



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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June 25, 2025

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Lisa Fisher
16812 Dallas Parkway
Dallas, Texas 75248

RE: Termination of Culebra Apartments (TDHCA #25210)

Ms. Fisher,

The Texas Department of Housing and Community Affairs (Department) received the Application named above on February 28, 2025. The Application was submitted to compete within the Urban 9 subregion and requests \$2,000,000 in Competitive Housing Tax Credits for the new construction of 86 affordable units in San Antonio, Texas.

On April 11, 2025, the Department's Executive Director issued a determination of a six-month debarment term for four parties, including Sonoma Housing Advisors, LLC and James R. (Bill) Fisher, initially set to begin June 12, 2025, to coincide with the June Board Meeting. This determination has been appealed by the affected parties and is scheduled to be heard by the Department's Governing Board at the meeting to be held on July 10, 2025.

The Application for Culebra Apartments includes Sonoma Housing Advisors and Bill Fisher listed as the Application Consultant on Tab 42, which is the section of the Application in which the Development Team Members are specified. The Application also specifies that the proposed fee for the Consultant is \$149,000. 10 TAC §11.1(d)(38) and (41) define "Consultant" and "Development Team" as:

(38) Development Consultant or Consultant - Any Person who provides professional or consulting services relating to the filing of an Application, or post award documents, as required by the program.

(41) Development Team - All Persons and Affiliates thereof that play a role in the development, construction, rehabilitation, management, or continuing operation of the Development, including any Development Consultant and Guarantor.



Because the Application includes a debarred party as a member of the Development Team, the Department has determined that it is ineligible for funding, as a debarred party may not participate in new Department financing and assistance opportunities until the debarment is fully resolved. Tex. Gov't Code §2306.6708 prohibits Applicants from changing an Application after the filing deadline except for providing clarifying information or corrective administrative deficiencies, and therefore, there does not appear to be an opportunity to change the Application and remove a debarred party, as the filing deadline has passed. Accordingly, the Application is terminated.

An appeal process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in 10 TAC §11.902 of the 2025 Qualified Allocation Plan. Should you choose to appeal this decision to the Executive Director, you must file your appeal, in writing, with the Department not later than seven calendar days after the date of this letter. If you are not satisfied with the decision of the Executive Director or if the Executive Director does not respond, you may file a further appeal with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review §11.902 of the 2025 Qualified Allocation Plan for full instructions on the appeals process.

If you have any questions, please contact me at cody.campbell@tdhca.state.tx.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'CCM', is positioned above the printed name.

Cody Campbell
Director of Multifamily Programs