2024, prior to receiving the Tax Credit award, the changes in site layout and construction scope delayed the submission of final plans required for a complete HUD 221(d)(4) application. Key milestones include:

- HUD Concept Package submitted in April 2024
- Tax Credits awarded on July 25, 2024
- HUD Concept Meeting #2 held on December 4, 2024
- HUD Form 2328 (Initial Budget) submitted on July 26, 2025 (delayed because of City's required site plan changes)
- Revised HUD Form 2328, incorporating value engineering, expected by October 31, 2025
- Anticipated Full HUD Application submission by December 31, 2025

Please see **Exhibit E** for a timeline of events associated with HUD 221(d)(4) Closing Timeline.

With HUD's standard review period for 221(d)(4) applications taking approximately 60 days, the earliest possible approval date is December 31, 2025, pushing debt and equity closing into April 2026, and construction start shortly thereafter. Based on the projected 12-month construction schedule, placing the Development in service by December 31, 2025 is no longer feasible under the current allocation.

These delays are not isolated—they are directly attributable to earlier municipal delays and redesigns stemming from a change in regulatory guidance, and are further compounded by HUD's rigid, sequential processing structure. Accordingly, force majeure relief is necessary to

preserve the viability of the Development and ensure alignment with federally mandated timelines.

4. Owner's Mitigation

As outlined in this discussion and the timelines provided in **Exhibits C, D, and E**, the Owner has exercised diligence and consistently worked to advance the design and financing of the Development throughout the 2024 Application Round. The Owner and its team have diligently worked to mitigate delays at every stage of the development process. Key efforts include:

- Maintaining continuous coordination with the City of Arlington, TDHCA, HUD, and all project consultants;
- Promptly responding to City's required changes based upon the Erosion Clear Zone;
- Submitting final civil drawings for final plat and construction drawings approval, with a target City approval date of October 2025;
- Receiving updated HUD Form 2328 (Construction Budget) and HUD Form 5372 (Construction Schedule); and
- Expending significant funds on professional fees, permits, deposits, and completing the land acquisition.

The Owner has consistently acted in good faith, responded promptly to governmental and agency requests, and taken proactive measures to remain on track. Regular coordination meetings were held with consultants and municipal staff, and every available step was taken to advance the project in line with regulatory timelines. These delays are not part of standard interaction with a city during a permitting process. Rather, they result from the City's changes to its regulatory requirements for the Erosion Clear Zone, and delays in final plat processing—which disrupted the design schedule and delayed permitting. These upstream challenges in turn delayed the submission of HUD financing documents and impacted the broader development timeline.

Now, with those infrastructure-related delays nearly resolved, the project faces an unavoidable hurdle: the inherent lag in City and HUD review cycles. These third-party agency timelines are beyond the Owner's control and cannot be accelerated through additional effort or funding.

Accordingly, the Owner is in an untenable position—having fulfilled its responsibilities and invested significant resources, yet unable to meet the placement in service deadline due to delays it could neither prevent nor resolve independently. Force majeure relief is therefore critical to protect the viability of the Development and prevent penalization for circumstances outside the Owner's control.

Conclusion and Request for Relief

Pursuant to Section 11.6(5) of the Qualified Allocation Plan, the Owner respectfully submits that it satisfies all criteria for the force majeure relief being sought. In support of this request, the Owner offers the following:

1. Qualifying Force Majeure Event

The delay imposed by the City of Arlington—most notably its post-approval mandate requiring significant revisions to the previously approved Planned Development site plan—constitutes a qualifying force majeure event. This materially disrupted the Development's timeline and impeded timely advancement toward construction.

2. Unforeseeable Municipal Requirements

The additional City-imposed requirements were not reasonably foreseeable at the time of PD approval. The Owner proceeded in reliance on City Council's prior approval and could not have anticipated the need to reconfigure the site plan in compliance with Erosion Clear Zone standards.

3. Good Faith Mitigation Efforts

Throughout the development process, the Owner has acted in good faith and with diligence—promptly responding to regulatory inquiries, maintaining continuous communication with City and HUD officials, and pursuing all required submittals and milestones to mitigate delay.

4. Placement in Service Deadline No Longer Feasible

Despite these efforts, the cumulative impact of City-imposed delays and HUD's sequential processing requirements has made it impossible for the Development to be placed in service by December 31, 2026.

5. Development Remains Viable

The Development continues to be financially sound and is ready to proceed once the requested relief is granted. Final civil plans have been submitted, financing is being finalized, and construction is expected to commence promptly upon closing.

Accordingly, the Owner respectfully requests that this matter be included on the agenda for the next available TDHCA Board meeting, with a recommendation for approval of the requested

relief. Should the Department require any further information, clarification, or documentation in support of this request, the Owner remains available to promptly provide the same.

Sincerely,

Cynthia L. Bast

Cynthia L. Bast

EXHIBIT B

LENDER AND SYNDICATOR LETTERS

Mike Bisanz
Senior Vice President |
Chief Operating Officer – HUD/FHA
Colliers Mortgage

Colliers Mortgage
90 South Seventh Street,
Suite 4300
Minneapolis, MN 55402

Main: +1 612 376 4000
Direct: +1 317 317 2119
Mobile: +1 651 338 1482
colliers.com

September 16, 2025

Mr. Deepak P. Sulakhe
President / CEO
OM Housing
5033 Brookview Drive
Dallas, TX 75220

Re: Support for Exchange of 9% Low Income Housing Tax Credits (LIHTCs)
Sherry Pointe Apartments – Arlington, Texas

Dear Mr. Sulakhe,

Colliers Mortgage ("CM") is pleased to serve as the Lender for the HUD Section 221(d)(4) financing of Sherry Pointe Apartments, a proposed 96-unit mixed-income multifamily development located in Arlington, Texas. We appreciate the opportunity to partner with you and OM Housing on this impactful project.

The development is now in the final stages of underwriting and is on track to submit a Firm Commitment Application to HUD by November 1, 2025. However, due to this projected timeline, the anticipated financing closing date will be in February 2026, which would not allow the project to meet the current Placed-in-Service (PIS) deadline under the original 2024 LIHTC award.

Over the past several months, CM has worked closely with Mr. Sulakhe and the development team to navigate the underwriting process. Unfortunately, unforeseen delays, particularly those associated with revising the site plan to comply with the City of Arlington's Erosion Control Zone requirements, have prevented timely completion of construction drawings and competitive bidding. These issues necessitated formal extension requests and have directly impacted the financing schedule.

Given these facts, CM cannot proceed with a loan closing unless both the 10% Test deadline and the current Placed-in-Service deadline are extended. We are therefore in full support of the request to exchange the existing Tax Credit award and provide a new allocation under TDHCA's force majeure provisions.

CM remains confident in the long-term viability of the project and is proud to support its mission of delivering high-quality, affordable housing to the Arlington community.

Please feel free to contact me with any questions.

Sincerely,

Michael P. Bisanz, Jr.
Senior Vice President | Chief Operating Officer – HUD/FHA

Colliers Mortgage is the brand used by Colliers Mortgage LLC and Colliers Funding LLC

Accelerating success.

October 3, 2025

AT Sherry Housing, LP
Mr. Deepak P. Sulakhe
President / CEO, OM Housing
5033 Brookview Drive
Dallas, Texas 75220

Re: Sherry Pointe Apartments

Arlington, Texas

Dear Deepak,

I am writing regarding our investment in **Sherry Pointe Apartments**, a proposed 96-unit mixed-income multifamily community in Arlington, Texas. We are nearing the completion of our due diligence and remain enthusiastic about the opportunity. At this stage, we have secured **Investment Committee approval** and are on track to finalize the Letter of Intent (LOI) prior to the projected HUD Firm Commitment submission.

However, **unexpected delays in City approvals**—particularly related to site plan amendments and drainage infrastructure requirements—have postponed the completion of construction drawings and delayed bidding, both of which are essential prerequisites for the HUD application. These delays have pushed the anticipated financing closing to **May 2026**, which falls **after the 10% Test deadline** and does not allow sufficient time to meet the current **Placed-in-Service (PIS)** requirement.

Given these circumstances, we regret that we cannot proceed with the investment in this transaction unless we receive assurance that the **10% Test and PIS deadlines will be extended**. These delays stem from factors outside the control of the Developer, and we believe they warrant relief under TDHCA's **force majeure provisions**.

Accordingly, we respectfully request that you pursue the necessary extension. Confirmation of such relief is essential for us to move forward with closing on this investment.

Sincerely,

PNC Bank

Robert Dicks
Senior Vice President

EXHIBIT C

TIMELINE OF EVENTS FOR TAX CREDIT APPLICATION

Date	Activity
2022 - Q4	Owner identifies the Development Site in preparation for filing an Application for the 2023 9% Application Round.
2023 – March 1	Owner applies for 9% Tax Credits
2023 – July	Owner does not receive 2023 9% Tax Credits
2024 - March 1	Owner applies for 9% Tax Credits again
2024 - July 27	TDHCA Board meeting to award Tax Credits. Owner received the 9% Tax Credits
2024 - November 28	Owner submits its fully executed Commitment Notice. Owner submits its Carryover Allocation Agreement
2024 - December 22	Carryover Allocation Agreement is fully executed by TDHCA
2025 - June 25	TDHCA extends 10% Test Documentation Delivery Date from July 1 to October 31
2025 - October 31st	Current 10% Test Documentation Delivery Date, which can be achieved
2026 - December 31	Current Placement in Service deadline, which is impossible to meet, with a 14-month construction schedule after the anticipated HUD closing timeline

EXHIBIT D

TIMELINE OF EVENTS FOR CITY PERMITTING

Date	Phase [1]	Activity
2022 – Q4		Owner identifies the Development Site.
2022 – December	ZO	Owner and civil engineer hold an informal meeting with City staff to discuss rezoning.
2023 – February	CD/CP/ PL/ZO	Pre-application meeting with all City departments to discuss the Development, including a discussion of drainage.
2023 - March	ZO	Owner submits rezoning application.
2023 – October 17	ZO	City approves PD site plan.
2024 - October	CD/CP/PL	Preliminary architectural drawings received.
2024 - November 14	CD/CP/PL	Civil Identified Need for Erosion Clear Zone
2024 - Jan	CD/CP/PL	Amended Site Plan received from Architect.
2025 - Jan 6	PL	Prelim Plat - Submittal 1
2025 - Jan 21	PL	Prelim Plat - Submittal 2
2025 - Feb 13	PL	Prelim Plat Corrections Report from COA
2025 - June 11	CD	SP Site Amendment Approval from TDHCA
2025 - June 18	PL	Final Plat - Submittal 1
2025 - June 17	CD	Permit issue Architectural Drawings
2025 - June 18	PL	Submit Drainage Study
2025 - July 11	PL	Final Plat Correction Report from COA - Requesting off-site drainage easement
2025 - August 4	PL	Final Plat - Submittal 2
2025 - August 8	PL	Drainage Study - Submittal 2
2025 - September 30	PL	Drainage Study Approved. Comments on Final Plat

[1] CD – Civil Design
CP – Construction Permits
PL – Platting
ZO – Zoning

Date	Phase [1]	Activity
2025 – October 3	PL	Submittal of Final Plat
2025 – October 31	CD	Anticipated approval of Final Plat
2025 – December 31	CD	Anticipated Approval of Building Permits

EXHIBIT E

TIMELINE FOR HUD CLOSING

Date	Activity
2024 - April 4	First Concept Meeting with HUD
2024 - December 4	Second Concept Meeting with HUD
2024 - December 10-19 2025 - June 1-19 update	Third Party Consultants: Appraisal Market Study Phase I Environmental
2025 - June	Final Drawings for Bids
2025 – July 26	Receipt of HUD Form 2328 (Final Budget)
2025 - August	Lender due diligence substantially complete
2025 - August	Coordinate with project consultants for value engineering
2025 - October 31	Anticipated receipt of revised HUD Form 2328 (Final Budget)
2025 – December 31	Anticipated submission to HUD
2025 - February 28	Anticipated HUD approval
2026 – April 1	Anticipated Closing

EXHIBIT F

PRIOR SITE PLAN AMENDMENT REQUEST

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

Greg Abbott
GOVERNOR

BOARD MEMBERS
Leo Vasquez, *Chair*
Kenny Marchant, *Vice Chair*
Cindy Conroy, Member
Anna Maria Farias, Member
Holland Harper, Member
Ajay Thomas, Member

June 11, 2025

Writer's direct dial: 512.475-2109
Email: lucy.weber@tdhca.texas.gov

Alyssa Carpenter
AT Sherry Housing, LP
5033 Brookview Dr.
Dallas, TX 75220
(214) 432-7610
Via Email Transmission: ajcarpen@gmail.com

RE: SHERRY POINTE APARTMENTS (DEVELOPMENT), HTC #24171/CMTS #6102

Dear Ms. Carpenter:

The Texas Department of Housing and Community Affairs (the "Department") received your notification dated June 9, 2025, that there have been changes to the original site plan pursuant to Section §10.405(a)(2)(A)(B)(C). You state that changes to the development site acreage required by the City does not result in a modification to the residential density of more than 5%, the minor modification includes: increases in common areas that do not result in a material amendment under paragraph (4). Minor reconfigurations to the Development's unit types and common area interiors have changed during final design from time of Application resulting in the following:

- An increase of the common space from 16,834 sf to 19,510 sf.
- An increase in the site acreage from 7.33 acres to 7.512 acres, an increase of 2.48% in acreage and a 2.42% decrease in residential density.
- The total parking spaces will remain unchanged at 215 spaces; however, the accessible parking spaces have increased from 12 spaces to 14 spaces with a higher number of van spaces.

The changes noted above do not impact the scoring of the Application or significantly affect the construction budget. Therefore, the change is considered a Notification Item under §10.405(a)(2)(A)(B)(C) of the Post Award and Asset Management Requirements and are hereby acknowledged.

Sincerely,

Lucy Weber

Lucy Weber
Asset Manager

221 East 11th Street P.O. Box 13941 Austin, Texas 78711-3941 (800) 525-0657 (512) 475-3800

24171 Sherry Pointe Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 20, 2024

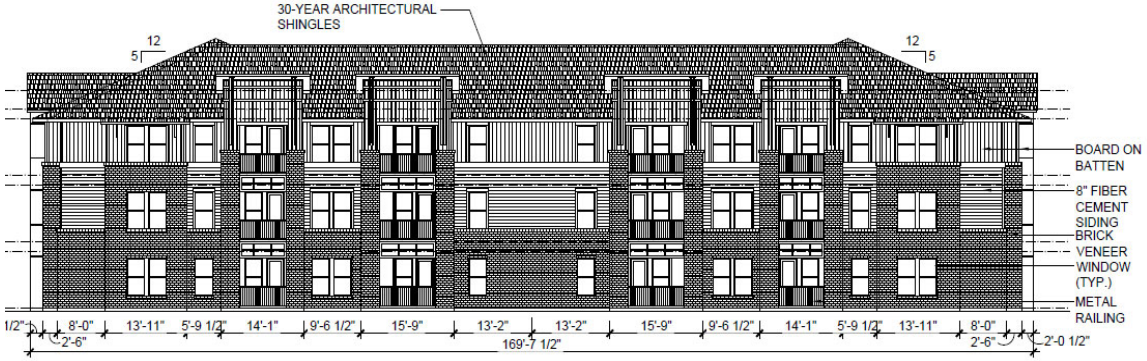
PROPERTY IDENTIFICATION	
Application #	**24171**
Development	**Sherry Pointe Apartments**
City / County	**Arlington / Tarrant**
Region/Area	**3 / Urban**
Population	**General**
Set-Aside	**General**
Activity	**New Construction**

RECOMMENDATION				
TDHCA Program	**Request**	**Recommended**		
LIHTC (9% Credit)	$2,000,000	**$2,000,000**	**$20,833/Unit**	**$0.88**

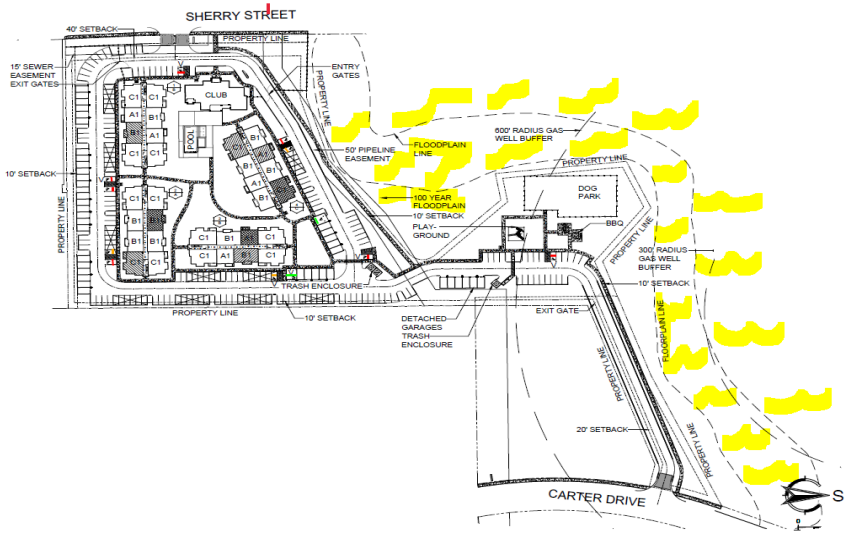
KEY PRINCIPALS / SPONSOR
Deepak P. Sulakhe - OM Housing, LLC

Related Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



SITE PLAN



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	**# Units**	**% Total**	**Income**	**# Units**	**% Total**
Eff	-	0%	**20%**	-	0%
1	18	19%	**30%**	9	9%
2	36	38%	**40%**	-	0%
3	42	44%	**50%**	36	38%
4	-	0%	**60%**	43	45%
			70%	-	0%
			80%	-	0%
			MR	8	8%
TOTAL	96	100%	**TOTAL**	96	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage	1.17	**Expense Ratio**	48.4%
Breakeven Occ.	85.6%	**Breakeven Rent**	$1,056
Average Rent	$1,143	**B/E Rent Margin**	$88
Property Taxes	$1,124/unit	**Exemption/PILOT**	0%
Total Expense	$6,305/unit	**Controllable**	$3,344/unit

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			0.6%
Highest Unit Capture Rate	3%	3 BR/50%	17
Dominant Unit Cap. Rate	2%	3 BR/60%	19
Premiums (↑80% Rents)	No		
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten	Applicant's Costs		
Avg. Unit Size	1,009 SF	**Density**	13.1/acre
Acquisition		$23K/unit	$2,209K
Building Cost	$133.58/SF	$135K/unit	$12,936K
Hard Cost		$168K/unit	$16,155K
Total Cost		$280K/unit	$26,893K
Developer Fee	$2,668K	(47% Deferred)	Paid Year: 10
Contractor Fee	$2,104K	**30% Boost**	Yes

DEBT (Must Pay)				
Source	Term	Rate	Amount	DCR
Colliers Mortgage LLC - Const. to Perm. FHA	40/40	6.00%	$8,050,000	1.17
TOTAL DEBT (Must Pay)			$8,050,000	

CASH FLOW DEBT / GRANT FUNDS				
Source	Term	Rate	Amount	DCR
City of Arlington - In-Kind Contribution	0/0	0.00%	$500	1.17
CASH FLOW DEBT / GRANTS			$500	

EQUITY / DEFERRED FEES	
Source	Amount
PNC Bank	$17,598,240
OM Housing, LLC	$1,244,753
TOTAL EQUITY SOURCES	$18,842,993
TOTAL DEBT SOURCES	$8,050,500
TOTAL CAPITALIZATION	$26,893,493

CONDITIONS

1 Receipt and acceptance by Commitment:

- Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that parking and drive areas will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance for the buildings as long as they remain in the floodplain.

2 Receipt and acceptance by Cost Certification:

- Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

  For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering the buildings and coverage will remain in force as long as they remain in the floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

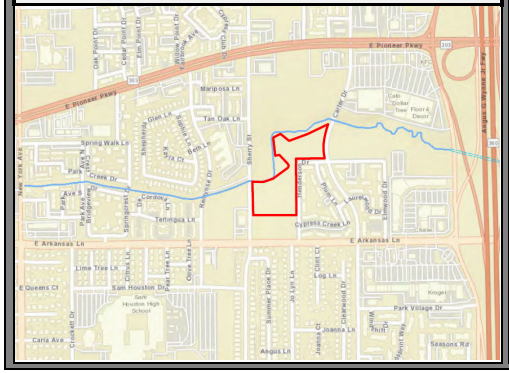
STRENGTHS/MITIGATING FACTORS

- Low Gross Capture Rate
- High 15-Yr Cash Flow after Deferred Fee
- Experienced developer (LIHTC)

WEAKNESSES/RISKS

- A small portion of the northwestern boundary property appears to be located within a floodway, Zone AE.
- DCR 1.17

AREA MAP



AERIAL PHOTOGRAPH(s)

Real Estate Analysis Division
Underwriting Report
June 20, 2024

DEVELOPMENT IDENTIFICATION

TDHCA Application #: **24171** Program(s): **9% HTC**

Sherry Pointe Apartments

Address/Location: NEQ of E Arkansas Ln and Sherry St

City: Arlington County: Tarrant Zip: 76010

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 3

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm Lien**	**Const. Term**	**Const Lien**
LIHTC (9% Credit)	$2,000,000				**$2,000,000**						

CONDITIONS

1 Receipt and acceptance by Commitment:

- Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that parking and drive areas will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance for the buildings as long as they remain in the floodplain.

2 Receipt and acceptance by Cost Certification:

- Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

  For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering the buildings and coverage will remain in force as long as they remain in the floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	9
50% of AMI	50% of AMI	36
60% of AMI	60% of AMI	43

DEVELOPMENT SUMMARY

The Development includes 96 units (18 1-BR units, 36 2-BR units, and 42 3-BR units) of typical construction serving the general population. There will be four 3-story residential buildings and one clubhouse building. Parking will meet City of Arlington requirements and be a combination of detached garages, carports, and uncovered parking. There will be a learning center which will offer after school educational services as required by the 2024 QAP.

RISK PROFILE

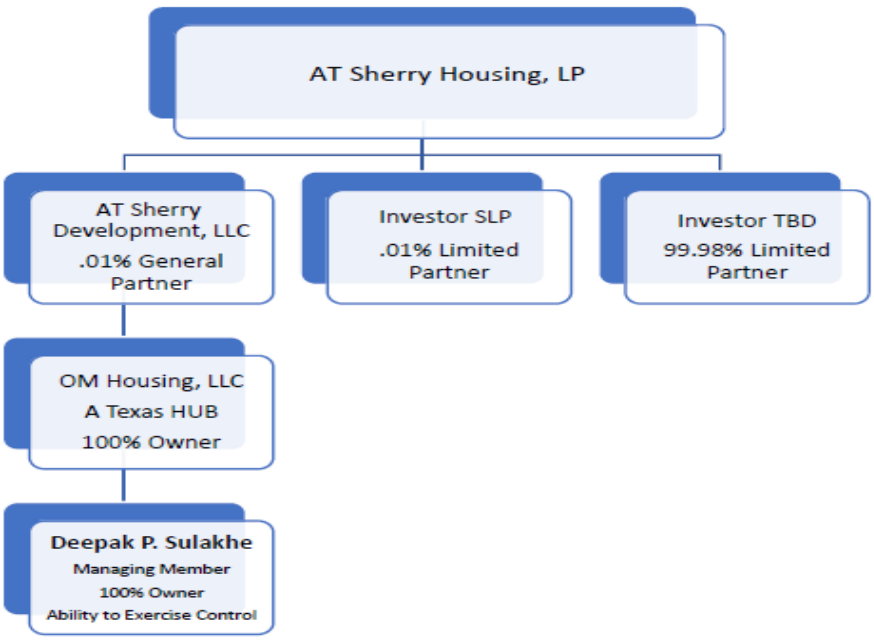
STRENGTHS/MITIGATING FACTORS	
▫	Low Gross Capture Rate
▫	High 15-Yr Cash Flow after Deferred Fee
▫	Experienced developer (LIHTC)

WEAKNESSES/RISKS	
▫	A small portion of the northwestern boundary property appears to be located within a floodway, Zone AE.
▫	DCR 1.17
▫	

DEVELOPMENT TEAM

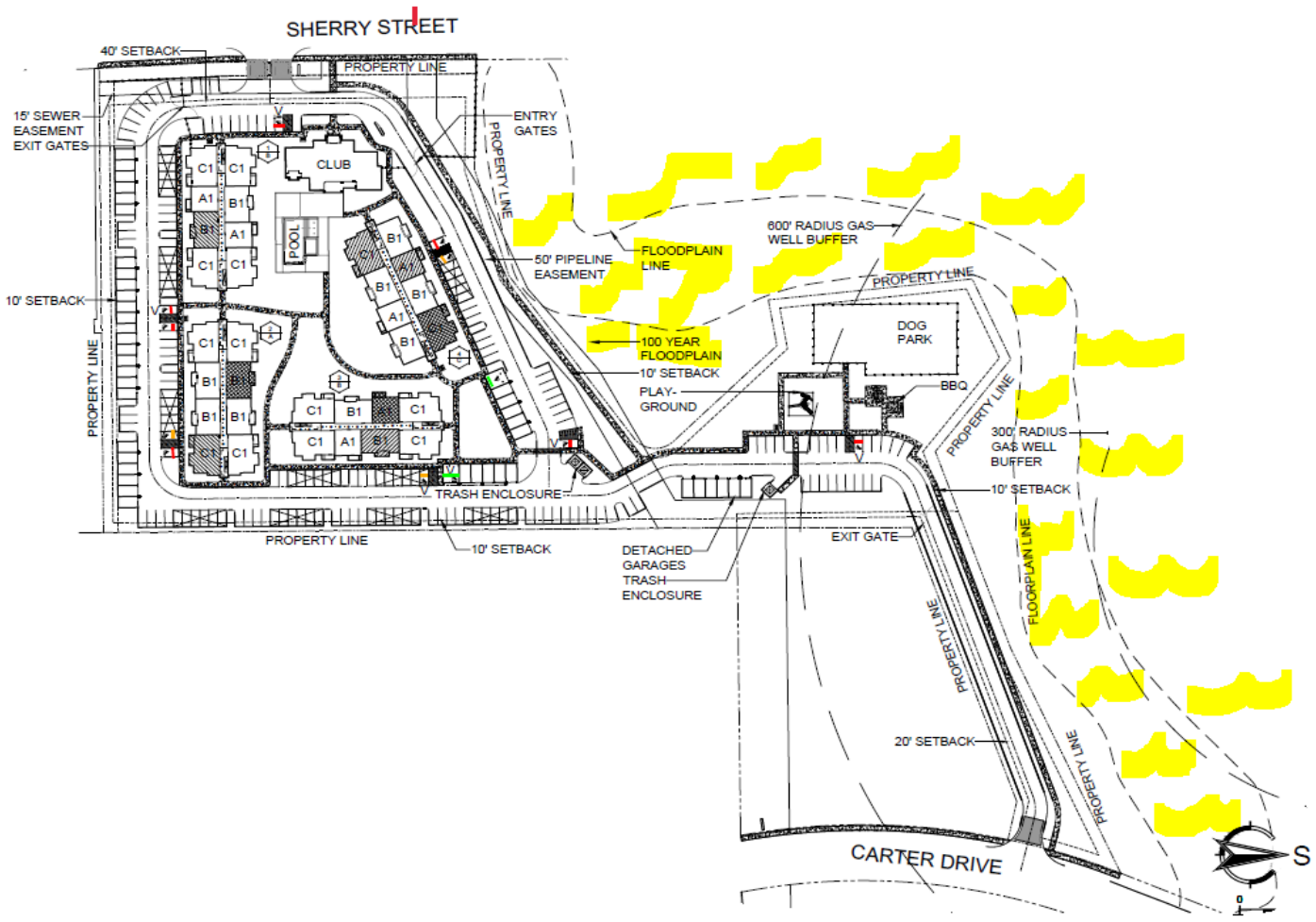
OWNERSHIP STRUCTURE

Organizational Chart -- Ownership Entity

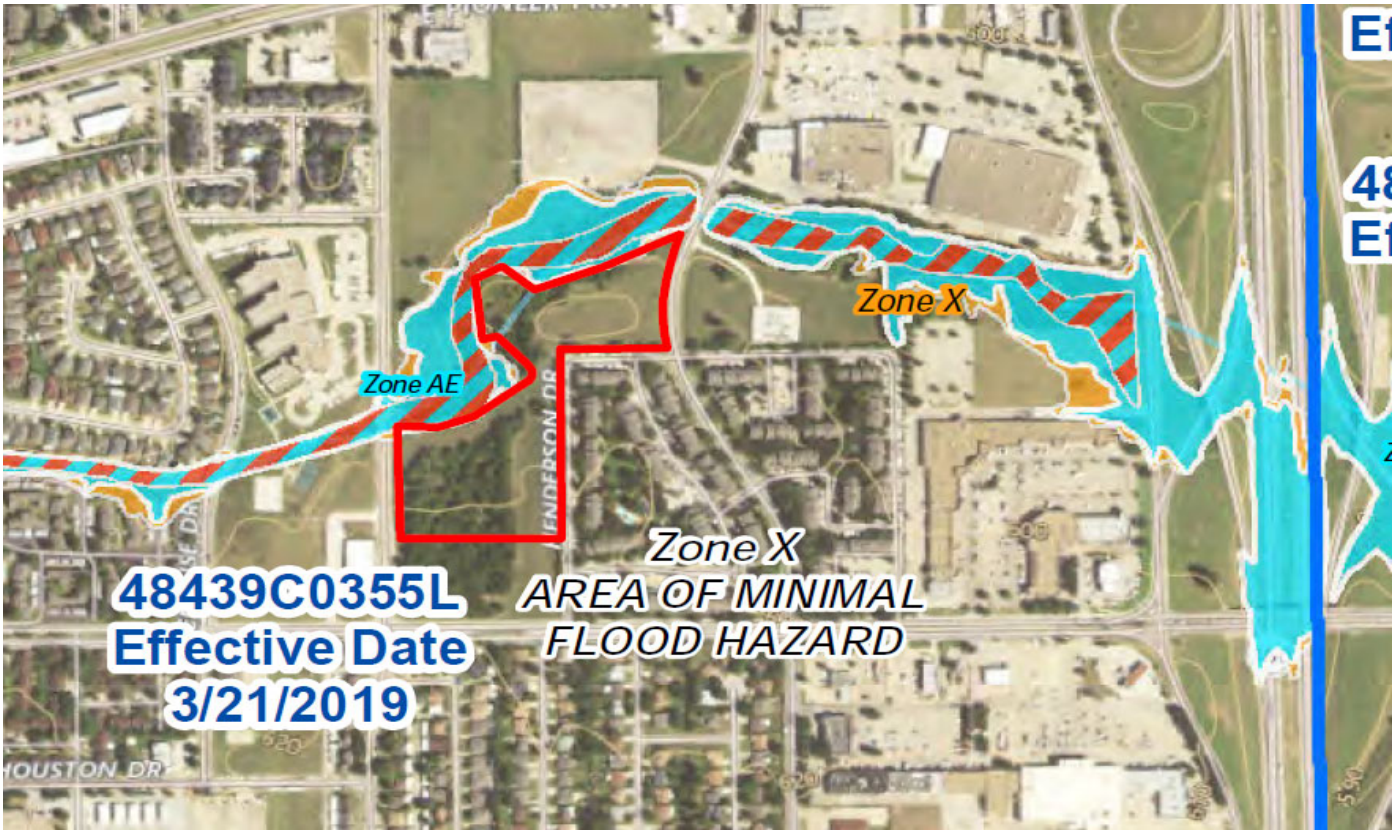


DEVELOPMENT SUMMARY

SITE PLAN



Upp Operating Natural Gas Well Pad Site
Undeveloped Land
Undeveloped Land
Pipeline Regulator Station
Undeveloped Land
Undeveloped Land
Harmony Apartments
Undeveloped Land
Dollar General
Multi-Tenant Retail Center with Exxon Branded Gasoline Filling Station


Zone X
Zone AE
48439C0355L
Effective Date
3/21/2019
Zone X
AREA OF MINIMAL
FLOOD HAZARD

Comments:

The subject property is predominately in Unshaded Zone X (outside of the 100 and 500-year floodplains) with the exception of the northwestern boundary, of which is a small portion appears to be located within a floodway, Zone AE (100-year floodplain) and Shaded Zone X (500-year floodplain) as shown on the FEMA FIRM Map Number 48439C0355L, with an effective date of March 21, 2019.

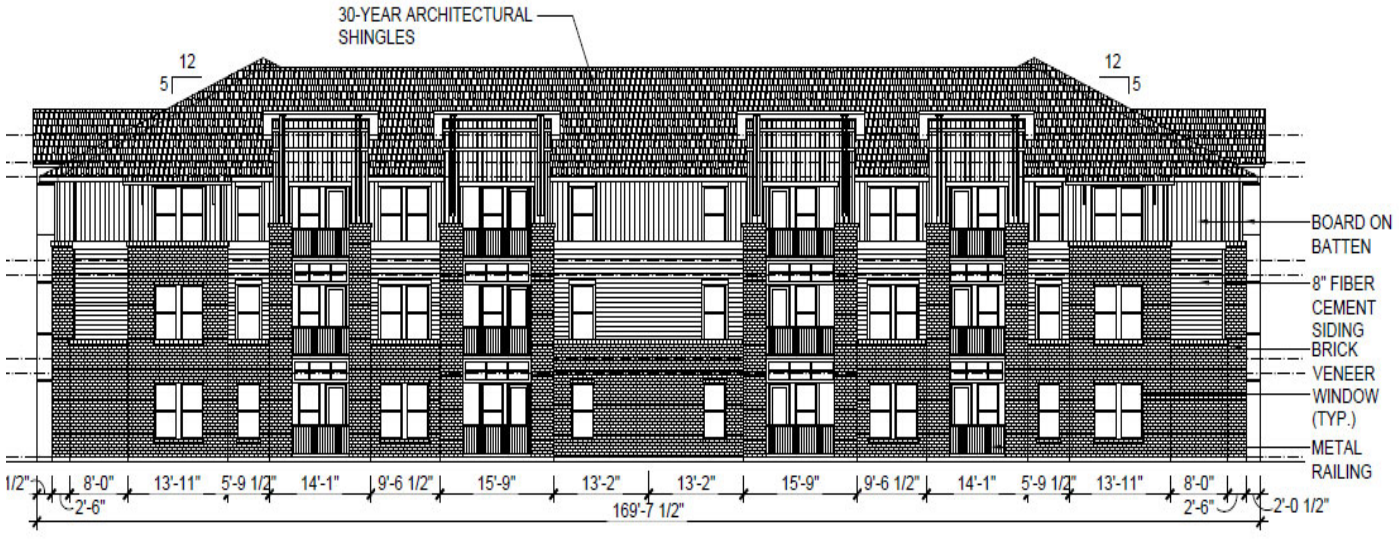
Parking	No Fee		Tenant-Paid		Total	
Open Surface	113	*1.2/unit*	0	--	113	*1.2/unit*
Carport	60	*0.6/unit*	0	--	60	*0.6/unit*
Garage	42	*0.4/unit*	0	--	42	*0.4/unit*
Total Parking	**215**	*2.2/unit*	**0**	--	**215**	*2.2/unit*

Comments:

The required off-street parking is 1.5 spaces per 1 bedroom, 2 spaces per 2 bedroom, and 2.5 spaces per 3 bedroom. At least half of the required number of parking spaces shall be provided in a parking structure, enclosed garage, or carport at no cost to the tenant. Bike parking requirement is 10% of all automobile spaces. The total number of required parking is 204 spaces and 20 bike spaces.

The Development is providing a total of 215 parking spaces; 113 open surface parking, 60 carport spaces, and 42 detached garages. The Development is also providing 24 bike parking spaces. The applicant is meeting the requirement.

BUILDING ELEVATION



BUILDING CONFIGURATION

Building Type	A	B	C										Total Buildings
Floors/Stories	3	3	3										
Number of Bldgs	1	2	1										4
Units per Bldg	24	24	24										
Total Units	24	48	24										96

Avg. Unit Size (SF)	**1,009 sf**	**Total NRA (SF)**	**96,840**	**Common Area (SF)***	**16,834**

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 7.33 acres Density: 13.1 units/acre

Site Control: 7.33 **Site Plan:** 7.33 **Appraisal:** NA **ESA:** 9.076

Feasibility Report Survey: 7.33 **Feasibility Report Engineer's Plan:** 7.33 **Existing LURA:** NA

Control Type: Commercial Contract

Total Acquisition:	9.076	acres	Cost:	$2,450,000	
Development Site:	7.33	acres	Cost:	$1,978,680	$20,611 per unit

Seller: Pioneer Village, LLC

Buyer: OM Housing, LLC

Assignee: AT Sherry Housing, LP

Related-Party Seller/Identity of Interest: No

Comments:

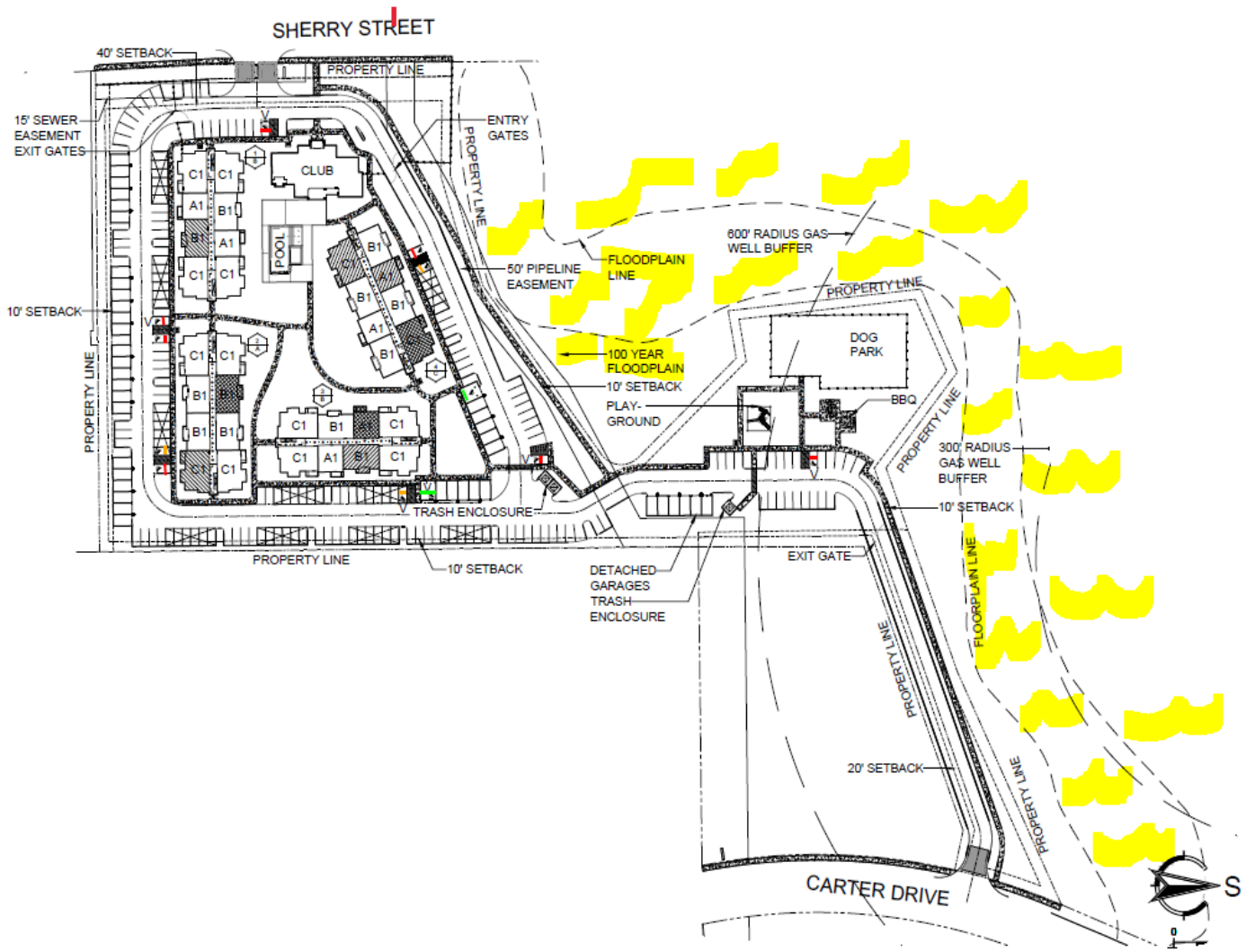
The site is currently owned by Pioneer Village, LLC, which is an unrelated party. OM Housing, LLC has a contract for 9.076 acres ($2,450,000) with Pioneer Village, LLC. OM Housing, LLC made a second contract between itself and the HTC owner (AT Sherry Housing, LP) to split off the smaller 7.33 acres that will be the HTC development. The larger 9.076 acres will close between Pioneer Village, LLC and OM Housing, LLC, then afterwards the 7.33 acres between OM Housing, LLC and AT Sherry Housing, LP can simultaneously close for the HTC development.

That purchase price for the HTC part ($1,978,680) is the prorated amount for the 7.33 acres out of 9.076 acres using a total purchase price from the contract with Pioneer Village, LLC on the larger acreage (9.076) of $2,450,000. Underwriter confirmed the prorated calculation for the site control.

The LURA is going to encumber the 7.33 acres. There are no land dedications.

SITE INFORMATION

Flood Zone:	X	Scattered Site?	No
Zoning:	PD for RMF 22 and CC	Within 100-yr floodplain?	No
Re-Zoning Required?	No	Utilities at Site?	Yes
Year Constructed:	NA	Title Issues?	No



Other Observations:

The subject property is predominately in Unshaded Zone X (outside of the 100 and 500-year floodplains) with the exception of the northwestern boundary, of which is a small portion appears to be located within a floodway, Zone AE (100-year floodplain) and Shaded Zone X (500-year floodplain) as shown on the FEMA FIRM Map Number 48439C0355L, with an effective date of *March 21, 2019*. However, review of the subject property's ALTA Survey indicates the entire subject property is located within Unshaded Zone X with no impacts to the floodplain. The subject property is not located in a FEMA-designated Special Flood Hazard Area and flood insurance or mitigation for flood impacts is not required.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, LLC Date: 2/12/2024

Recognized Environmental Conditions (RECs) and Other Concerns:

- None identified.

Comments:

A stream with a permanent flow of water was observed traversing the north-northwest portion of the subject property observed during the site visit; however, no potential wetland areas observed adjacent to the stream on the subject property.

Markers for a natural gas pipeline operated by Summit Midstream were observed within an easement traversing the central portion of the subject property and a natural gas pipeline regulator station was observed at an east adjoining property across Carter Drive.

MARKET ANALYSIS

Provider: Apartment MarketData, LLC Date: 3/21/2024

Primary Market Area (PMA): 17.76 sq. miles 2 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
	None	N/A	#N/A	#N/A	N/A	#N/A

Stabilized Affordable Developments in PMA	Total Units	1,804
	Total Developments	8
	Average Occupancy	97.1%

OVERALL DEMAND ANALYSIS

	Market Analyst			
	HTC	**Assisted**		
Total Households in the Primary Market Area	33,412			
Potential Demand from the Primary Market Area	12,622			
10% External Demand	1,262			
Potential Demand from Other Sources	0			
GROSS DEMAND	13,884			
Subject Affordable Units	88			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	88			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	**0.6%**			

Population: General **Market Area:** Urban **Maximum Gross Capture Rate:** 10%

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	2,991	299	9	0	0.3%					
50% AMGI	3,306	331	36	0	1.0%					
60% AMGI	6,325	633	43	0	0.6%					

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	506	51	2	0	0.4%					
1 BR/50%	656	66	6	0	0.8%					
1 BR/60%	1,062	106	8	0	0.7%					
2 BR/30%	705	71	4	0	0.5%					
2 BR/50%	786	79	13	0	1.5%					
2 BR/60%	1,498	150	16	0	1.0%					
3 BR/30%	519	52	3	0	0.5%					
3 BR/50%	471	47	17	0	3.3%					
3 BR/60%	954	95	19	0	1.8%					

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	$644,942	Avg. Rent:	$1,143	Expense Ratio:	48.4%
Debt Service:	$551,631	B/E Rent:	$1,056	Controllable Expenses:	$3,344
Net Cash Flow:	$93,311	UW Occupancy:	92.5%	Property Taxes/Unit:	$1,124
Aggregate DCR:	1.17	B/E Occupancy:	85.6%	Program Rent Year:	2023

If less than 15% market units, the QAP requires the market rents not exceed 80% AMI. Per the Market Study, the achievable market rent is 1.3% lower for the 1-BR, 3.0% lower for the 2-BR, and 0.6% higher for the 3-BR. The applicant is assuming the following further discount to the market study rent: 1.3% for the 1-BR, 4.3% for the 2-BR, and 10.1% for the 3-BR. Underwriter has elected to match these below market rent for the non-restricted units.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	$269,943/ac	$23,007/unit	**$2,208,680**	Contractor Fee	**$2,104,468**
Off-site + Site Work		$25,521/unit	**$2,450,000**	Soft Cost + Financing	**$2,899,467**
Building Cost	$133.58/sf	$134,750/unit	**$12,936,028**	Developer Fee	**$2,667,500**
Contingency	5.00%	$8,014/unit	**$769,301**	Reserves	**$858,049**
Total Development Cost	$280,141/unit	**$26,893,493**		**Rehabilitation Cost**	**N/A**

Qualified for 30% Basis Boost?	Located in QCT with < 20% HTC units/HH

Off-site:

There will be $200K for Off-site water per the Off-Site Cost Breakdown.

Building Cost:

Underwriter adjusted base cost for the low number of units.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
$26,893,493	$23,307,828	$2,499,765

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Colliers Mortgage LLC - Const. to Perm. FHA	Conventional/FHA	$8,050,000	6.00%	32%
PNC Bank - Construction Loan	Construction Loan	$8,074,300	7.00%	32%
PNC Bank	HTC	$6,159,384	$0.88	25%
City of Arlington - In-Kind Contribution	§11.9(d)(2)LPS Contribution	$0	0.00%	0%
OM Housing, LLC	Deferred Developer Fee	$2,604,494	0.00%	10%
		$24,888,178	Total Sources	

PERMANENT SOURCES

	PROPOSED				UNDERWRITTEN				
Debt Source	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Colliers Mortgage LLC - Const. to Perm. FHA	$8,050,000	6.00%	40	40.0	$8,050,000	6.00%	40	40.0	30%
City of Arlington - In-Kind Contribution	$500	0.00%	0	0.0	$500	0.00%	0	0.0	0%
Total	$8,050,500				$8,050,500				

	PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees	Amount	Rate	% Def	Amount	Rate	% TC	% Def
PNC Bank	$17,598,240	$0.88		$17,598,240	$0.88	65%	
OM Housing, LLC	$1,244,753		47%	$1,244,753		5%	47%
Total	$18,842,993			$18,842,993			
				$26,893,493	Total Sources		

Credit Price Sensitivity based on current capital structure	
$0.942	Maximum Credit Price before the Development is oversourced and allocation is limited
$0.834	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

Underwriter included .25% MIP fee to the debt service payment.

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	$26,893,493
Permanent Sources (debt + non-HTC equity)	$8,050,500
Gap in Permanent Financing	$18,842,993

Possible Tax Credit Allocations:	**Equity Proceeds**	**Annual Credits**
Determined by Eligible Basis	$21,995,728	$2,499,765
Needed to Balance Sources & Uses	$18,842,993	$2,141,463
Requested by Applicant	$17,598,240	$2,000,000

	RECOMMENDATION	
	Equity Proceeds	**Annual Credits**
Tax Credit Allocation	**$17,598,240**	**$2,000,000**

Deferred Developer Fee	**$1,244,753**	**(47% deferred)**
Repayable in	**10 years**	

Recommendation:

Underwriter recommends an annual tax credit allocation of $2,000,000 per the Applicant's request.

Underwriter: *Mario Castellanos*

Manager of Real Estate Analysis: *Robert Castillo*

Director of Real Estate Analysis: *Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Sherry Pointe Apartments, Arlington, 9% HTC #24171

LOCATION DATA	
CITY:	Arlington
COUNTY:	Tarrant
Area Median Income	$97,700
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2023

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	ARP	Match
Eff	-	0.0%	0	0	0	0
1	18	18.8%	0	0	0	0
2	36	37.5%	0	0	0	0
3	42	43.8%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	**96**	**100.0%**	**-**	**-**	**-**	**-**

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	91.67%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	1,009 sf

53% Average Income										
	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	# Units	-	9	-	36	43	-	-	8	**96**
	% Total	0.0%	9.4%	0.0%	37.5%	44.8%	0.0%	0.0%	8.3%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	$538	2	1	1	750	$538	$60	$478	$0	$0.64	$478	**$956**	**$956**	$478	$0.64	$0	$1,400	$1.87	$1,418
TC 50%	$897	6	1	1	750	$897	$60	$837	$0	$1.12	$837	**$5,022**	**$5,022**	$837	$1.12	$0	$1,400	$1.87	$1,418
TC 60%	$1,077	8	1	1	750	$1,077	$60	$1,017	$0	$1.36	$1,017	**$8,136**	**$8,136**	$1,017	$1.36	$0	$1,400	$1.87	$1,418
MR		2	1	1	750	$0	$60		NA	$1.87	$1,400	**$2,800**	**$2,800**	$1,400	$1.87	NA	$1,400	$1.87	$1,418
TC 30%	$646	4	2	2	950	$646	$79	$567	$0	$0.60	$567	**$2,268**	**$2,268**	$567	$0.60	$0	$1,600	$1.68	$1,672
TC 50%	$1,077	13	2	2	950	$1,077	$79	$998	$0	$1.05	$998	**$12,974**	**$12,974**	$998	$1.05	$0	$1,600	$1.68	$1,672
TC 60%	$1,293	16	2	2	950	$1,293	$79	$1,214	$0	$1.28	$1,214	**$19,424**	**$19,424**	$1,214	$1.28	$0	$1,600	$1.68	$1,672
MR		3	2	2	950	$0	$79		NA	$1.68	$1,600	**$4,800**	**$4,800**	$1,600	$1.68	NA	$1,600	$1.68	$1,672
TC 30%	$746	3	3	2	1,170	$746	$97	$649	$0	$0.55	$649	**$1,947**	**$1,947**	$649	$0.55	$0	$1,800	$1.54	$2,003
TC 50%	$1,244	17	3	2	1,170	$1,244	$97	$1,147	$0	$0.98	$1,147	**$19,499**	**$19,499**	$1,147	$0.98	$0	$1,800	$1.54	$2,003
TC 60%	$1,493	19	3	2	1,170	$1,493	$97	$1,396	$0	$1.19	$1,396	**$26,524**	**$26,524**	$1,396	$1.19	$0	$1,800	$1.54	$2,003
MR		3	3	2	1,170	$0	$97		NA	$1.54	$1,800	**$5,400**	**$5,400**	$1,800	$1.54	NA	$1,800	$1.54	$2,003
TOTALS/AVERAGES:		**96**			**96,840**				**$0**	**$1.13**	**$1,143**	**$109,750**	**$109,750**	**$1,143**	**$1.13**	**$0**	**$1,650**	**$1.64**	**$1,769**

ANNUAL POTENTIAL GROSS RENT:	**$1,317,000**	**$1,317,000**

STABILIZED PRO FORMA

Sherry Pointe Apartments, Arlington, 9% HTC #24171

	STABILIZED FIRST YEAR PRO FORMA													
	COMPARABLES				APPLICANT				TDHCA				VARIANCE	
	Database		Tarrant County		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$1.13	$1,143	$1,317,000	$1,317,000	$1,143	$1.13		0.0%	$0
late fees, app fees, retained deposits							$30.00	$34,560						
Total Secondary Income							$30.00		$34,560	$30.00			0.0%	$0
POTENTIAL GROSS INCOME								$1,351,560	$1,351,560				0.0%	$0
Vacancy & Collection Loss							7.5% PGI	(101,367)	(101,367)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME								$1,250,193	$1,250,193				0.0%	$0
General & Administrative	$60,164	$627/Unit	$37,720	$393	2.82%	$0.36	$368	$35,289	$37,720	$393	$0.39	3.02%	-6.4%	(2,432)
Management	$48,894	3.1% EGI	$47,764	$498	4.00%	$0.52	$521	$50,008	$50,008	$521	$0.52	4.00%	0.0%	-
Payroll & Payroll Tax	$138,728	$1,445/Unit	$153,850	$1,603	12.42%	$1.60	$1,617	$155,246	$153,850	$1,603	$1.59	12.31%	0.9%	1,396
Repairs & Maintenance	$77,355	$806/Unit	$51,662	$538	4.65%	$0.60	$606	$58,147	$62,400	$650	$0.64	4.99%	-6.8%	(4,253)
Electric/Gas	$28,432	$296/Unit	$18,296	$191	1.39%	$0.18	$181	$17,360	$18,296	$191	$0.19	1.46%	-5.1%	(936)
Water, Sewer, & Trash	$82,368	$858/Unit	$50,718	$528	4.40%	$0.57	$573	$55,000	$50,718	$528	$0.52	4.06%	8.4%	4,282
Property Insurance	$65,035	$0.67 /sf	$65,414	$681	7.90%	$1.02	$1,029	$98,777	$98,777	$1,029	$1.02	7.90%	0.0%	-
Property Tax (@ 100%) 2.206570	$117,186	$1,221/Unit	$131,398	$1,369	8.63%	$1.11	$1,124	$107,904	$135,740	$1,414	$1.40	10.86%	-20.5%	(27,836)
Reserve for Replacements					1.92%	$0.25	$250	$24,000	$24,000	$250	$0.25	1.92%	0.0%	-
TDHCA Compliance fees ($40/HTC unit)					0.28%	$0.04	$37	$3,520	$3,520	$37	$0.04	0.28%	0.0%	-
TOTAL EXPENSES					**48.41%**	**$6.25**	**$6,305**	**$605,251**	**$635,029**	**$6,615**	**$6.56**	**50.79%**	**-4.7%**	**$ (29,778)**
NET OPERATING INCOME ("NOI")					**51.59%**	**$6.66**	**$6,718**	**$644,942**	**$615,164**	**$6,408**	**$6.35**	**49.21%**	**4.8%**	**$ 29,778**
CONTROLLABLE EXPENSES							$3,344/Unit			$3,364/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Sherry Pointe Apartments, Arlington, 9% HTC #24171

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR												Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
Colliers Mortgage LLC - Const. to Perm. FHA	0.25%	1.12	1.17	551,631	6.00%	40	40.0	$8,050,000	$8,050,000	40.0	40.0	6.00%	$551,631	1.17	29.9%
CASH FLOW DEBT / GRANTS															
City of Arlington - In-Kind Contribution		1.12	1.17		0.00%	0	0.0	$500	$500	0.0	0.0	0.00%		1.17	0.0%
				$551,631	**TOTAL DEBT / GRANT SOURCES**			**$8,050,500**	**$8,050,500**			**TOTAL DEBT SERVICE**	**$551,631**	**1.17**	29.9%
NET CASH FLOW		$63,533	$93,311						**APPLICANT**	**NET OPERATING INCOME**		**$644,942**	**$93,311**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
PNC Bank	LIHTC Equity	65.4%	$2,000,000	$0.88	$17,598,240	$17,598,240	$0.8799	$2,000,000	65.4%	$20,833	Applicant Request
OM Housing, LLC	Deferred Developer Fees	4.6%	(47% Deferred)		$1,244,753	$1,244,753	(47% Deferred)		4.6%	**Total Developer Fee:**	**$2,667,500**
Additional (Excess) Funds Req'd		0.0%				$0			0.0%		
TOTAL EQUITY SOURCES		70.1%			$18,842,993	$18,842,993			70.1%		
TOTAL CAPITALIZATION					**$26,893,493**	**$26,893,493**				**15-Yr Cash Flow after Deferred Fee:**	**$926,499**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis								Eligible Basis			
	Acquisition	**New Const. Rehab**	**Total Costs**			**Total Costs**			**New Const. Rehab**	**Acquisition**	%	$
Land Acquisition			$20,611 / Unit		$1,978,680	$1,978,680	$20,611 / Unit				0.0%	$0
Building Acquisition	$0		$ / Unit		$0	$0	$ / Unit			$0	0.0%	$0
Closing costs & acq. legal fees					$230,000	$230,000					0.0%	$0
Off-Sites		$0	$2,083 / Unit		$200,000	$200,000	$2,083 / Unit		$0		0.0%	$0
Site Work		$1,695,000	$18,177 / Unit		$1,745,000	$1,745,000	$18,177 / Unit		$1,695,000		0.0%	$0
Site Amenities		$505,000	$5,260 / Unit		$505,000	$505,000	$5,260 / Unit		$505,000		0.0%	$0
Building Cost		$12,936,028	$133.58 /sf	$134,750/Unit	$12,936,028	$11,583,619	$120,663/Unit	$119.62 /sf	$11,583,619		11.7%	$1,352,409
Contingency		$769,301	5.08%	5.00%	$769,301	$769,301	5.48%	5.58%	$769,301		0.0%	$0
Contractor Fees		$2,104,468	13.23%	13.03%	$2,104,468	$2,072,409	14.00%	14.00%	$2,037,409		1.5%	$32,059
Soft Costs	$0	$1,403,363		$14,618 / Unit	$1,403,363	$1,403,363	$14,618 / Unit		$1,403,363	$0	0.0%	$0
Financing	$0	$1,227,168		$15,584 / Unit	$1,496,104	$1,496,104	$15,584 / Unit		$1,227,168	$0	0.0%	$0
Developer Fee	$0	$2,667,500	12.92%	12.77%	$2,667,500	$2,667,500	13.70%	13.88%	$2,667,500	$0	0.0%	$0
Reserves				9 Months	$858,049	$1,156,882	12 Months				-25.8%	($298,833)
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$23,307,828**		$280,141 / Unit	**$26,893,493**	**$25,807,858**	$268,832 / Unit		**$21,888,360**	**$0**	**4.2%**	**$1,085,635**
Acquisition Cost	$0				$0							
Contingency		$0			$0							
Contractor's Fee		$0			$0							
Financing Cost		$0										
Developer Fee	$0	$0			$0							
Reserves					$0							
ADJUSTED BASIS / COST	**$0**	**$23,307,828**		$280,141/unit	**$26,893,493**	**$25,807,858**	$268,832/unit		**$21,888,360**	**$0**	**4.2%**	**$1,085,635**
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					**$26,893,493**							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Sherry Pointe Apartments, Arlington, 9% HTC #24171

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	$0	$23,307,828	$0	$21,888,360
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$23,307,828	$0	$21,888,360
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$30,300,176	$0	$28,454,867
Applicable Fraction	91.67%	91.67%	92%	92%
TOTAL QUALIFIED BASIS	$0	$27,775,162	$0	$26,083,628
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$2,499,765	$0	$2,347,527
CREDITS ON QUALIFIED BASIS	$2,499,765		$2,347,527	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.8799	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$2,499,765	$21,995,728	----	----	----
Needed to Fill Gap	$2,141,463	$18,842,993	----	----	----
Applicant Request	$2,000,000	$17,598,240	**$2,000,000**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY		FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)		96,840 SF	$96.57	9,351,612
Adjustments					
Exterior Wall Finish		4.59%		4.44	$429,585
Elderly		0.00%		0.00	0
9-Ft. Ceilings		3.57%		3.45	334,247
Roof Adjustment(s)				0.00	0
Subfloor				(0.21)	(20,659)
Floor Cover				3.68	356,371
Breezeways		$39.78	13,342	5.48	530,721
Balconies		$39.41	6,371	2.59	251,038
Plumbing Fixtures		$1,420	234	3.43	332,280
Rough-ins		$700	192	1.39	134,400
Built-In Appliances		$2,280	96	2.26	218,880
Exterior Stairs		$3,550	16	0.59	56,800
Heating/Cooling				3.12	302,141
Storage Space		$39.78	638	0.26	25,375
Carports		$16.05	9,720	1.61	156,006
Garages		$30.00	9,400	2.91	282,000
Common/Support Area		$132.37	3,312	4.53	438,418
Elevators			0	0.00	0
Other:				0.00	0
Fire Sprinklers		$3.65	114,132	4.30	416,582
SUBTOTAL				**140.39**	**13,595,797**
Current Cost Multiplier		1.00		0.00	0
Local Multiplier		1.00		0.00	0
Reserved					0
TOTAL BUILDING COSTS				**140.39**	**$13,595,797**
Plans, specs, survey, bldg permits		3.30%		(4.63)	($448,661)
Contractor's OH & Profit		11.50%		(16.15)	(1,563,517)
NET BUILDING COSTS			$120,663/unit	$119.62/sf	$11,583,619

Long-Term Pro Forma

Sherry Pointe Apartments, Arlington, 9% HTC #24171

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	$1,250,193	$1,275,197	$1,300,701	$1,326,715	$1,353,249	$1,494,096	$1,649,603	$1,821,295	$2,010,857	$2,220,149	$2,451,223	$2,706,349
TOTAL EXPENSES	3.00%	$605,251	$622,908	$641,085	$659,797	$679,061	$784,230	$905,839	$1,046,473	$1,209,129	$1,397,272	$1,614,920	$1,866,723
NET OPERATING INCOME ("NOI")		**$644,942**	**$652,289**	**$659,616**	**$666,917**	**$674,188**	**$709,867**	**$743,764**	**$774,822**	**$801,728**	**$822,877**	**$836,304**	**$839,626**
EXPENSE/INCOME RATIO		48.4%	48.8%	49.3%	49.7%	50.2%	52.5%	54.9%	57.5%	60.1%	62.9%	65.9%	69.0%
MUST -PAY DEBT SERVICE													
Colliers Mortgage LLC - Const. to Perm. FHA		$551,631	$551,507	$551,374	$551,234	$551,085	$550,189	$548,981	$547,351	$545,153	$542,187	$538,188	$532,793
TOTAL DEBT SERVICE		$551,631	$551,507	$551,374	$551,234	$551,085	$550,189	$548,981	$547,351	$545,153	$542,187	$538,188	$532,793
DEBT COVERAGE RATIO		1.17	1.18	1.20	1.21	1.22	1.29	1.35	1.42	1.47	1.52	1.55	1.58
ANNUAL CASH FLOW		**$93,311**	**$100,782**	**$108,241**	**$115,684**	**$123,104**	**$159,678**	**$194,784**	**$227,471**	**$256,576**	**$280,689**	**$298,116**	**$306,833**
Deferred Developer Fee Balance		$1,151,442	$1,050,660	$942,419	$826,735	$703,631	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$22,030	$926,499	$1,999,662	$3,226,026	$4,583,558	$6,042,337	$7,563,001