



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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June 7, 2024

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Melissa Fisher
RISE Residential
16812 Dallas Parkway
Dallas, Texas 75248

RE: TERMINATION OF 9% HOUSING TAX CREDIT APPLICATION
 24243 MISSION ROAD APARTMENTS (DEVELOPMENT)

Ms. Fisher:

The Texas Department of Housing and Community Affairs (Department) received the Application named above on March 1, 2024. The Application was submitted to compete within the Urban 9 subregion and requests \$ 1,930,000 in Housing Tax Credits to construct 88 units, all of which as affordable units, serving the elderly population in San Antonio, Texas. The Application as submitted is substantially inconsistent and incomplete. Issues include but are not limited to the following:

- The Application represents a Site Acreage of 5.56 on Tab 11. This is consistent with Site Control documentation. The Architectural Drawings indicate an acreage of 5.66. The Environmental Site Assessment submitted with the Application conflicts with both figures. According to the Report's introduction, only 4.55 acres were surveyed. This indicates a survey area that is smaller than the site. The appendix of the report is consistent with this finding and shows site boundaries that do not extend to the property lines represented on the Architectural Drawings. Without a timely submitted Environmental Site Assessment covering the proposed Development, the Application has failed to provide a required Third Party Report.
- Many key facts represented in regards to the site appear to be contradictory or incorrect. The coordinates provided are 18 miles away from the Development's Address. The Application includes a Tab 48 Tie-Breaker Information tab that appears to pertain to the incorrect Development and contains information entirely inconsistent with the Pre-Application. The Development is to be located in a Qualified Census Tract, and the Application contradicts itself as to whether this is the case, stating that the Application is not in a QCT on Tab 7 but including documentation showing the opposite behind Tab 11. The Census Tract containing the development contains more than 20% HTC units per total households, contrary to what the



Application states. This information calls into question the Application's ability to qualify for a 30% increase in Eligible Basis, as the resolution provided by the City of San Antonio does not acknowledge this fact.

- The Application was submitted with Architectural plans containing inconsistent information and lacking key exhibits. Parking information does not match representations elsewhere in the Application or numbers provided on the drawings. Separate floorplans were not provided for each unit type. The quantity and design of each unit type does not match other exhibits where such information is disclosed. The floorplan of 1 of the 3 buildings on site, containing 32 units, is entirely missing. Beyond these inconsistencies and omissions, the site plan also does not include many items outlined in §11.204(8)(A) including an accessible route, any pipeline easements, any detention pond, information regarding a floodplain, or any distinguishable mobility units.

A full staff review of the Application identified a total of 41 deficiencies, inclusive but not limited to the items described above. These items taken as a whole are considered to be a Material Deficiency as reviewing documentation submitted for all 41 deficiencies will require that staff substantially re-review the application due to the wide-ranging nature of the deficiencies. 10 TAC §11.202(2)(B) establishes that an Application shall be ineligible if it has a Material Deficiency. Accordingly, the Application is terminated subject to your ability to appeal this decision as described below.

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 2024 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 2024 Qualified Allocation Plan for full instructions on the appeals process.

If you have any questions or concerns, please contact me at 512-475-1676 or by email 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