

Texas Department of Housing and Community Affairs



Board Book

Thursday, November 9, 2023

10:00 AM

**Greer Bldg., Williamson Board Room
125 East 11th Street
Austin, TX 78701**

Governing Board

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

**Texas Department of Housing and Community Affairs
Programmatic Impact Fiscal Year 2023**

9% LIHTC Program

- Total Applications Rec'd: 90
- Total Market Rate Units Proposed: 644
- Total Low-Income Units Proposed: 5,397
- Total HTCs Requested: \$130,115,015

Construction Type:

- Total Proposed New Construction Projects: 69
- Total Proposed Reconstruction Projects: 2
- Total Proposed Rehab Projects: 19

4% LIHTC Program

Active and Approved Applications:

- Total Applications: 27
- Total Units Proposed: 6,674

Closed Applications:

- Total Applications: 31
- Number of Low Income Units Proposed: 6,228

Construction Type

- Total Proposed New Construction Projects: 15
- Total Proposed Rehab/Reconstruction Projects: 16

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: \$1,546,560,376
Total Households Served: 6,595

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: \$245,194,075
Total Households Served: 140,524

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: \$23,319,804
Total Individuals Served: 41,952

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: \$13,700,437
Total Households Served: 2,612

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: \$20,067,060
Total Households Served: 185

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: \$36,241,162
Total Individuals Served: 320,770

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: \$1,683,000
Total Households Served: 34

Total Expended Funds: \$2,137,638,718

Total Households Served: 524,818

All FY2023 data as reported in TDHCA's 2023 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: 9/1/2022-8/31/2023

* Administered through the federally funded HOME Investment Partnerships Program

**TBRA Funds are reported on an annual basis and are not included in the rental assistance total

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.

ASSET MANAGEMENT

- | | | |
|-----------|--|------------------|
| 1. | Presentation, discussion, and possible action regarding a material amendment to the Housing Tax Credit Application for Providence on Park (HTC #21221/23950) | Rosalio Banuelos |
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RULES

- | | | |
|-----------|---|---------------|
| 2. | Presentation, discussion, and possible action on an order proposing the repeal, and proposed new rule, for 10 TAC Chapter 1, Administration, Subchapter A General Policies and Procedures, §1.7 Appeals Process and an order directing their publication for public comment in the Texas Register | Brooke Boston |
| 3. | Presentation, discussion, and possible action on an order adopting the repeal, and proposed new rule, for 10 TAC Chapter 1, Subchapter C, Previous Participation and Executive Award Review and Advisory Committee and an order directing their publication for adoption in the Texas Register | Brooke Boston |

SINGLE FAMILY & HOMELESS PROGRAMS

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| 4. | Presentation, Discussion, and Possible Action on the 2024 Section 8 Payment Standards for the Housing Choice Voucher Program | Abigail Versyp |
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CONSENT AGENDA REPORT ITEMS

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| 5. | Report on the Application Submitted by TDHCA to the U.S. Environmental Protection Agency for Solar for All grant funds | Brooke Boston |
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| 6. | Report on the Department's 4th Quarter Investment Report relating to funds held under Bond Trust Indentures | Scott Fletcher |
| 7. | Report on TDHCA One-Time or Temporary Allocations - Pandemic Response and Other Initiatives | Brooke Boston |
| 8. | Report on the Department's 4th Quarter Investment Report in accordance with the Public Funds Investment Act | 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

- | | | |
|-----|--|-----------------|
| 9. | Executive Director's Report | Bobby Wilkinson |
| 10. | Presentation, discussion, and possible action authorizing the Department to submit an application in response to the U.S. Department of Housing and Urban Development's Notice of Funding Opportunity for Section 811 Project Rental Assistance for Persons with Disabilities funds, and if successfully awarded to operate such program | Brooke Boston |
| 11. | Presentation, discussion, and possible action authorizing amendments to two Texas Homeowner Assistance Fund vendor contracts to extend the length of their contract terms: a contract with CohnReznick for quality assurance and quality control services and a contract with TexHahn Media for outreach and marketing services as required by Texas Government Code, Chapter 2155 | Brooke Boston |

BOND FINANCE

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| 12. | Presentation, discussion, and possible action on Resolution No. 24-012 authorizing the filing of one or more applications for reservation to the Texas Bond Review Board with respect to Qualified Mortgage Bonds and containing other provisions relating to the subject | Scott Fletcher |
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ASSET MANAGEMENT

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| 13. | Presentation, discussion, and possible action regarding a material amendment to the Housing Tax Credit Application for Gala at Ridgmar (HTC #22251) | Rosalio Banuelos |
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HOME-ARP

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| 14. | Presentation, discussion, and possible action regarding awards from the 2023-2 HOME American Rescue Plan Rental Notice of Funding Availability (NOFA) | Naomi Cantu |
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LEGAL

- | | | |
|------------|---|----------------|
| 15. | Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning George Gervin Apartments (HTF FILE # 851X02/ HTF Loan # 7000987040 / CMTS # 2651) and George Gervin - Garden Apartments (HTF FILE # 859X 03/ HTF LOAN # 700851X02 / CMTS # 4206) | Ysella Kaseman |
|------------|---|----------------|

RULES

- | | | |
|------------|---|------------------|
| 16. | Presentation, discussion, and possible action on the proposed amendment to specific sections of 10 TAC Chapter 10 Subchapter E, Post Award and Asset Management Requirements, and directing its publication for public comment in the Texas Register | Rosalio Banuelos |
| 17. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 12, concerning the Multifamily Housing Revenue Bond Rules, and an order adopting new 10 TAC Chapter 12 concerning the Multifamily Housing Revenue Bond Rules, and directing the publication in the Texas Register | Teresa Morales |

SINGLE FAMILY & HOMELESS PROGRAMS

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|------------|---|----------------|
| 18. | Presentation, discussion, and possible action to authorize the issuance of the 2024 HOME Investment Partnerships Program Single Family General Set-Aside Notice of Funding Availability and publication of the NOFA in the Texas Register | Abigail Versyp |
| 19. | Presentation, discussion, and possible action regarding authorization to take necessary actions with respect to the development and issuance of an invitation for applications for a Veterans' Transitional Housing Pilot Program. | Abigail Versyp |

MULTIFAMILY FINANCE

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| 20. | 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. | Cody Campbell |
| 21. | 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. | 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.state.tx.us 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 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.

This will be an open, public meeting conducted under Tex. Gov't Code, chapter 551, without COVID-19 emergency waivers. There will not be a remote online or telephone option for public participation. The meeting, however, will be streamed online for public viewing. Masks will be available for members of the public who wish to attend this public meeting.



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 417

Agenda Date: 11/9/2023

Agenda #: 1.

Presentation, discussion, and possible action regarding a material amendment to the Housing Tax Credit Application for Providence on Park (HTC #21221/23950)

RECOMMENDED ACTION

WHEREAS, Providence on Park (Development) received an award of 9% Housing Tax Credits (HTCs) in 2021, and an additional allocation of supplemental HTCs in 2023 for the construction of 80 units of elderly housing in Lumberton, Hardin County;

WHEREAS, Lumberton PP, LP (Development Owner or Owner) is requesting approval for a change in the Development site acreage from 18.078 to 13.207 acres, a reduction of 4.871 acres, which results in a 36.88% increase in residential density from 4.425 to 6.057 units per acre;

WHEREAS, Board approval is required for a modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested change does not materially alter the Development in a negative manner, was not reasonably foreseeable or preventable by the Owner at the time of Application, and would not have adversely affected the selection of the Application;

NOW, therefore, it is hereby

RESOLVED, that the requested material amendment to the Application for Providence on Park is approved as presented at this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the Board's determination.

BACKGROUND

Providence on Park received an award of 9% Housing Tax Credits in 2021 and an additional award of supplemental HTCs in 2023 for the new construction of 80 elderly units in Lumberton, Hardin County. In a letter dated October 13, 2023, Donald R. Ball, the authorized representative for the Development Owner, submitted a request for a material amendment to the Application. The amendment is for a 36.88% increase in the residential density from 4.425 to 6.057 units per acre, which requires approval by the Board under Tex. Gov't Code

§2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F).

It should be noted that, on October 28, 2021, the Department approved a reduction in the acreage of the Development site from 18.179 acres to 18.078 acres. The change increased the residential density by less than one percent, from 4.401 units per acre to 4.425 units per acre. The acreage eliminated was within the city limits of Lumberton and its removal allowed improvements to the site without rezoning. This reduction was considered a non-material amendment.

The decrease in acreage from 18.078 acres to 13.207 acres is a result of the presence of prime farmland on the western and southern boundaries on the site. The prime farmlands were not an original area of concern; however, the Owner has also requested a Multifamily Direct Loan (MFDL) in the form of National Housing Trust Funds (NHTF). NHTF provisions do not allow for areas designated as prime farmland to be converted to urban use. The 4.871 acres of farmlands will be eliminated from the site. The Owner has indicated that these areas were not intended for building improvements and were not needed for the development plan as presented at Application. The Owner has provided an updated the survey and legal description and proposes to purchase only the 13.207 acres located outside of the prime farmland; this will be the acreage encumbered by the HTC Land Use Restriction Agreement. A comparison of the Development site from Application to amendment is in the attached tables.

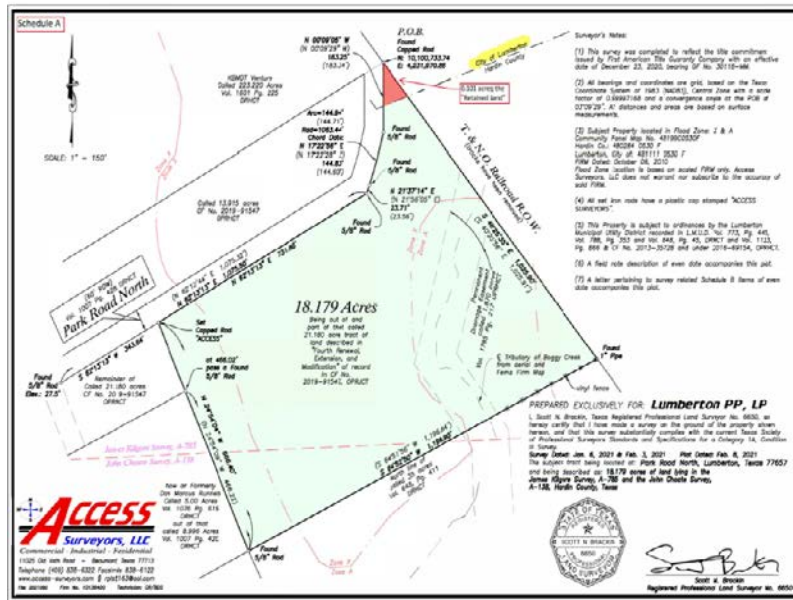
The requested amendment does not materially alter the Development in a negative manner and would not have affected the HTC award. The application for the MFDL funds is currently under review. The Development will be re-underwritten as part of the review for the additional funding, and the funding award will be presented to the Board in a subsequent meeting.

Staff recommends approval of the requested material amendment to the Application.

Material Alterations as defined in Texas Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F)

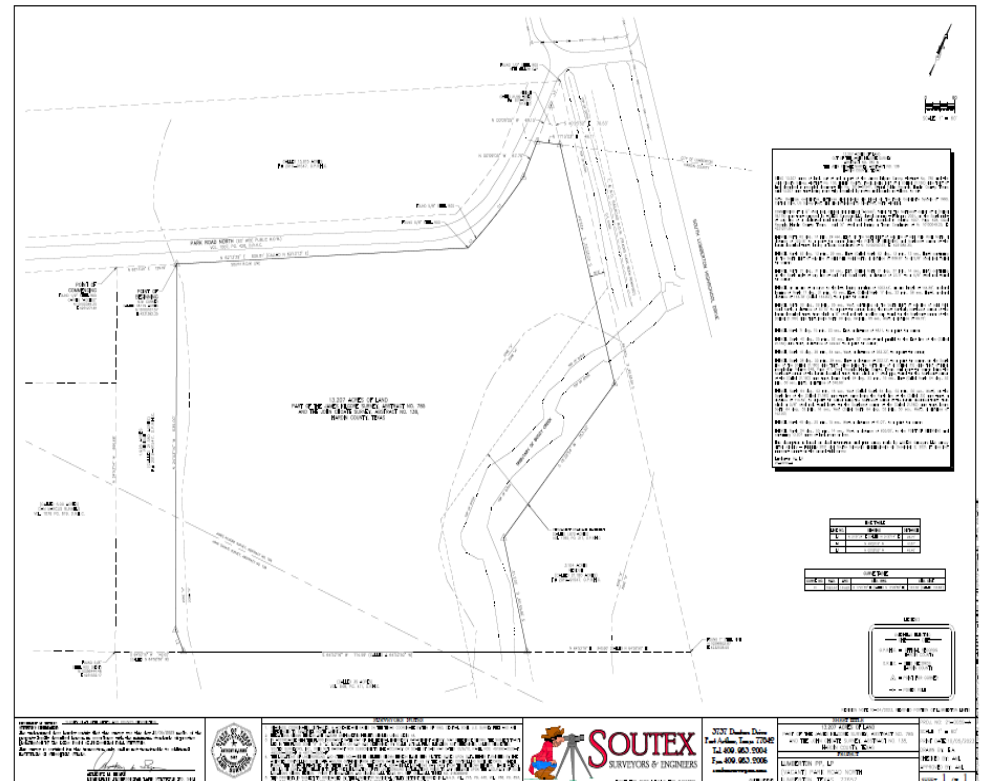
Application

Density: 4.425 units per acre (80 units constructed on 18.078 acre)



Amendment

Density: 6.057 units per acre (80 units on 13.207 acres)



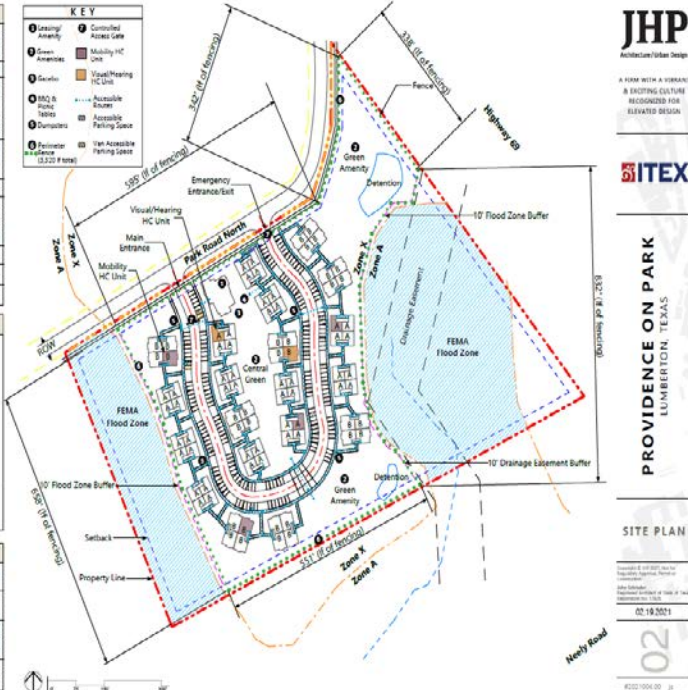
Material Alterations as defined in Texas Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F)

Application

Site Plan: 18.078 acres

Exhibit B - Site Plan from Application

PROJECT DATA	
Residential (87% of avg)	80 units
Building 1 (1-story MF)	48 units
Building 2 (1-story MF)	32 units
Leasing/tenancy	3,700 sq ft
Unit Mix	
A Unit (1BR/1BA)	180 gsf, 48 units
A/HC Unit (1BR/1BA/180 gsf)	3 units
B Unit (2BR/2BA)	1031 gsf, 30 units
B/HC Unit (2BR/2BA/1031 gsf)	2 units
TOTAL	80 units
Common Area	
Community Building	2,700 gsf
Building 1 (1-story MF)	0 gsf
Building 2 (1-story MF)	0 gsf
Parking Required	
Residential (21 spaces)	180 sps
Residential (10 spaces)	160 sps
Non-Residential	5 sps
Total	185 sps
(Including 5 HC units x 2 car each)	
Site Area	
Density	4.4 units/acre
Open Space Provided	
	3.7 acres
SITE AMENITIES	
Mandatory	
• Adequate parking spaces per local code	
• Adequate accessible parking spaces per 2010 ADA Standards	
• Full perimeter fence with controlled access gates	
• BBQ & Picnic tables	
• Controlled Access Gate	
• Gated	
• Community building with furnished community room, laundry room, dining room with warming kitchen and business center	
• Along with 5 landscaped green areas	
1. Newly installed native trees & plants that reduce irrigation requirements	
2. Healthy, fresh materials including paint, stains, adhesives, and sealants	
3. Solar light fixtures, motion sensors, or timers for exterior lighting	
4. Radon barrier decking for new construction	
5. Energy star-certified insulation products	
6. Energy Star-rated windows	
ZONING SUMMARY	
Zoning District	Current zoning: R-2
Height	25 Levels - 35' (max)
Setbacks	Front yard: 30' Side yard: 25' Rear yard: 25'
Required Parking	Per zoning: 2.0 sps/unit

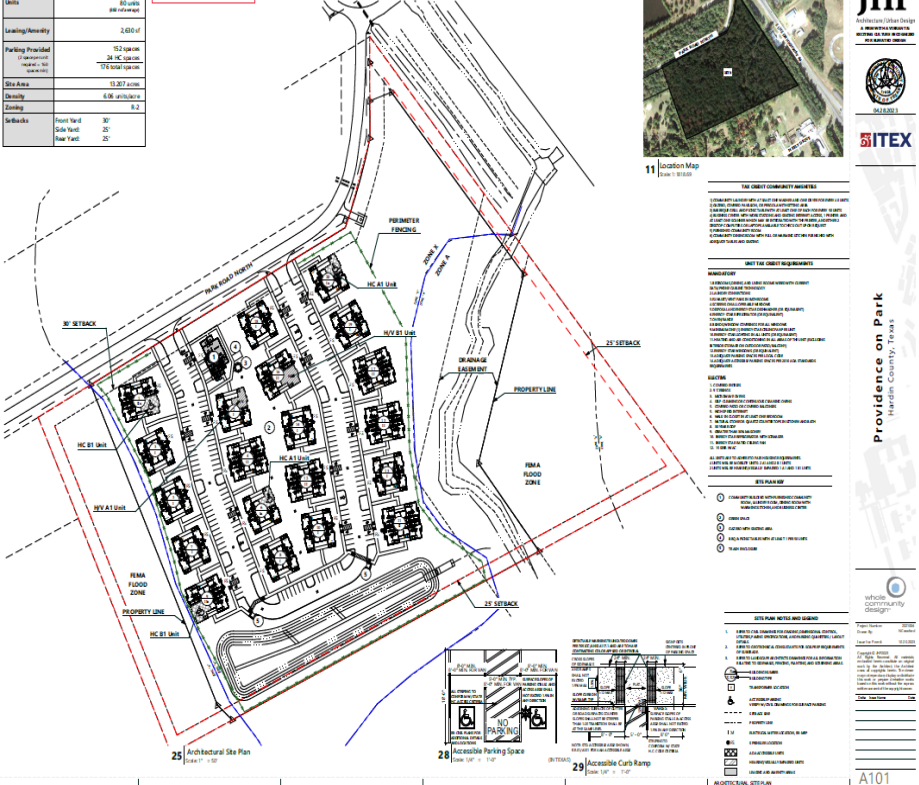


Amendment

Site Plan: 13.207 acres

Exhibit D- Revised Site Plan

PROJECT DATA	
Units	80 units
Leasing/tenancy	2,600 sq ft
Parking Provided	152 spaces
Common Area	24 HC units
Site Area	13.207 acres
Density	6.06 units/acre
Setbacks	Front Yard: 30' Side Yard: 25' Rear Yard: 25'



A101



Nautical Affordable Housing, Inc

October 13, 2023

Multifamily Asset Management
Texas Department of Housing and Community Affairs
Attn: Karen Curtice, Associate Asset Manager
221 East 11th Street
Austin, TX 78701
Via Email: karen.curtice@tdhca.state.tx.us

Re: 23950 Providence on Park – Request for Approval of Material Amendment-
Reduction in Site Acreage

Dear Ms. Curtice,

The applicant for Providence on Park, Lumberton PP, LP respectfully requests approval of a material reduction to the development site acreage for the application from 18.078 acres to 13.207 acres. This is a 4.871 acre or a 26.94% reduction (see survey attached as Exhibit A). The areas that are proposed to be excluded from the development site, were not intended for building improvements and are not needed for the development plan as presented at application (see original site plan attached as Exhibit B). The increase in residential density as a result of the acreage reduction is 36.9%, and above TDHCA's 5% threshold.

The good cause and need for this revision relates to the presence of prime farmland on the western and southeastern boundaries of the site. Since original application, the development has now applied for a Direct Loan in which we are seeking National Housing Trust Funds (NHTF) as a source of financing. Prime farmlands were not an original area of concern, however for new construction projects, NHTF environmental provisions do not allow for the conversion of areas designated as prime farmland to urban use. We have worked with Staff to try and demonstrate that the project will comply with NHTF environmental provisions and by eliminating the 4.871 acres from the site plan we are able to meet the requirements.

In meeting the requirements for NHTF and TDHCA, the applicant has updated the survey and legal description designating an updated site not containing the prime farmland in which the LURA will be placed. The applicant proposes to purchase only the 13.207 acres located outside of the prime farmland for the proposed development, and to have this acreage encumbered by the tax credit LURA. An assignment of the original contract securing the site has been executed, assigning the contract only as to the proposed 13.207 acre tract, and is escrowed pending approval of this change by TDHCA. See contract assignment attached as Exhibit C, and revised site plan attached as Exhibit D.

Approval Request

2715 Palm Circle W, Galveston, TX 77551
Phone: 409-988-1851 email: donball110@gmail.com



Nautical Affordable Housing, Inc

The 26.94 % reduction of the site acreage is material in nature but does not affect any improvements proposed on the site, have a significant financial impact, or prevent the development from delivering the units and amenities presented at application. The reduction is needed to comply with NHTF environmental provisions. The applicant respectfully requests approval of this change.

Please feel free to contact us with any questions at apps@itexgrp.com or kenny.baugh@itexgrp.com.

Respectfully,

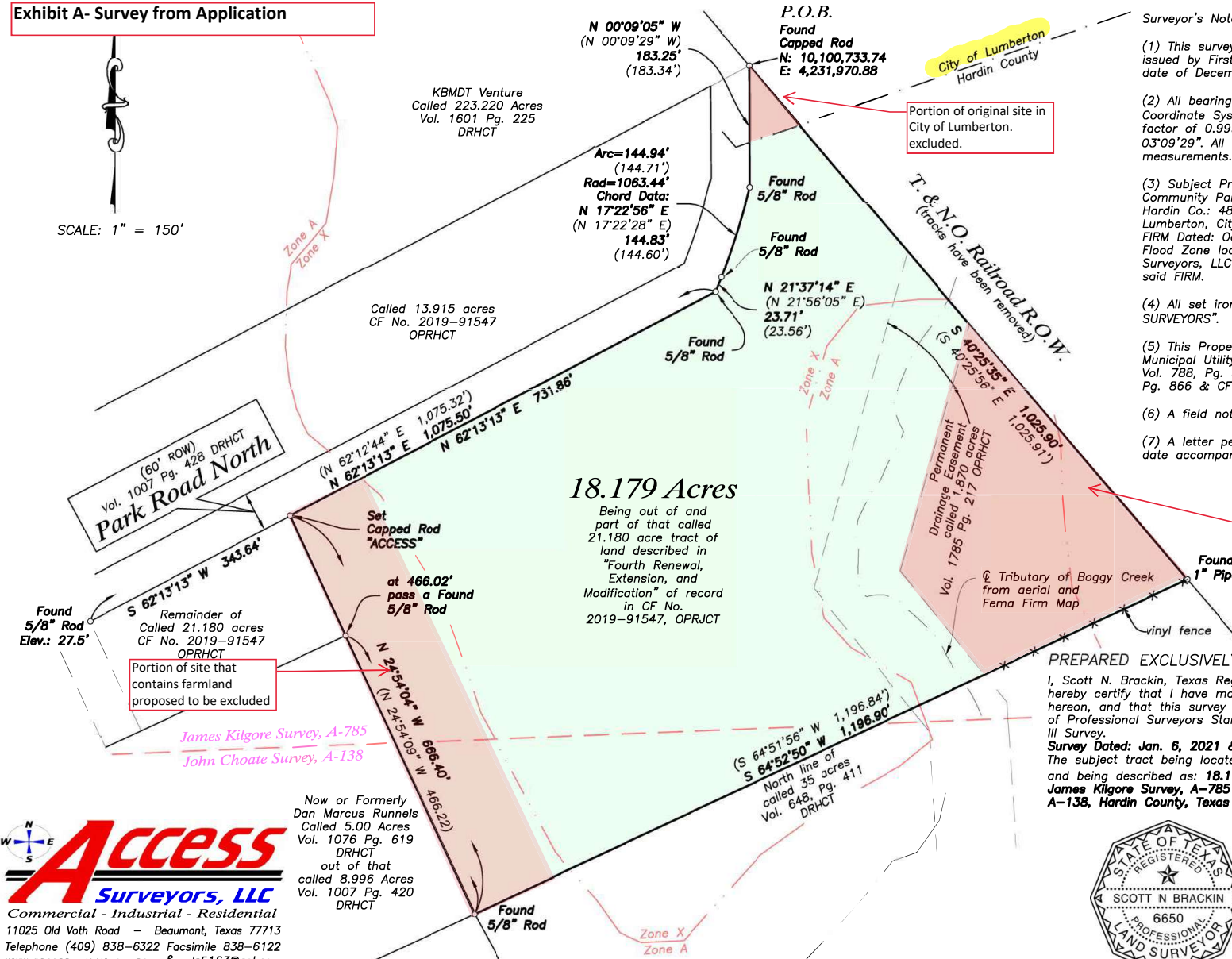
A handwritten signature in black ink that reads "Donald R. Ball". The signature is written in a cursive style.

Donald R. Ball
Authorized Representative

Cc: Connor Jones, TDHCA

Exhibit A- Survey from Application

SCALE: 1" = 150'



Surveyor's Notes:

- (1) This survey was completed to reflect the title commitment issued by First American Title Guaranty Company with an effective date of December 23, 2020, bearing GF No. 30118-MM.
- (2) All bearings and coordinates are grid, based on the Texas Coordinate System of 1983 (NAD83), Central Zone with a scale factor of 0.99997168 and a convergence angle at the POB of 03°09'29". All distances and areas are based on surface measurements.
- (3) Subject Property located in Flood Zone: X & A Community Panel Map No. 48199C0530F Hardin Co.: 480284 0530 F Lumberton, City of: 481111 0530 F FIRM Dated: October 06, 2010 Flood Zone location is based on scaled FIRM only. Access Surveyors, LLC does not warrant nor subscribe to the accuracy of said FIRM.
- (4) All set iron rods have a plastic cap stamped "ACCESS SURVEYORS".
- (5) This Property is subject to ordinances by the Lumberton Municipal Utility District recorded in L.M.U.D. Vol. 773, Pg. 445, Vol. 788, Pg. 353 and Vol. 848, Pg. 45, DRHCT and Vol. 1123, Pg. 866 & CF No. 2013-35728 and under 2016-69154, OPRHCT.
- (6) A field note description of even date accompanies this plat.
- (7) A letter pertaining to survey related Schedule B items of even date accompanies this plat.

Portion of site that contains farmland proposed to be excluded

PREPARED EXCLUSIVELY FOR: **Lumberton PP, LP**

I, Scott N. Brackin, Texas Registered Professional Land Surveyor No. 6650, do hereby certify that I have made a survey on the ground of the property shown hereon, and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

Survey Dated: Jan. 6, 2021 & Feb. 3, 2021 Plat Dated: Feb. 8, 2021
The subject tract being located at: **Park Road North, Lumberton, Texas 77657** and being described as: **18.179 acres of land lying in the James Kilgore Survey, A-785 and the John Choate Survey, A-138, Hardin County, Texas**



Scott N. Brackin

Scott N. Brackin
Registered Professional Land Surveyor No. 6650

Access
Surveyors, LLC

Commercial - Industrial - Residential
11025 Old Voth Road - Beaumont, Texas 77713
Telephone (409) 838-6322 Facsimile 838-6122
www.access-surveyors.com § rpls5163@aol.com
File: 2021090 Firm No. 10136400 Technician: CR/BDS

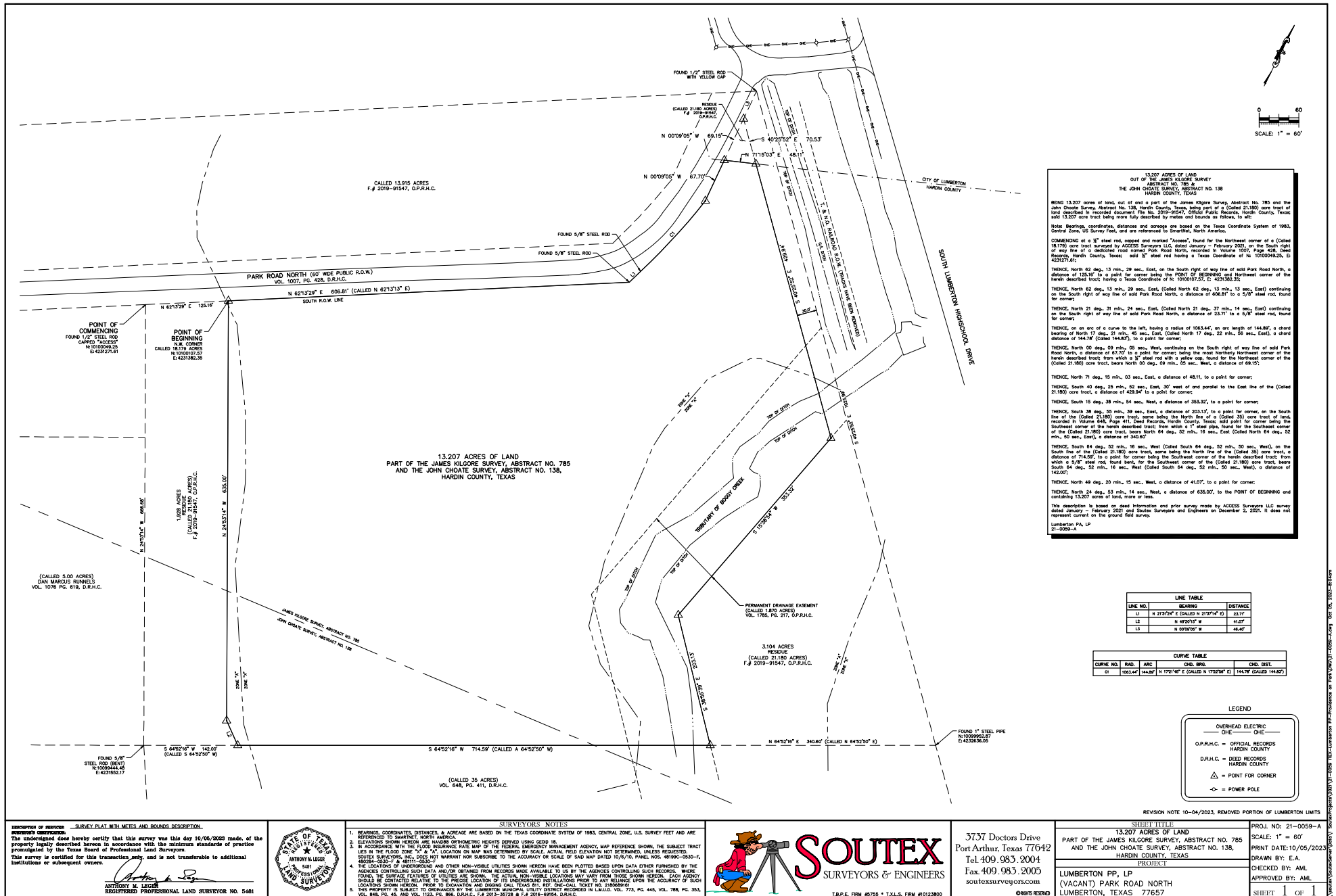
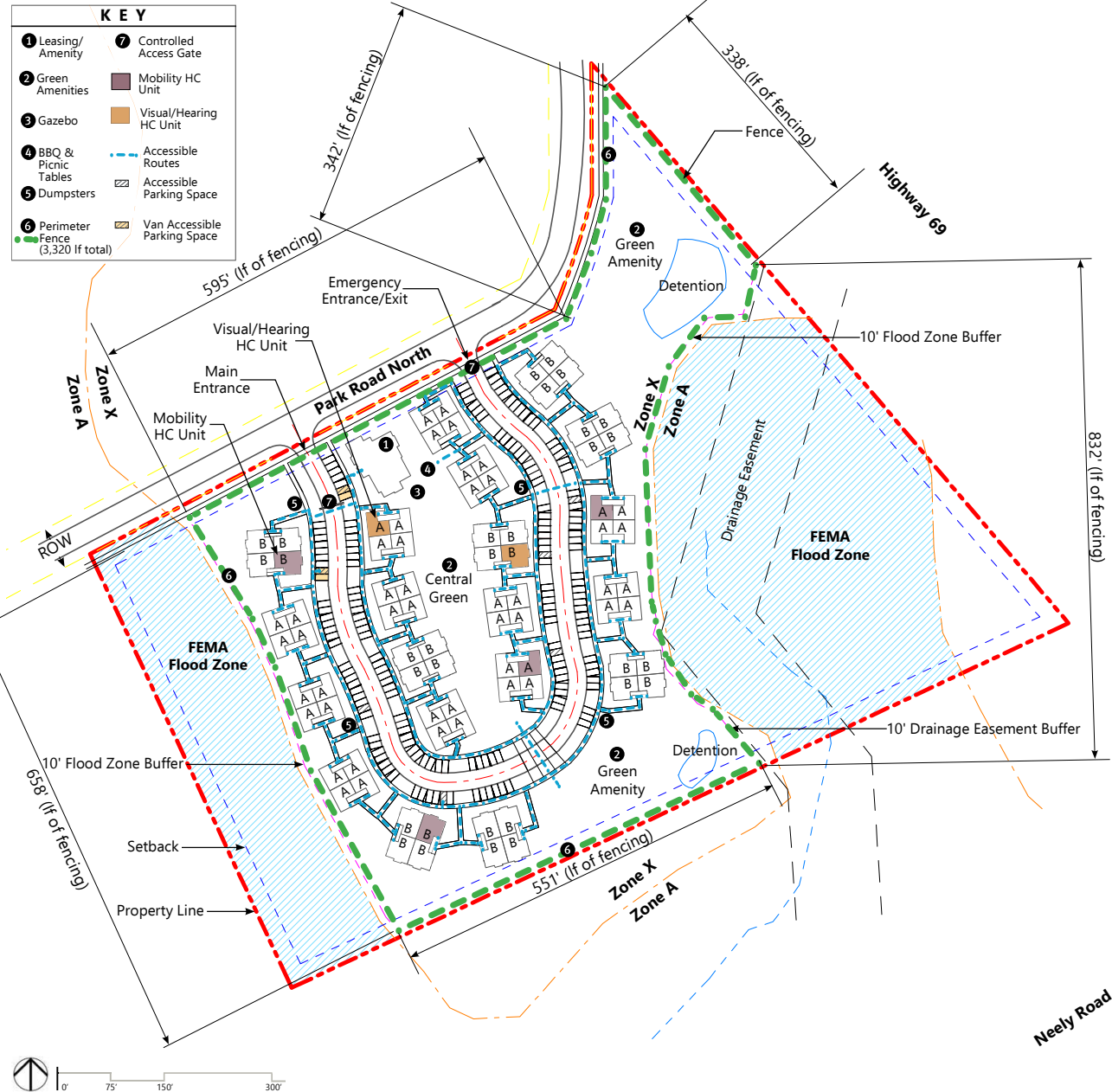


Exhibit B - Site Plan from Application

PROJECT DATA		
Residential (870 sf avg)	Building I (1-story MF)	80 units
	Building II (1-story MF)	48 units
Leasing/Amenity	3,700 s.f.	
Unit Mix	A Unit (1BR/1BA)	783 gsf 46 units
	A+HC Unit (1BR/1BA)	783 gsf 2 units
	B Unit (2BR/2BA)	1031 gsf 30 units
	B+HC Unit (2BR/2BA)	1031 gsf 2 units
	Total	80 units
Common Area	Community Building	2,700 gsf
	Building I (1-story MF)	0 gsf
	Building II (1-story MF)	0 gsf
Parking Required	Residential (2.0 sps/unit);	160 sps
Parking Provided	Residential (2.0 sps/unit);	160 sps
	Non-Residential	6 sps
	Total	166 sps (including 5 HC sps + 2 van sps)
Site Area	18.2 acres	
Density	4.4 units/acre	
Open Space Provided	3.7 acres	

SITE AMENITIES	
Mandatory	• Adequate parking spaces per local code
	• Adequate accessible parking spaces per 2010 ADA Standards
Elective	• Full Perimeter Fence with controlled access gates
	• BBQ & Picnic tables
	• Controlled Access Gate
	• Gazebo
	• Community building with furnished community room, laundry room, dining room with warming kitchen and business center
	• Along with 6 limited green amenities:
	1. Newly installed native trees & plants that reduce irrigation requirements
	2. Healthy finish materials including paint, stains, adhesives, and sealants
	3. Install daylight sensors, motion sensors, or timers for exterior lighting
	4. Radiant barrier decking for new construction
	5. Energy Star-certified insulation products
	6. Energy Star-rated windows

ZONING SUMMARY		
Zoning District	Current zoning:	R-2
Height	2.5 Levels – 35' (max)	
Setbacks	Front yard:	30'
	Side yard:	25'
	Rear yard:	25'
Required Parking	Per zoning:	2.0 sps/unit



JHP
Architecture/Urban Design

A FIRM WITH A VIBRANT
& EXCITING CULTURE
RECOGNIZED FOR
ELEVATED DESIGN

ITECH

PROVIDENCE ON PARK
LUMBERTON, TEXAS

SITE PLAN

Copyright © JHP 2021. Not for
Regulatory Approval, Permit or
Construction.
John Schrader
Registered Architect of State of Texas,
Registration No. 17828

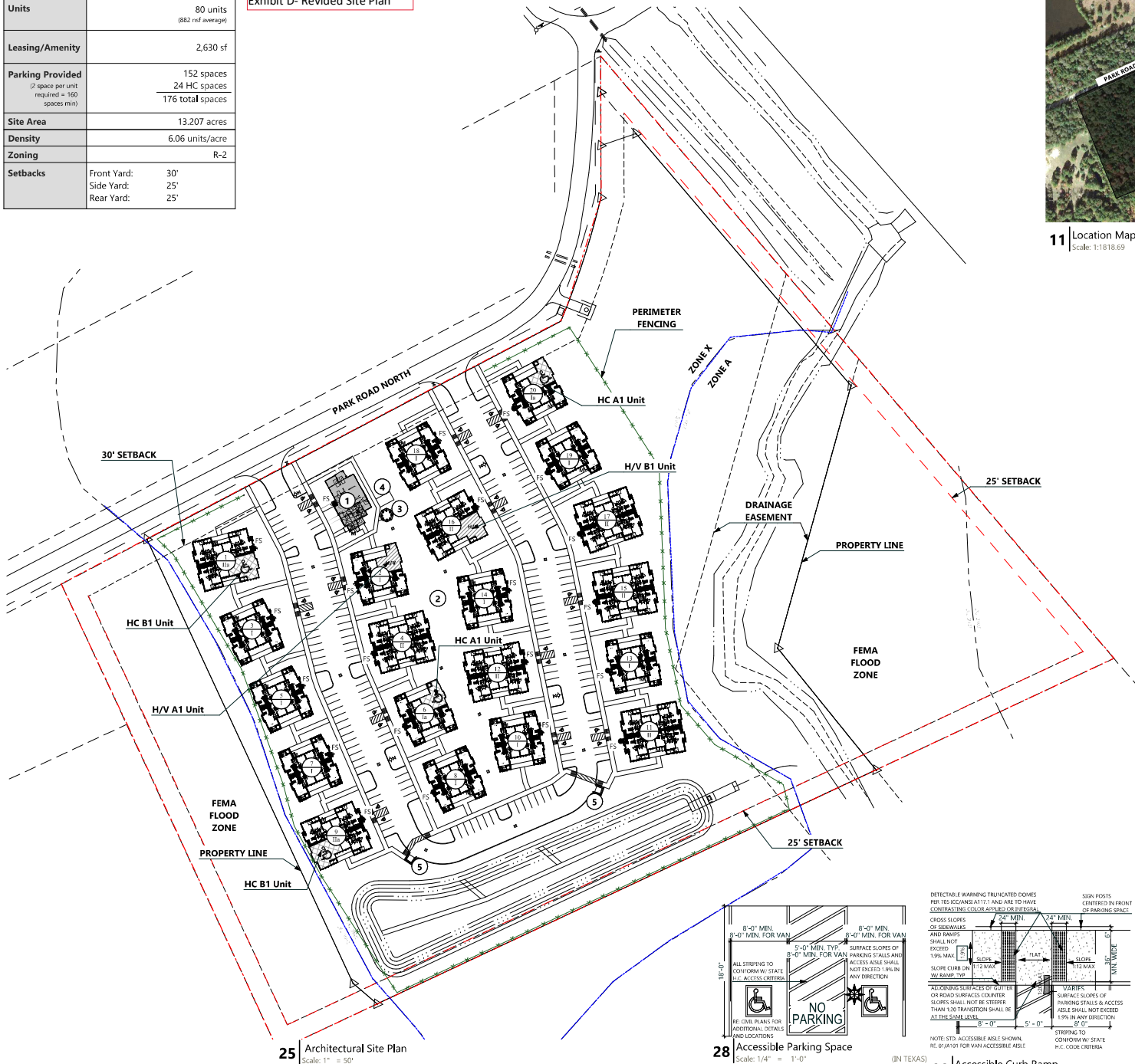
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PROJECT DATA	
Units	80 units (882 sqf average)
Leasing/Amenity	2,630 sqf
Parking Provided (2-space per unit required = 160 spaces min)	152 spaces 24 HC spaces 176 total spaces
Site Area	13.207 acres
Density	6.06 units/acre
Zoning	R-2
Setbacks	Front Yard: 30' Side Yard: 25' Rear Yard: 25'

Exhibit D- Revised Site Plan



25 Architectural Site Plan
Scale: 1/4" = 50'

28 Accessible Parking Space
Scale: 1/4" = 1'-0"

(IN TEXAS)

29 Accessible Curb Ramp
Scale: 1/4" = 1'-0"



11 Location Map
Scale: 1:1618.69

TAX CREDIT COMMUNITY AMENITIES

1. COMMUNITY LAUNDRY WITH AT LEAST ONE WASHER AND ONE DRYER FOR EVERY 40 UNITS
2. GAZEBO, COVERED PAVILION, OR PERGOLA WITH SEATING AREA
3. BARRIQUE GOLF AND PICKNICK TABLE WITH AT LEAST ONE OF EACH FOR EVERY 50 UNITS
4. BUSINESS CENTER WITH WORKSTATIONS AND SEATING INTERNET ACCESS, 1 PRINTER AND AT LEAST ONE SCANNER WHICH MAY BE INTEGRATED WITH THE PRINTER, AND EITHER 2 DESKTOP COMPUTERS OR LAPTOPS AVAILABLE TO CHECKOUT UPON REQUEST
5. FURNISHED COMMUNITY ROOM
6. COMMUNITY DINING ROOM WITH FULL OR WARMING KITCHEN FURNISHED WITH ADEQUATE TABLES AND SEATING

UNIT TAX CREDIT REQUIREMENTS

MANDATORY

1. BEDROOMS, DINING, AND LIVING ROOMS WIRED WITH CURRENT DATA/PHONE CABLEING TECHNOLOGY
2. LAUNDRY CONNECTIONS
3. EXHAUST VENT FANS IN BATHROOMS
4. SCREENS ON ALL OPERABLE WINDOWS
5. DISPOSAL AND ENERGY-STAR DISHWASHER (OR EQUIVALENT)
6. OVERSTOCK REFRIGERATOR (OR EQUIVALENT)
7. OVEN/RANGE
8. BUNDLED WINDOW COVERINGS FOR ALL WINDOWS
9. MINIMUM ONE (1) ENERGY-STAR CEILING FAN PER UNIT
10. ENERGY-STAR LIGHTING IN ALL UNITS (OR EQUIVALENT)
11. HEATING AND AIR-CONDITIONING IN ALL AREAS OF THE UNIT (EXCLUDING EXTERIOR STORAGE OR OUTDOOR PATIO/RAIL COV)
12. BARRIQUE GOLF WINDOWS (OR EQUIVALENT)
13. ADEQUATE PARKING SPACES PER LOCAL CODE
14. ADEQUATE ACCESSIBLE PARKING SPACES PER 2010 ADA STANDARDS REQUIREMENTS

ELECTIVE

1. COVERED ENTRANCES
2. 9' CEILING
3. MICROWAVE OVENS
4. SELF-CLEANING OR CONTINUOUS CLEANING OVENS
5. COVERED PATIO OR COVERED BALCONIES
6. HIGH SPEED INTERNET
7. WALK-IN CLOSET IN AT LEAST ONE BEDROOM
8. NATURAL LIGHT ON QUARTZ COUNTERTOPS IN KITCHEN AND BATH
9. 80 YEAR ROOF
10. GREATER THAN 30% SOUNDNESS
11. ENERGY STAR REFRIGERATOR WITH ICE MAKER
12. 15 SEER HVAC

ALL UNITS ARE TO ADHERE TO FAIR HOUSING REQUIREMENTS.
4 UNITS WILL BE MOBILITY UNITS: 2 A1 AND 2 B1 UNITS
2 UNITS WILL BE HEARING/VISUALLY IMPAIRED: 1 A1 AND 1 B1 UNITS

SITE PLAN KEY

1. COMMUNITY BUILDING WITH FURNISHED COMMUNITY ROOM, LAUNDRY ROOM, DINING ROOM WITH WARMING KITCHEN, AND BUSINESS CENTER
2. GREEN SPACE
3. GAZEBO WITH SEATING AREA
4. BBQ & PICKNICK TABLES WITH AT LEAST 1 PER 50 UNITS
5. TRASH ENCLOSURE

SITE PLAN NOTES AND LEGEND

1. REFER TO CIVIL DRAWINGS FOR GRADING, DIMENSIONAL CONTROL, UTILITIES, PAVING SPECIFICATIONS, AND PARKING QUANTITIES / LAYOUT DETAILS
2. REFER TO GEOTECHNICAL CONSULTANTS FOR SOIL PREP REQUIREMENTS RELATING TO RETAINERS, FENCING, PLANTING, AND SCREENING AREAS.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR ALL INFORMATION RELATING TO RETAINERS, FENCING, PLANTING, AND SCREENING AREAS.

- BUILDING NUMBER
- TRANSFORMER LOCATION
- ACCESSIBLE PARKING
- SETPACK LINE
- PROPERTY LINE
- ELECTRICAL METER LOCATION, RE. MEP
- SPRINKLER LOCATION
- ADA ACCESSIBLE UNITS
- HEARING/VISUALLY IMPAIRED UNITS
- LEASING AND AMENITY AREAS

ARCHITECTURAL SITE PLAN



04.28.2023



Project Number: 2837204
Drawn By: M. Crawford

Issue for Permit: 10.20.2023

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Draw Issue Name Date



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 402

Agenda Date: 11/9/2023

Agenda #: 2.

Presentation, discussion, and possible action on an order proposing the repeal, and proposed new rule, for 10 TAC Chapter 1, Administration, Subchapter A General Policies and Procedures, §1.7 Appeals Process and an order directing their publication for public comment in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, pursuant to Tex. Gov't Code §2306.053 the Texas Department of Housing and Community Affairs (the Department) is authorized to adopt rules governing the administration of the Department and its programs;

WHEREAS, various state and federal laws require the Department to provide the opportunity for an appeal process for determinations by the Department relating to applicants to Department programs and that appeals process is outlined in 10 TAC Chapter 1, Administration, Subchapter A General Policies and Procedures, §1.7 Appeals Process;

WHEREAS, pursuant to Tex. Gov't Code §2001.039 state agencies are required to review a rule every four years to assess whether the reasons for initially adopting the rule continue to exist and based on the assessment of the rule determine if the rule should be readopted as is, readopted with amendments, or repealed;

WHEREAS 10 TAC §1.7, warrants a revision to clarify the handling of appeals;

WHEREAS, such revisions are being proposed through the repeal of the current rule and a simultaneous new rule to be proposed in its place; and

WHEREAS, staff recommends that the proposed actions on this rule be published in the *Texas Register* for public comment to be received from November 24, 2023, to December 26, 2023, and subsequently returned to the Board for final adoption;

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 cause the proposed actions herein in the form presented to this meeting, to be published in the *Texas Register* for public comment, and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing including any requested revisions to the preambles.

BACKGROUND

10 TAC Chapter 1, Administration, Subchapter A General Policies and Procedures, §1.7 Appeals Process, has been identified by staff as needing revisions to provide greater clarity on the

circumstances in which appeals may be filed.

The rule reflecting the edits is attached along with the preambles. The rule will go out for public comment for 30 days, after which the rule will be returned to the Board for final adoption.

Attachment 1: Preamble for proposed repeal of Chapter 1, Administration, Subchapter A General Policies and Procedures, §1.7 Appeals Process

The Texas Department of Housing and Community Affairs (the Department) proposes the repeal of Chapter 1, Administration, Subchapter A General Policies and Procedures, §1.7 Appeals Process.

The purpose of the proposed repeal is to replace the current rule with a new, clarified rule.

Tex. Gov't Code §2001.0045(b) does not apply to the rule proposed for action because it was determined that no costs are associated with this action, and therefore no costs warrant being offset.

The Department has analyzed this proposed rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

Mr. Bobby Wilkinson has determined that, for the first five years the repeal would be in effect:

1. The repeal does not create or eliminate a government program but relates to changes to existing guidance for program subrecipients.
2. The repeal does not require a change in work that would require the creation of new employee positions, nor are the rule changes significant enough to reduce work load to a degree that eliminates any existing employee positions.
3. The repeal does not require additional future legislative appropriations.
4. The repeal will not result in an increase in fees paid to the Department, nor in a decrease in fees paid to the Department.
5. The repeal is not creating a new regulation, except that it is being replaced by a new rule simultaneously to provide for revisions.
6. The repeal will not expand, limit, or repeal an existing regulation.
7. The repeal will not increase or decrease the number of individuals subject to the rule's applicability.
8. The repeal will not negatively or positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated the repeal and determined that the repeal will not create an economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The repeal does not contemplate or authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the repeal as to its possible effects on local economies and has determined that for the first five years the repeal would be in effect there would be no economic effect on local employment; therefore, no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Wilkinson has determined that, for each year of the first five years the repeal is in effect, the public benefit anticipated as a result of the changed sections would be an updated and clarified rule. There will not be economic costs to individuals required to comply with the repealed section.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Wilkinson also has determined that for each year of the first five years the repeal is in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held November 24, 2023, to December 26, 2023, to receive input on the proposed action. Written comments may be submitted by email to bboston@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 p.m., Austin local (Central) time, December 26, 2023.

STATUTORY AUTHORITY. The proposed repeal is made pursuant to Tex. Gov't Code §2306.053, which authorizes the Department to adopt rules. Except as described herein the proposed amended sections affect no other code, article, or statute.

§1.7 Appeals Process

Attachment 2: Preamble for proposed new 10 TAC Chapter 1, Administration, Subchapter A General Policies and Procedures, §1.7 Appeals Process

The Texas Department of Housing and Community Affairs (the Department) proposes new 10 TAC Chapter 1, Administration, Subchapter A General Policies and Procedures, §1.7 Appeals Process.

The purpose of the proposed rule is to make changes to provide greater clarity on the circumstances in which appeals may be filed.

Tex. Gov't Code §2001.0045(b) does not apply to the rule proposed for action because it was determined that no costs are associated with this action, and therefore no costs warrant being offset.

The Department has analyzed this proposed rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

Mr. Bobby Wilkinson has determined that, for the first five years the new section would be in effect:

1. The new section does not create or eliminate a government program but relate to changes to existing regulations applicable to Department subrecipients.
2. The new section does not require a change in work that would require the creation of new employee positions, nor are the rule changes significant enough to reduce work load to a degree that eliminates any existing employee positions.
3. The new section does not require additional future legislative appropriations.
4. The new section will not result in an increase in fees paid to the Department, nor in a decrease in fees paid to the Department.
5. The new section is not creating a new regulation, except that they are replacing sections being repealed simultaneously to provide for revisions.
6. The new section will not expand, limit, or repeal an existing regulation.
7. The new section will not increase or decrease the number of individuals subject to the rule's applicability.
8. The new section will not negatively or positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated the proposed new section and determined that the proposed action will not create an economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The proposed new section does not contemplate or authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the new section as to its possible effect on local economies and has determined that for the first five years the proposed new section would be in effect there would be no economic effect on local employment; therefore, no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Wilkinson has determined that, for each year of the first five years the new section is in effect, the public benefit anticipated as a result of the new sections would be an updated and clarified rule. There will not be economic costs to individuals required to comply with the new section.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Wilkinson also has determined that for each year of the first five years the new section is in effect, enforcing or administering the rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held November 24, 2023, to December 26, 2023, to receive input on the proposed action. Comments may be submitted by email to bboston@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 p.m., Austin local (Central) time, December 26, 2023.

STATUTORY AUTHORITY. The proposed new section is made pursuant to Tex. Gov't Code §2306.053, which authorizes the Department to adopt rules. Except as described herein the proposed new section affects no other code, article, or statute.

§1.7 Appeals Process

a) Purpose. The purpose of this rule is to provide the procedural steps by which an appeal can be filed relating to Department decisions as authorized by Tex. Gov't Code §2306.0321 and §2306.0504 which together require an appeals process be adopted by rule for the handling of appeals relating to Department decisions and debarment. Appeals relating to competitive low income housing tax credits, or when multifamily loans are contemporaneously layered with competitive low income housing tax credits, and the associated underwriting, are governed by a separate appeals process provided at §11.902 of this title (relating to Appeals Process) (§2306.0321; §2306.6715).

(b) Definitions. The following words and terms, when used in this subchapter, shall have the following meanings, unless the context clearly indicates otherwise. If not defined in this section, capitalized terms used in this section have the meaning in the rules that govern the applicable program under which the appeal is being filed.

(1) Affiliated Party--An individual, corporation, partnership, joint venture, limited liability company, trust, estate, association, cooperative or other organization or entity of any nature whatsoever that directly, or indirectly through one or more intermediaries, has Control of, is Controlled by, or is under common Control with any other Person. All entities that share a Principal are Affiliates.

(2) Appeal--An Appealing Party's notice to the Department to challenge a decision or decisions made by staff and/or the Executive Director regarding an Application, Commitment, Contract, Loan Agreement, Debarment, Underwriting Report, or LURA as governed by this section.

(3) Appeal File--The written record of an Appeal that contains the applicant's Appeal; the correspondence, if any, between Department staff (or the Executive Director) and the Appealing Party; and the final Appeal decision response provided to the Appealing Party.

(4) Appealing Party--The Administrator, Affiliated Party, Applicant, Person, or Responsible Party under Subchapter D, §2.102 of this title (relating to Enforcement Definitions) who files, intends to file, or has filed on their behalf, an Appeal before the Department.

(c) Persons Eligible to Appeal. An Appeal may be filed by any Administrator, Applicant, Person, or Responsible Party as provided for in Subchapter D, §2.102 of this title, or Affiliated Party of the Administrator, Applicant, Person or Responsible Party who has filed an Application for funds or

reservation with the Department, or has received funds or a reservation from the Department to administer.

(d) Grounds to Appeal Staff Decision. Appeals may be filed using this process on the following grounds:

(1) Relating to applying for funds or requesting to be approved for reservation authority an Appealing Party may appeal if there is:

(A) Disagreement with the determination of staff regarding the sufficiency or appropriateness of documents submitted to satisfy evidence of a given threshold or scoring criteria, including the calculation of any scoring based items;

(B) Disagreement with the termination of an application;

(C) Disagreement with the denial of an award or reservation request;

(D) Disagreement with the amount of the award recommended by the Department, unless that amount is the amount requested by the Applicant;

(E) Disagreement with one or more conditions placed on the award or reservation; or

(F) Concern that the documents submitted were not processed by Department staff in accordance with the Application and program rules in effect.

(2) Relating to issues that arise after the award or reservation determination by the Board, an Appealing Party may appeal if there is disagreement with a denial by the Department of a Contract, payment, Commitment, Loan Agreement, or LURA amendment that was requested in writing.

(3) When grounds for appeal are not evidenced or stated in conformance with this Section, the Board or the Executive Director may determine in their discretion that there is good cause for an Appeal because due process interests are sufficiently implicated.

(4) Relating to debarment, a Responsible Party may appeal a determination of debarment, as further provided for in §2.401(k) of this title.

(5) Affiliated Party Appeals. An Affiliated Party has the ability to appeal only those decisions that directly impact the Affiliated Party, not the underlying agreements. An Affiliated Party may appeal a finding of failure to adequately perform under an Administrator's Contract, resulting in a "Debarment" or a similar action, as further described Chapter 2, Subchapter D, Debarment from Participation in Programs Administered by the Department, of this title.

(e) Process for Filing an Appeal of Staff Decision to the Executive Director.

(1) An Appealing Party 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. For purposes of this section, the date of notice will be considered the date of an Application-specific written communication from the Department to the Applicant; in cases in which no Application-specific written communication is provided, the date of notice will be the date that logs are published on the Department's website when such logs are identified as such in the application including but not limited to a Request for Proposals or Notice of Funding Opportunity, or in the rules for the applicable program as a public notification mechanism.

(2) The written appeal must include specific information relating to the disposition of the Application or written request for change to the Contract, Commitment, Loan Agreement, and/or LURA. The Appealing Party must specifically identify the grounds for the Appeal based on the disposition of underlying documents.

(3) Upon receipt of an Appeal, Department staff shall prepare an Appeal File for the Executive Director. The Executive Director shall respond in writing to the Appealing Party not later than the fourteenth calendar day after the date of receipt of the Appeal. The Executive Director may take one of the following actions:

(A) Concur with the Appeal and make the appropriate adjustments to the staff's decision;

(B) Disagree with the Appeal, in concurrence with staff's original determination, and provide the basis for rejecting the Appeal to the Appealing Party; or

(C) In the case of appeals in exigent circumstances (such as conflict with a statutory deadline) or with the consent of the appellant, for appeals received five calendar days or less of the next scheduled Board meeting, the Executive Director may decline to make a decision and have the appeal deferred to the Board per the process outlined in subsection (f)(2) of this section, for final action.

(f) Process for Filing an Appeal of the Executive Director's Decision to the Board.

(1) If the Appealing Party is not satisfied with the Executive Director's response to the Appeal provided in subsection (e)(3) of this section, they may appeal in writing directly to the Board within seven calendar days after the date of the Executive Director's response.

(2) In order to be placed on the agenda of the next scheduled meeting of the Department's Board, the Appeal must be received by the Department at least fourteen days prior to the next scheduled Board meeting. Appeals requested under this section received after the fourteenth calendar day prior to the Board meeting will generally be scheduled at the next subsequent Board meeting. However, the Department reserves the right to place the Appeal on a Board meeting agenda if an Appeal that is timely filed under paragraph (1) of this subsection is received fewer than fourteen calendar days prior to the next scheduled Board meeting. The Executive Director shall prepare Appeal materials for the Board's review based on the information provided.

(3) If the Appealing Party 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 any information submitted by the Applicant after the written Appeal. New information will cause the deadlines in this subsection to begin again. The Board will review the Appeal de novo and may consider any information properly considered by the Department in making its prior decision(s).

(4) Public Comment on an Appeal Presented to the Board. The Board will hear public comment on the Appeal under its Public Comment Procedures in §1.10 of this subchapter (relating to Public Comment Procedures). While public comment will be heard, persons making public comment are not parties to the Appeal, and no rights accrue to them under this section or any other Appeal process. Nothing in this section provides a right to Appeal any decision made on an Application, Commitment, Contract, Loan Commitment, or LURA if the Appealing Party does not have grounds to appeal as described in subsection (d) of this section.

(5) In the case of possible actions by the Board regarding Appeals, the Board may:

(A) Concur with the Appealing Party and grant the Appeal; or

(B) Disagree with the Appealing Party, in concurrence with the Executive Director's original determination, and provide the basis for rejecting the Appeal.

(C) In instances in which the Appeal, if granted by the Board would have resulted in an award to the Applicant, the Application shall be evaluated for an award as it relates to the availability of funds and staff will recommend an action to the Board in the meeting at which the Appeal is heard, or a subsequent meeting. If no funds are available in the current year's funding cycle, then the Appealing Party may be awarded funds from a pool of deobligated funds or other source, if available.

(D) In the case of actions regarding all other Appeals, the Board shall direct staff on what specific remedy is to be provided, allowable under current laws and rules.

(g) Board Decision. Appeals not submitted in accordance with this section 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. The decision of the Board is final.

(h) Limited Scope. The appeals process provided in this rule is of general application. Any statutory or specific rule with a different appeal process, including the limitations expressed in subsection (a) of this section, will be governed by the more specific statute or rule. Except as provided for in §2.401 of this title, this section does not apply to matters involving a Contested Case Proceeding under §1.13 of this subchapter (relating to Contested Case Hearing Procedure).



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 425

Agenda Date: 11/9/2023

Agenda #: 3.

Presentation, discussion, and possible action on an order adopting the repeal, and proposed new rule, for 10 TAC Chapter 1, Subchapter C, Previous Participation and Executive Award Review and Advisory Committee and an order directing their publication for adoption in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, Tex. Gov't Code §2306.1112 required the Department to establish the Executive Award Review and Advisory Committee (EARAC) which provided approval of all awards prior to presentation to the Board;

WHEREAS, the 88th Texas Legislature passed HB 4550, which removed Tex. Gov't Code §2306.1112 from statute, thereby eliminating EARAC;

WHEREAS, Tex. Gov't Code §§2306.057 and 2306.6713 still require the Compliance Division to assess the compliance history of applicants, the compliance issues associated with the proposed or existing Development, and provide such assessment to the Board; and 2 CFR §200.331(b) and (c), and Texas Grant Management Standards (TxGMS), also require that the potential performance and background of applicants for state and federal funds be reviewed;

WHEREAS, the processes used for Previous Participation and EARAC exist in the Department's rules at 10 TAC Chapter 1, Subchapter C, and are now in need of revision to reflect the removal of EARAC, while retaining the Department's commitment to thoroughly vet all awards through a review process for previous participation;

WHEREAS, such revisions have been proposed through the repeal of the current rule and a simultaneous new rule to be proposed in its place;

WHEREAS, administrative revisions were identified that have been made to the version for adoption that relate to a change from reference to only NSPIRE to include other inspection methods that may have been used; and

WHEREAS, such proposed rulemaking was published in the *Texas Register* for public comment from September 22, 2023, through October 23, 2023, and one comment was received;

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 cause the proposed actions herein in the form presented to this meeting, to be published in the *Texas Register*, and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing including any requested revisions to the preambles.

BACKGROUND

10 TAC Chapter 1, Subchapter C, Previous Participation and Executive Award Review and Advisory Committee, has been identified by staff as needing revisions to remove the EARAC process while still retaining the Department's adherence to all remaining review requirements related to considering prior performance in the making of awards or reservations.

The rule reflecting the final version to be adopted is attached along with the preambles. The rule was released for public comment for 30 days and one comment was received from Texas Housers. Texas Housers proposes removing 10 TAC §1.301(c)(4). Texas Housers believes that failure to provide Fair Housing Disclosure notice should be considered when conducting a previous participation review. It is our understanding that the Fair Housing Disclosure Notice requirement is satisfied by providing the Tenant Rights and Resources Guide. This document has integral information for tenants, and failure to provide this should not be tolerated.

The section referenced by Texas Housers relates to a list of items that will not be considered when conducting a previous participation review; on that list the item suggested for removal is events of noncompliance entitled "Failure to provide Fair Housing Disclosure notice." Staff notes that regardless of whether the item is taken into consideration during a previous participation review, the Compliance Division requires the item to be corrected by a property if identified. There is now a Tenant's Rights and Resources Guide that must be provided to every tenant and staff monitors for this form in every tenant file that is reviewed, so the Department is diligently ensuring that low-income Texans are provided this Fair Housing Disclosure information. Staff also checks any instances of outstanding noncompliance during onsite reviews and seeks to get any previous outstanding noncompliance corrected during the most recent review. Also, any outstanding noncompliance is referred to the Enforcement Division. No changes are being made in response to this comment.

Administrative revisions have been made regarding a change from reference to only NSPIRE to now include other inspection methods that may have been used when considering past performance. The attached version of the rule reflects only those changes made since the draft was released in blackline.

Attachment 1: Preamble for adoption of the repeal of 10 TAC Chapter 1, Subchapter C, Previous Participation and Executive Award Review and Advisory Committee, §1.301 Previous Participation Reviews for Multifamily Awards and Ownership Transfers, §1.302 Previous Participation Reviews for Department Program Awards Not Covered by §1.301 of this Subchapter, and §1.303 Executive Award and Review Advisory Committee (EARAC)

The Texas Department of Housing and Community Affairs (the Department) adopts, without changes, the repeal of 10 TAC Chapter 1, Subchapter C, Previous Participation and Executive Award Review and Advisory Committee, §1.301 Previous Participation Reviews for Multifamily Awards and Ownership Transfers, §1.302 Previous Participation Reviews for Department Program Awards Not Covered by §1.301 of this Subchapter, and §1.303 Executive Award and Review Advisory Committee (EARAC).

The purpose of the repeal is to make changes that result from passage of HB 3591 (83rd Regular Legislature) which removed §2306.1112 from our statutes, thereby eliminating EARAC.

Tex. Gov't Code §2001.0045(b) does not apply to the rule because it was determined that no costs are associated with this action, and therefore no costs warrant being offset.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

Mr. Bobby Wilkinson has determined that, for the first five years the repeal would be in effect:

1. The repeal does not create or eliminate a government program but relates to changes to existing guidance for program subrecipients.
2. The repeal does not require a change in work that would require the creation of new employee positions, nor are the rule changes significant enough to reduce work load to a degree that eliminates any existing employee positions.
3. The repeal does not require additional future legislative appropriations.
4. The repeal will not result in an increase in fees paid to the Department, nor in a decrease in fees paid to the Department.
5. The repeal is not creating a new regulation, except that it is being replaced by a new rule simultaneously to provide for revisions.
6. The repeal will not expand, limit, or repeal an existing regulation.
7. The repeal will not increase or decrease the number of individuals subject to the rule's applicability.
8. The repeal will not negatively or positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated the repeal and determined that the repeal will not create an economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The repeal does not contemplate or authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the repeal as to its possible effects on local economies and has determined that for the first five years the repeal would be in effect there would be no economic effect on local employment; therefore, no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Wilkinson has determined that, for each year of the first five years the repeal is in effect, the public benefit anticipated as a result of the changed sections would be an updated and more germane rule compliant with legislative actions taken by the 83rd Texas Legislature. There will not be economic costs to individuals required to comply with the repealed section.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Wilkinson also has determined that for each year of the first five years the repeal is in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

SUMMARY OF PUBLIC COMMENT. The public comment period was held from September 22, 2023, to October 23, 2023, to receive input on the proposed action. No comment on the repeal was received.

STATUTORY AUTHORITY. The repeal is made pursuant to Tex. Gov't Code §2306.053, which authorizes the Department to adopt rules. Except as described herein the proposed amended sections affect no other code, article, or statute.

§1.301 Previous Participation Reviews for Multifamily Awards and Ownership Transfers

§1.302 Previous Participation Reviews for Department Program Awards Not Covered by §1.301 of this Subchapter

§1.303 Executive Award and Review Advisory Committee (EARAC)

Attachment 2: Preamble for adoption of new 10 TAC Chapter 1, Subchapter C, Previous Participation and Executive Award Review and Advisory Committee, §1.301 Previous Participation Reviews for Multifamily Awards and Ownership Transfers, §1.302 Previous Participation Reviews for Department Program Awards Not Covered by §1.301 of this Subchapter, and §1.303 Executive Award and Review Advisory Committee (EARAC)

The Texas Department of Housing and Community Affairs (the Department) adopts, with changes, new 10 TAC Chapter 1, Subchapter C, Previous Participation and Executive Award Review and Advisory Committee, §1.301 Previous Participation Reviews for Multifamily Awards and Ownership Transfers, §1.302 Previous Participation Reviews for Department Program Awards Not Covered by §1.301 of this Subchapter, and §1.303 Executive Director Review.

The purpose of the rule is to make changes that result from passage of HB 3591 (83rd Regular Legislature) which removed §2306.1112 from our statutes, thereby eliminating EARAC. From the draft version released, several administrative revisions have been made relating to a change from reference to only NSPIRE to include other inspection methods that may have been used when considering past performance.

Tex. Gov't Code §2001.0045(b) does not apply to the rule because it was determined that no costs are associated with this action, and therefore no costs warrant being offset.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

Mr. Bobby Wilkinson has determined that, for the first five years the new sections would be in effect:

1. The new sections do not create or eliminate a government program but relate to changes to existing regulations applicable to Department subrecipients.
2. The new sections do not require a change in work that would require the creation of new employee positions, nor are the rule changes significant enough to reduce work load to a degree that eliminates any existing employee positions.
3. The new sections do not require additional future legislative appropriations.
4. The new sections will not result in an increase in fees paid to the Department, nor in a decrease in fees paid to the Department.
5. The new sections are not creating a new regulation, except that they are replacing sections being repealed simultaneously to provide for revisions.
6. The new sections will not expand, limit, or repeal an existing regulation.
7. The new sections will not increase or decrease the number of individuals subject to the rule's applicability.
8. The new sections will not negatively or positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated the new sections and determined that the actions will not create an economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The new sections do not contemplate or authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the new sections as to their possible effects on local economies and has determined that for the first five years the new sections would be in effect there would be no economic effect on local employment; therefore, no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Wilkinson has determined that, for each year of the first five years the new sections are in effect, the public benefit anticipated as a result of the new sections would be an updated and more germane rule compliant with legislative actions taken by the 83rd Texas Legislature. There will not be economic costs to individuals required to comply with the new sections.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Wilkinson also has determined that for each year of the first five years the new sections are in effect, enforcing or administering the new rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

SUMMARY OF PUBLIC COMMENT. The public comment period was held from September 22, 2023, to October 23, 2023, to receive input on the proposed action. One comment on the new sections was received from Texas Housers.

COMMENT: Texas Housers proposes removing §1.301(c)(4). Texas Housers believes that failure to provide Fair Housing Disclosure notice should be considered when conducting a previous participation review. It is our understanding that the Fair Housing Disclosure Notice requirement is satisfied by providing the Tenant Rights and Resources Guide. This document has integral information for tenants, and failure to provide this should not be tolerated.

STAFF RESPONSE: The section referenced by Texas Housers relates to a list of items that will not be considered when conducting a previous participation review; on that list the item suggested for removal is events of noncompliance entitled "Failure to provide Fair Housing Disclosure notice." Staff notes that regardless of whether the item is taken into consideration during a previous participation review, the Compliance Division does still require the item to be corrected by a property if identified. There is now a Tenant's Rights and Resources Guide that must be provided to every tenant and staff monitors for this form in every tenant file we review, so the Department is diligently ensuring that low-income Texans are provided this Fair Housing Disclosure information. Staff also checks any instances of outstanding noncompliance during onsite reviews and seeks to get any previous outstanding noncompliance corrected during the most recent review. Also, any outstanding noncompliance is referred to the Enforcement Division. No changes are being made in response to this comment.

STATUTORY AUTHORITY. The new sections are made pursuant to Tex. Gov't Code §2306.053, which authorizes the Department to adopt rules. Except as described herein the new sections affect no other code, article, or statute. The rule has been reviewed by legal counsel and found to be a valid exercise of the agency's legal authority.

Chapter 1 Administration

Subchapter C, Previous Participation Review of Department Awards

§1.301 Definitions and Previous Participation Reviews for Multifamily Awards and Ownership Transfers

(a) Purpose and Applicability. The purpose of this rule is to provide the procedures used by the Department to comply with Tex. Gov't Code §§2306.057, and 2306.6713 which require the Compliance Division to assess the compliance history of the Applicant and any Affiliate, the compliance issues associated with the proposed or existing Development, and provide such assessment to the Board. This rule also ensures Department compliance with 2 CFR §200.331(b) and (c) and Texas Grant Management Standards (TxGMS), where applicable.

(b) Definitions. The following definitions apply only as used in this subchapter. Other capitalized terms used in this section have the meaning assigned in the specific chapters and rules of this title that govern the program associated with the request, or assigned by federal or state laws.

(1) Actively Monitored Development--A Development that within the last three years has been monitored by the Department, either through a NSPIRE inspection or prior onsite monitoring inspection other than NSPIRE, an onsite or desk file monitoring review, an Affirmative Marketing Plan review, or a Written Policies and Procedures Review. NSPIRE inspections include inspections completed by Department staff, Department contractors and inspectors from the Real Estate Assessment Center through federal alignment efforts.

(2) Affiliate--Persons are Affiliates of each other or are "affiliated" if they are under common Control by each other or by one or more third parties. "Control" is as defined in §11.1 of this title (relating to General items relating to Pre-Application, Definitions, Threshold Requirements and Competitive Scoring). For Applications for Multifamily Direct Grants/Loans and 811 PRA, or for Ownership Transfers of Multifamily Properties containing Multifamily Direct Grants/Loans or 811 PRA, for purposes of assurance that the Affiliate is not on the Federal Suspended or Debarred Listing, Affiliate is also defined as required by 2 CFR Part 180 and 2 CFR Part 2424.

(3) Applicant--In addition to the definition of applicant in §11.1 of this title, in this subchapter, the term applicant includes Persons requesting approval to acquire a Department monitored Development.

(4) Combined Portfolio--Actively Monitored Developments within the Control of Persons affiliated with the Application as identified by the Previous Participation Review and as limited by subsection (c) of this section.

(5) Corrective Action Period--The timeframe during which an Owner may correct an Event of Noncompliance, as permitted in §10.602 or §10.803 of this title (relating to Notice to Owners and Corrective Action Periods and Compliance and Events of Noncompliance, respectively), including any permitted extension or deficiency period.

(6) Events of Noncompliance--Any event for which an Actively Monitored Development may be found to be in noncompliance for monitoring purposes as further provided for in §10.803 of this title or in the table provided at §10.625 of this title (relating to Events of Noncompliance).

(7) Monitoring Event--An onsite or desk monitoring review, an NSPIRE inspection, prior onsite monitoring inspection other than NSPIRE, 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.

(8) National Standards for the Physical Inspection of Real Estate (NSPIRE)--As developed by the Real Estate Assessment Center of HUD.

(9) Person--"Person" is as defined in 10 TAC Chapter 11 (relating Qualified Allocation Plan (QAP)). For Applications for Multifamily Direct Grants/Loans and 811 PRA, or for Ownership Transfers of Multifamily Properties containing Multifamily Direct Grants/Loans or 811 PRA, for purposes of assurance that the Applicant or Affiliate is not on the Federal Suspended or Debarred Listing, Person is also defined and includes Principal as required by 2 CFR Part 180 and 2 CFR Part 2424.

(10) Single Audit--As used in this rule, the term relates specifically to an audit required by 2 CFR §200.501 or the Texas Single Audit Circular.

(c) Items Not Considered. When conducting a previous participation review the items in paragraphs (1) through (10) of this subsection will not be taken into consideration:

(1) Events of Noncompliance, Findings, Concerns, and Deficiencies (as described in 10 TAC §6.2, 10 TAC §7.2, 10 TAC §10.625, 10 TAC §10.803 and 10 TAC §20.3 or by Contract) that were corrected over three years from the date the Event is closed;

(2) Events of Noncompliance with an "out of compliance date" prior to the Applicant's period of Control if the event(s) is currently corrected;

(3) Events of Noncompliance with an "out of compliance date" prior to the Applicant's period of Control if the event(s) is currently uncorrected and the Applicant has had Control for less than one year, or if the Owner is still within the timeframe of a Department-approved corrective action from the Department's Enforcement Committee;

(4) The Event of Noncompliance "Failure to provide Fair Housing Disclosure notice";

(5) The Event of Noncompliance "Program Unit not leased to Low income Household" sometimes referred to as "Household Income above income limit upon initial Occupancy" for units at Developments participating in U.S. Department of Housing and Urban Development programs (or used as HOME Match) or U.S. Department of Agriculture, if the household resided in the unit prior to an allocation of Department resources and Federal Regulations prevent the Owner from correcting the issue, provided that the household is below the program's upper income limit and otherwise qualifies for the Unit;

(6) The Event of Noncompliance "Casualty loss" if the restoration period has not expired;

(7) Events of Noncompliance that the Applicant believes can never be corrected and the Department agrees in writing that such item should not be considered;

(8) Events of Noncompliance corrected within their Corrective Action Period;

(9) Events of failure to respond within the Corrective Action Period which have been fully corrected prior to January 1, 2019, will not be taken into consideration under subsection (e)(2)(C) and (e)(3)(C) of this section;

(10) Events of Noncompliance precluded from consideration by Tex. Gov't Code §2306.6719(e); and

(11) Except for Applications for Multifamily Direct Grants/Loans and 811 PRA, or for Ownership Transfers of Multifamily Properties containing Multifamily Direct Grants/Loans or 811 PRA, Events of Noncompliance associated with a Development that has submitted documentation, using the appropriate Department form, that the responsibility for the Development's compliance has been delegated to another participant in the project (defined as a member of the Development Team), and the Applicant is not in Control of the Development with Events of Noncompliance for purposes of management and compliance. The term "Combined Portfolio" used in this section does not include those properties with such documentation. The Department may require additional information to support the Control Form including but not limited to partnership agreements or other legal documents.

(d) Applicant Process. Persons affiliated with an Application or an Ownership Transfer request must complete the Department's Uniform Previous Participation Review Form and respond timely to staff

inquiries regarding apparent errors or omissions, but for Applications no later than the Administrative Deficiency deadline. For an Ownership Transfer request, a recommendation will be delayed until the required forms or responsive information is provided.

(e) Determination of Compliance Status. Through a review of the form, Department records, and the compliance history of the Affiliated multifamily Developments, staff will determine the applicable category for the Application or Ownership Transfer request using the criteria in paragraphs (1) through (3) of this subsection. Combined Portfolios will not be designated as a Category 3 if both Applicants are considered a Category 2 when evaluated separately. For example, if each Applicant is a Category 2 and their Combined Portfolio is a Category 3, the Application will be considered a Category 2.

(1) Category 1. An Application will be considered a Category 1 if the Actively Monitored Developments in the Combined Portfolio have no issues that are currently uncorrected, all Monitoring Events were responded to during the Corrective Action Period, and the Application does not meet any of the criteria of Category 2 or 3.

(2) Category 2. An Application will be considered a Category 2 if any one or more of the following criteria are met:

(A) The number of uncorrected Events of Noncompliance plus the number of corrected Events of Noncompliance that were not corrected during the Corrective Action Period totals at least three but is less than 50% of the number of Actively Monitored Developments in the Combined Portfolio; or

(B) There are uncorrected Events of Noncompliance but the number of Events of Noncompliance is 10% or less than the number of Actively Monitored Developments in the Combined Portfolio. Corrective action uploaded to the Department's Compliance Monitoring and Tracking System (CMTS) or submitted during the seven day period referenced in subsection (f) of this section will be reviewed and the Category determination may change as appropriate; or

(C) Within the three years immediately preceding the date of Application, any Person subject to previous participation review failed to respond during the Corrective Action Period to a Monitoring Event; however, the number of times is less than 25% of the number of Actively Monitoring Developments in the Combined Portfolio; or

(D) The Applicant is required to have a Single Audit and a relevant issue was identified in the Single Audit (e.g. Notes to the Financial Statements), or the required Single Audit is past due.

(3) Category 3. An Application will be considered a Category 3 if any one or more of the following criteria are met:

(A) The number of uncorrected Events of Noncompliance plus the number of corrected Events of Noncompliance that were not corrected during the Corrective Action Period total at least three and equal or exceed 50% of the number of Actively Monitored Developments in the Combined Portfolio;

(B) The number of Events of Noncompliance that are currently uncorrected total 10% or more than the number of Actively Monitored Developments in the Combined Portfolio. Corrective action uploaded to CMTS or submitted during the seven day period referenced in subsection (f) of this section will be reviewed and the Category determination may change as appropriate;

(C) Within the three years immediately preceding the date of Application, any Person subject to previous participation review failed to respond during the Corrective Action Period to a Monitoring Event and the number of times is equal to or greater than 25% of the number of Actively Monitored Developments in the Combined Portfolio;

(D) Any Development Controlled by the Applicant has been the subject of an agreed final order entered by the Board and the terms have been violated;

(E) Any Person subject to previous participation review failed to meet the terms and conditions of a prior condition of approval imposed by the Executive Director, the Governing Board, voluntary compliance agreement, or court order;

(F) Payment of principal or interest on a loan due to the Department is past due beyond any grace period provided for in the applicable documents for any Development currently Controlled by the Applicant or that was Controlled by the Applicant at the time the payment was due and a repayment plan has not been executed with the Department, or an executed repayment plan has been violated;

(G) The Department has requested and not been provided evidence that the Owner has maintained required insurance on any collateral for any loan held by the Department related to any Development Controlled by the Applicant;

(H) The Department has requested and not been provided evidence that property taxes have been paid or satisfactory evidence of a tax exemption on any collateral for any loan held by the Department related to any Development Controlled by the Applicant;

(I) Fees or other amounts owed to the Department by any Person subject to previous participation review are 30 days or more past due and a repayment plan has not been executed with the Department, or an executed repayment plan has been violated;

(J) Despite past condition(s) agreed upon by any Person subject to previous participation review to improve their compliance operations, three or more new Events of Noncompliance have since been identified by the Department, and have not been resolved during the corrective action period;

(K) Any Person subject to previous participation review has or had Control of a TDHCA funded Development that has gone through a foreclosure; or

(L) Any Person subject to previous participation review or the proposed incoming owner is currently debarred by the Department or currently on the federal debarred and suspended listing.

(f) Compliance Notification to Applicant. The Compliance Division will notify Applicants of their compliance status from the categories identified in paragraphs (1) to (4) of this subsection.

(1) Previously approved. If the Executive Director or the Board previously approved the compliance history of an Applicant, with or without conditions (including approvals resulting from a Dispute under §1.303(g) of this subchapter such conditions have not been violated, and no new Events of Noncompliance have occurred since the last approval, the compliance history will be deemed acceptable without further review or discussion and recommended as approved or approved with the same prior conditions. For 4% Housing Tax Credit Applications (without other Department resources), where it has been determined by staff that the Determination Notice can be issued administratively, and for which the Board previously approved a set of conditions associated with a prior Application of the Applicant's, and those same conditions are to be applied to the new 4% Application by Program or Compliance, or if an Application only has underwriting conditions, then the new 4% Application does not need to be approved by the Executive Director and is not required to be presented to the Board.

(2) Category 1. The compliance history of Category 1 applications will be deemed acceptable (for Compliance purposes only) without further review or discussion.

(3) Category 2 and Category 3. Category 2 and 3 Applicants will be informed by the Compliance Division that the Application is a Category 2 or 3 and provided a seven calendar day period to provide written comment, submit any remaining evidence of corrective action for uncorrected events, propose one or more of the conditions listed in §1.303 of this subchapter, or propose other conditions for consideration before the Compliance Division makes its final submission to the Executive Director.

(4) The Department will not make an award or approve an Ownership Transfer to any entity who has an Affiliate, Board member, or a Person identified in the Application that is currently on the Federal Debarred and Suspended Listing. An Applicant or entity requesting an Ownership Transfer will be notified of the debarred status and will be given the opportunity (subject to other Department rules) to remove and replace the Affiliate, Board member, or Person so that the transfer or award may proceed.

(g) Compliance Recommendation to Executive Director for Awards.

(1) After taking into consideration the information received during the seven-day period, Category 2 Applications will be recommended for approval or approval with conditions (for compliance purposes only). Any recommendation for an award with conditions will utilize the conditions identified in §1.303 of this subchapter. The Applicant will be notified if their award is recommended for approval with conditions.

(2) After taking into consideration the information received during the seven-day period, Category 3 applications will be recommended for approval, approval with conditions (for compliance purposes only) or denial. Any recommendation for an award or ownership transfer with conditions will utilize the conditions identified in §1.303 of this subchapter. The Applicant will be notified if their award is recommended for denial or approval with conditions.

(3) An Applicant that will be recommended for denial or awarded with conditions will be informed of their right to file a Dispute under §1.303 of this subchapter.

(4) In the case of 4% Housing Tax Credit Applications where it has been determined by staff that the Determination Notice can be issued administratively, Category 2 and 3 applications being approved with conditions that are specifically listed in §1.303 of this subchapter and that have been previously approved by the Board for the Applicant, do not require approval of the Executive Director or the Board unless the Applicant is requesting to Dispute the Compliance Recommendation.

(h) Compliance Recommendation for Ownership Transfers. After taking into consideration the information received during the seven-day period the results will be reported to the Executive Director with a recommendation of approval, approval with conditions, or denial. If the Executive Director determines that the request should be denied, or approved with conditions and the requesting entity disagrees, the matter may be appealed to the Board under §1.7 of this title (relating to Appeals).

§1.302. Previous Participation Reviews for Department Program Awards Not Covered by §1.301 of this Subchapter

(a) Purpose and applicability. This section applies to program awards not covered by §1.301 of this subchapter (relating to Previous Participation Reviews for Multifamily Awards and Ownership Transfers). With the exception of a household or project commitment contract, prior to awarding or allowing access to Department funds through a Contract or through a Reservation Agreement a previous participation review will be performed in conjunction with the presentation of award actions to the Department's Board.

(b) Capitalized terms used in this subchapter herein have the meaning assigned in the specific chapters and rules of this title that govern the program associated with the request, or assigned by federal or state laws. For this section, the word Applicant means the entity that the Department's Board will consider for an award of funds or a Contract. As used in this section, the term Single Audit relates specifically to the audit required by 2 CFR §200.501 or the Texas Single Audit Act.

(c) Upon Department request, Applicant will be required to submit:

(1) A listing of the members of its board of directors, council, or other governing body as applicable or certification that the same relevant information has been submitted in accordance with §1.22 of this subchapter (relating to Providing Contact Information to the Department), and if applicable with §6.6 of this title (relating to Subrecipient Contact Information and Required Notifications);

(2) A list of any multifamily Developments owned or Controlled by the Applicant that are monitored by the Department;

(3) Identification of all Department programs that the Applicant has participated in within the last three years;

(4) An Audit Certification Form for the Applicant or entities identified by the Applicant's Single Audit, or a certification that the form has been submitted to the Department in accordance with §1.403 of this chapter (relating to Single Audit Requirements). If a Single Audit is only required by the State Single Audit Act and not by a federal requirement, a copy of the State Single Audit must be submitted to the Department;

(5) In addition to direct requests for information from the Applicant, information is considered to be requested for purposes of this section if the requirement to submit such information is made in a NOFA or Application for funding; and

(6) Applicants will be provided a reasonable period of time, but not less than seven calendar days, to provide the requested information.

(d) The Applicant's/Affiliate's financial obligations to the Department will be reviewed to determine if any of the following conditions exist:

(1) The Applicant or Affiliate entities identified by the Applicant's Single Audit owes an outstanding balance in accordance with §1.21 of this chapter (relating to Action by Department if Outstanding Balances Exist), and a repayment plan has not been executed between the Subrecipient and the Department or the repayment plan has been violated;

(2) The Department has requested and not been provided evidence that the Owner has maintained required insurance on any collateral for any loan held by the Department; or

(3) The Department has requested and not been provided evidence that property taxes have been paid or satisfactory evidence of a tax exemption on any collateral for any loan held by the Department.

(e) The Single Audit of an Applicant, or Affiliate entities identified by the Applicant's Single Audit, subject to a Single Audit, and not currently contracting for funds with the Department will be reviewed. In evaluating the Single Audit, the Department will consider both audit findings, and management responses in its review to identify concerns that may affect the organization's ability to administer the award. The Department will notify the Applicant of any Deficiencies, findings or other issues identified through the review of the Single Audit that requires additional information, clarification, or documentation, and will provide a deadline to respond.

(f) The Compliance Division will make a recommendation of award, award with conditions, or denial based on:

(1) The information provided by the Applicant;

(2) Information contained in the most recent Single Audit;

(3) Issues identified in subsection (d) of this section;

(4) The Deficiencies, Findings and Concerns identified during any monitoring visits conducted within the last three years (whether or not the Findings were corrected during the Corrective Action Period); and

(5) The Department's record of complaints concerning the Applicant.

(g) Compliance Recommendation to the Executive Director.

(1) If the Applicant has no history with Department programs, and Compliance staff has not identified any issues with the Single Audit or other required disclosures, the Application will be deemed acceptable (for Compliance purposes) without further review or discussion.

(2) An Applicant with no history of monitoring Findings, Concerns, and/or Deficiencies or with a history of monitoring Findings, Concerns, and/or Deficiencies that have been awarded without conditions subsequent to those identified Findings, Concerns, and/or Deficiencies, will be deemed acceptable

without further review or discussion for Compliance purposes, if there are no new monitoring Findings, Concerns, or Deficiencies or complaint history, and if the Compliance Division determines that the most recent Single Audit or other required disclosures indicate that there is no significant risk to the Department funds being considered for award.

(3) The Compliance Division will notify the Applicant when an intended recommendation is an award with conditions or denial. Any recommendation for an award with conditions will utilize the conditions identified in §1.303 of this subchapter. The Applicant will be provided a seven calendar day period to provide written comment, submit any remaining evidence of corrective action for uncorrected events, propose one or more of the conditions listed in §1.303 of this subchapter, or propose other conditions for consideration by the Board.

(4) After review of materials submitted by the Applicant during the seven day period, the Compliance Division will make a final recommendation regarding the award. If recommending denial or award with conditions, the Applicant will be notified of their right to file a dispute under §1.303 of this subchapter.

(h) Consistent with §1.403 of Subchapter D of this chapter, (relating to Single Audit Requirements), the Department may not enter into a Contract or extend a Contract with any Applicant who is delinquent in the submission of their Single Audit unless an extension has been approved in writing by the cognizant federal agency except as required by law, and in the case of certain programs, funds may be reserved for the Applicant or the service area covered by the Applicant.

(i) Except as required by law, the Department will not enter into a Contract with any Applicant or entity who has an Affiliate, Board member, or person identified in the Application that is currently debarred by the Department or is currently on the Federal Suspended or Debarred Listing. Applicants will be notified of the debarred status of an Affiliate, Board Member or Person and will be given an opportunity to remove and replace that Affiliate, Board Member or Person so that funding may proceed. However, individual Board Member's participation in other Department programs is not required to be disclosed, and will not be taken into consideration by the Executive Director.

(j) Previous Participation reviews will not be conducted for Contract extensions. However, if the Applicant is delinquent in submission of its Single Audit, the Contract will not be extended except as required by law, unless the submission is made, and the Single Audit has been reviewed and found acceptable by the Department.

(k) For CSBG funds required to be distributed to Eligible Entities by formula, the recommendation of the Compliance Division will only take into consideration subsection (i) of this section.

(l) Previous Participation reviews will not be conducted for Contract Amendments that staff is authorized to approve, although federal and state requirements will still be affirmed, including but not limited to Single Audit, debarment and suspension, litigation disclosures, and §1.21 of this chapter (relating to Action by the Department if Outstanding Balances Exist).

§1.303. Executive Director Review

(a) Authority and Purpose. The Executive Director will make recommendations to the Board regarding funding and allocation decisions related to Low Income Housing Tax Credits and federal housing funds provided to the state under the Cranston Gonzalez National Affordable Housing Act. The Department

utilizes this process to consider funding and allocation recommendations to the Board related to other programs, and to consider an awardee under the requirements of 2 CFR §200.331(b) and (c) and TxGMS, which requires that the Department evaluate an applicant's risk of noncompliance and consider imposing conditions if appropriate prior to awarding funds for certain applicable programs and as described in §1.403 of Subchapter D of this chapter (relating to Single Audit Requirements). It is also the purpose of this rule to provide for the considerations and processes of award approvals, and to address actions of the Board relating to the Executive Director's recommendations. Capitalized terms used in this section herein have the meaning assigned in the specific chapters and rules of this title that govern the program associated with the request, or assigned by federal or state laws.

(b) Award Recommendation Process.

(1) A positive recommendation by the Executive Director represents a determination that, at the time of the recommendation and based on available information, the Department has not identified a rule or statutory-based impediment that would prohibit the Board from making an award.

(2) A positive recommendation may have conditions placed on it. Conditions placed on an award will be limited to those conditions noted in subsection (e) of this section, or as suggested by the Applicant and agreed upon by the Department.

(3) The Applicant will be notified of proposed conditions. If the Applicant does not concur with the applicability of one or more of the conditions, it will be provided an opportunity to dispute the conditions as described in subsection (g) of this section, regarding Disputes.

(4) Category 3 applicants that will be recommended for denial will be notified and informed of their right to dispute the negative recommendation as described in subsection (g) of this section, regarding Disputes.

(5) Applications for 4% credits that do not include other resources from TDHCA and that are only being issued a Determination Notice are not considered awards for purposes of this rule and do not require approval by the Executive Director prior to issuance of such Notice, even if being presented to the Board in relation to public comment or possible requests for waivers.

(d) Conditions to an award may be placed on a single Development, a Combined Portfolio, or a portion of a Combined Portfolio if applicable (e.g., one region of a management company is having issues, while other areas are not). The conditions listed in subsection (e) of this section may be customized to provide specificity regarding affected Developments, Persons or dates for meeting conditions. Category 2 or Category 3 Applications may be awarded with the imposition of one or more of the conditions listed in subsection (e) of this section.

(e) Possible Conditions.

(1) Applicant/Owner is required to ensure that each Person subject to previous participation review for the Combined Portfolio will correct all applicable issues of non-compliance identified by the previous participation review on or before a specified date and provide the Department with evidence of such correction within 30 calendar days of that date.

(2) Owner is required to have qualified personnel or a qualified third party perform a one-time review of an agreed upon percentage of files and complete the recommended actions of the reviewer on or before a specified deadline for an agreed upon list of Developments. Evidence of reviews and corrections must be submitted to the Department upon request.

(3) The Applicant or the management company contracted by the Applicant is required to prepare or update its internal procedures to improve compliance outcomes and to provide copies of such new or updated procedures to the Department upon request or by a specified date.

(4) Owner agrees to hire a third party to perform reviews of an agreed upon percentage of their resident files on a quarterly basis, and complete the recommended actions of the reviewer for an agreed upon list of Developments. Evidence of reviews and corrections must be submitted to the Department upon request.

(5) Owner is required to designate a person or persons to receive Compliance correspondence and ensure that this person or persons will provide timely responses to the Department for and on behalf of the proposed Development and all other Development subject to TDHCA LURAs over which the Owner has the power to exercise Control.

(6) Owner agrees to replace the existing management company, consultant, or management personnel, with another of its choosing.

(7) Owner agrees to establish an email distribution group in CMTS (or other Department required system), to be kept in place until no later than a given date, and include agreed upon employee positions and/or designated Applicant members.

(8) Owner is required to revise or develop policies regarding the way that it will handle situations where persons under its control engage in falsification of documents. This policy must be submitted to TDHCA on or before a specified date and revised as required by the Department.

(9) Owner or Subrecipient is required to ensure that agreed upon persons attend and/or review the trainings listed in subparagraphs (A), (B), (C) and/or (D) of this paragraph (only for Applications made and reviewed under §1.301 of this subchapter (relating to Definitions and Previous Participation Reviews for Multifamily Awards and Ownership Transfers)) and/or (E) for applications made and reviewed under §1.302 of this subchapter (relating to Previous Participation Reviews for Department Program Awards Not Covered by §1.301 of this Subchapter) and provide TDHCA with certification of attendance or completion no later than a given date.

(A) Housing Tax Credit Training sponsored by the Texas Apartment Association;

(B) Income Determination Training conducted by TDHCA staff;

(C) Review one or more of the TDHCA Compliance Training Presentation webinars:

(i) 2012 Income and Rent Limits Webinar Video;

(ii) 2023 Supportive Services Webinar Video;

(iii) Income Eligibility Presentation Video;

(iv) 2013 Annual Owner's Compliance Report (AOCR) Webinar Video;

(v) Most current Tenant Selection Criteria Presentation;

(vi) Most current Affirmative Marketing Requirements Presentation;

(vii) Fair Housing Webinars (including but not limited to the 2017 FH webinars);

(viii) Multifamily Direct Loan Presentation Video;

(ix) 2022 Housing Tax Credit Monitoring after the Compliance Period Presentation Video;

(x) 2022 Section 811 Project Rental Assistance Presentation Video; and

(xi) 2023 Utility Allowance Training Presentation Video;

(D) Training for Certified Occupancy Specialist or Blended Occupancy Specialist; or

(E) Any other training deemed applicable and appropriate by the Department, which may include but is not limited to, weatherization related specific trainings such as OSHA, Lead Renovator, or Building Analyst training.

(10) Owner is required to submit the written policies and procedures for all Developments subject to a TDHCA LURA for review and will correct them as directed by the Department.

(11) Owner is required to have qualified personnel or a qualified third party perform NSPIRE inspections of 5% of their Units on a quarterly basis for a period of one year, and promptly repair any deficiencies. Different Units must be selected every quarter. Evidence of inspections and corrections must be submitted to the Department upon request.

(12) Within 60 days of the condition issuance date the Owner will contract for a third party Property Needs Assessment and will submit to the Department a plan for addressing noted issues along with a budget and timeframe for completion.

(13) Owner agrees to have a third party accessibility review of the Development completed at a time to be determined by the Applicant, but no later than prior to requesting a TDHCA final construction inspection. Evidence of review must be submitted to the Department upon request.

(14) Applicant/Owner is required to provide all documentation relating to a Single Audit on or before a specified date.

(15) Any of the conditions identified in 2 CFR §200.207 which may include but are not limited to requiring additional, more detailed financial reports; requiring additional project monitoring; or establishing additional prior approvals. If such conditions are utilized, the Department will adhere to the notification requirements noted in 2 CFR §200.207(b).

(16) Applicant is required to have qualified personnel or a qualified third party perform an assessment of its operations and/or processes and complete the recommended actions of the reviewer on or before a specified deadline.

(17) Applicant is required to have qualified personnel or a qualified third party performs DOE required Quality Control Inspections of 5% of its Units on a quarterly basis for a period of one year, and promptly repair any deficiencies. Different Units must be selected every quarter. Evidence of inspections and corrections must be submitted upon request.

(18) Applicant is required to provide evidence that reserves for physical repairs are fully funded as required by §10.404 of this title (relating to Replacement Reserves).

(19) In the case of a Development being funded with direct Grant funds (where an ongoing compliance agreement is a requirement) or Loan funds, Applicant is required to provide evidence of invoices and a lien waiver from the contractor, subcontractor, materials supplier, equipment lessor or other party to the construction project stating they have received payment and waive any future lien rights to the property for the amount paid at the time of every draw request submitted.

(f) Failure to meet conditions.

(1) The Executive Director may, for good cause and as limited by federal commitment, expenditure, or other deadlines, grant one extension to a deadline specified in a condition, with no fee required, for up to six months, if requested prior to the deadline. Any subsequent extension, or extensions requested after the deadline, must be approved by the Board.

(2) If any condition agreed upon by the Applicant and imposed by the Board is not met as determined by the evidence submitted (or lack thereof) when requested, the Applicant may be referred to the Enforcement Committee for debarment.

(g) Dispute of Recommendations or Compliance Recommendations for 4% Applications Eligible for Administrative Approval.

(1) The Appeal provisions in §1.7 of this title (relating to Appeals Process), relating to the appeals of a staff decision to the Executive Director, are not applicable.

(2) If an Applicant does not agree with any of the following items, an Applicant or potential Subrecipient of an award may file a dispute that may be considered by Compliance, program area, or underwriting staff, (as applicable) or may be presented to the Board without further Department consideration consistent with paragraph (3) of this subsection.

(A) Their category as determined under §1.301(f) of this subchapter;

(B) Any conditions proposed by the program area, underwriting or Compliance; or

(C) A negative recommendation by the program area, underwriting or Compliance.

(3) Prior to the Board meeting at which the award recommendation is scheduled to be made, or within seven days of the notification of Compliance Conditions for 4% Application Eligible for Administrative Approval an Applicant or potential Subrecipient may submit to the Department (to the attention of Compliance staff), their Dispute detailing:

- (A) The condition or determination with which the Applicant or potential Subrecipient disagrees;
- (B) The reason(s) why the Applicant/potential Subrecipient disagrees with program, underwriting, or Compliance's recommendation or conditions;
- (C) If the Dispute relates to conditions, any suggested alternate condition language;
- (D) If the Dispute relates to a negative recommendation, any suggested conditions that the Applicant believes would allow a positive recommendation to be made; and
- (E) Any supporting documentation not already submitted to the Department.

(4) An Applicant must file a written Dispute not later than the seventh calendar day after notice recommendation of denial or award with conditions has been provided. The Dispute must include any materials that the Applicant wishes Department staff and/or the Board to consider. An Applicant may request to meet with Department staff and staff is not obligated to meet with the Applicant.

(5) Department staff is not required to consider a Dispute prior to making its recommendation to the Board.

(6) If an Applicant proposes alternative conditions staff may provide the Board with a recommendation to accept, reject, or modify such proposed alternative conditions.

(7) A Dispute will be included on the Board agenda if received at least seven calendar days prior to the required posting date of that agenda. If the Applicant desires to submit additional materials for Board consideration, it may provide the Department with such materials, provided in pdf form, to be included in the presentation of the matter to the Board if those materials are provided not later than close of business of the fifth calendar day before the date on which notice of the relevant Board meeting materials must be posted, allowing staff sufficient time to review the Applicant's materials and prepare a presentation to the Board reflecting staff's assessment and recommendation. The agenda item will include the materials provided by the Applicant and may include a staff response to the dispute and/or materials. It is within the Board chair's discretion whether or not to allow an applicant to supplement its response. An Applicant who wishes to provide supplemental materials at the time of the Board meeting must comply with the requirements of §1.10 of this chapter (relating to Public Comment Procedures). There is no assurance the Board chair will permit the submission, inclusion, or consideration of any such supplemental materials.

(8) The Board will make reasonable efforts to accommodate properly and timely filed Disputes under this subsection.

(h) Board Discretion. Subject to limitations in federal statute or regulation or in TxGMS, the Board has the discretion to accept, reject, or modify any recommendations in response to a recommendation for an award or in response to a Dispute. The Board may impose other conditions not noted or contemplated in this rule as recommended by the Department, or as requested by the Applicant; in such cases the conditions noted will have the force and effect of an order of the Board.



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 434

Agenda Date: 11/9/2023

Agenda #: 4.

Presentation, Discussion, and Possible Action on the 2024 Section 8 Payment Standards for the Housing Choice Voucher Program

RECOMMENDED ACTION

WHEREAS, the Department is designated as a Public Housing Authority (PHA) and operates a Housing Choice Voucher Program (HCVP); and

WHEREAS, 24 CFR §982.503 requires PHAs to establish Payment Standards annually for areas served by its vouchers;

NOW, therefore, it is hereby,

RESOLVED, that the 2024 HCVP 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 Fair Market Rent (FMR) area in the PHA jurisdiction. The PHA must establish payment standard amounts for each "unit size," defined as the number of bedrooms (one-bedroom, two-bedrooms, etc.) in each housing unit.

The Department, operating as a PHA, may establish the payment standard amount at any level between 90% and 110% of the published FMR for that unit size. The establishment of the standard is important because it essentially determines whether a household will be able to find a unit that they can afford with the voucher. In areas where market rents are high and there is high demand for rental units, it can be a challenge for voucher holders to find a unit. Increased FMRs will aid in areas where voucher holders have had difficulty in finding acceptable units or affording units in more desirable areas. Higher FMRs provide additional choices and opportunities to tenants in highly competitive rental markets.

The importance of trying to ensure that a household's voucher provides enough assistance to house them is balanced with the importance of beneficiaries of vouchers not being over-subsidized. Providing more assistance per household than is truly needed to find a decent, safe affordable housing unit means fewer total households can be assisted. It is through these payment standards that the balance is established.

The approach the Department has taken in setting the payment standards is by evaluating the HUD released FMRs against HUD's Small Area FMRs (SAFMRs). SAFMRs were created by HUD, in response to increasing demand for more localized measures of rents, and are published at the

ZIP code level for all metro areas; it should be noted that not all areas served by TDHCA have published SAFMRs. HUD suggests that PHAs can use the SAFMRs as a guide to setting their payment standards so long as the payment standards remain within the basic range (90%-110%) of the HUD published FMRs. By using the SAFMRs as a benchmark, clients are provided with access to a broader range of neighborhoods, thus allowing them the choice to move into areas with more employment, transportation and educational opportunities. HUD also considers the impact that the use of Small Area FMRs may have when payment standards can be reduced (to below 100% of the FMR) to prevent undue subsidy in lower-rent neighborhoods.

The Department has authority in 34 counties where it is required to set the payment standard for Housing Choice Vouchers. Staff has compared the counties in its jurisdiction to SAFMRs, when available, to generate recommended payment standards. Additionally, HUD requires that PHAs managing programs in the Dallas, TX HUD Metropolitan Fair Market Rent Area (FMR Area), which the Department does, utilize its published SAFMR instead of FMRs. HUD also requires PHAs managing programs in the San Antonio-New Braunfels, TX FMR Area and Fort Worth-Arlington, TX FMR Area to adopt SAFMR, and the Department is proposing to do so.

It should be noted that some ZIP codes cross county lines; HUD generates one SAFMR for that ZIP code, but because the FMRs for each county may vary, the resulting payment standard may be different in one part of the ZIP code from another, based on the following analysis being applied.

Staff recommends adopting a standard of 110% of the higher of the FMR and SAFMR. The Department has historically requested limited waivers to use standards that go above the allowable 110% SAFMR or FMR limits set by HUD for areas where rent burdens substantially exceed the rent burdens in other areas of the state, including in zip codes 75119, 75169, 77539, and 77563. For 2024, staff recommends the Department submit a request for a waiver from HUD to use up to 120% of SAFMR or FMR for rental units located within these zip codes. HUD has published PIH Notice 2023-29 which establishes a streamlined request for this waiver, and the HUD field office has authority to grant the waiver.

These new payment standards will become effective on January 1, 2024, and will be applied at the first annual reexamination following the effective date of the increase in the payment standard. This will affect the tenant upon a subsequent change to the Housing Assistance Payment (HAP) contract such as relocating to a new unit or a change in the family's household composition.

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15% of for each extra bedroom to the four-bedroom FMR. If a zip code is not reflected in the attached list, but is within the Department's jurisdiction, the payment standard will be 110% of the SAFMR or FMR. Household and property owners are being given notice at the date of this posting, approximately 30 days prior to the change.

Staff recommends adopting these Payment Standards because they allow current tenants continued affordability in the units they have selected and help new tenants find decent, safe,

sanitary, and affordable units.

For areas outside of these 34 counties, the Department serves a Project Access program. The Department will adopt the regular Section 8 payment standards in use by the applicable PHA for its Section 8 program, except that if the PHA has received a waiver from HUD to use a higher or lower Payment Standard the Department will apply the Payment Standard within its authority that is closest to the Payment Standard used by the applicable PHA. If there is no applicable PHA in the area, the Department will use 110% of the FMR or SAFMR (in an area that is required to use SAFMR).

The Department also operates an Emergency Housing Voucher (EHV) program statewide for persons experiencing homelessness; persons at risk of homelessness; persons fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or those who are recently homeless and for who providing rental assistance will prevent the family's homelessness or those having high risk of housing instability. HUD permits PHAs, to set EHV program payment standard at or between 90% to a maximum of 120% of the current published FMRs or SAFMR for Zip codes statewide. The Department will use 120% of the SAFMR, unless no SAFMR is published by HUD, in which case 120% of the FMR will be used. No waiver is needed to use this higher standard for EHV clients.

In addition, the Department operates a Veterans Assistance Supportive Housing program. For the VASH program administered at Freedom's Path in Kerrville, and Fort-Bend/ Galveston County area, the Department will utilize FMR at 100% for the county. The Department may request a waiver to allow use of up to 120% of FMR, dependent on the needs of the program, using the streamlined process outlined in PIH Notice 2023-29 for VASH vouchers.

These Payment Standards are proposed based on HUD's publication of FMRs and SAFMRs in the Federal Register. The Department will adopt HUD's final adopted FMR or SAFMR, but will leave the payment standard rate as that adopted in this board action if any FMR or SAFMR changes in the final version adopted by HUD. If needed, a utility allowance will be established.

Attachment A

Payment Standards for TDHCA's 34 County Area Regular Housing Choice Vouchers

At 110% of Higher of FMR/SAFMR, no Waiver

Atascosa						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
Atascosa	HUD FMR	\$831	\$1,011	\$1,135	\$1,405	\$1,583
Atascosa	78002	\$1,001	\$1,122	\$1,364	\$1,727	\$2,068
Atascosa	78005	\$914	\$1,112	\$1,248	\$1,545	\$1,741
Atascosa	78008	\$924	\$1,122	\$1,254	\$1,551	\$1,749
Atascosa	78011	\$914	\$1,112	\$1,248	\$1,545	\$1,741
Atascosa	78012	\$1,001	\$1,210	\$1,364	\$1,683	\$1,903
Atascosa	78026	\$914	\$1,112	\$1,248	\$1,545	\$1,741
Atascosa	78050	\$1,056	\$1,276	\$1,430	\$1,771	\$2,002
Atascosa	78052	\$924	\$1,112	\$1,254	\$1,584	\$1,741
Atascosa	78064	\$1,122	\$1,364	\$1,529	\$1,892	\$2,134
Atascosa	78065	\$914	\$1,112	\$1,248	\$1,545	\$1,741
Atascosa	78069	\$914	\$1,112	\$1,248	\$1,545	\$1,741
Atascosa	78073	\$914	\$1,112	\$1,248	\$1,573	\$1,848
Atascosa	78113	\$1,056	\$1,199	\$1,441	\$1,826	\$2,167
Atascosa	78114	\$1,056	\$1,188	\$1,441	\$1,826	\$2,178
Atascosa	78118	\$924	\$1,122	\$1,254	\$1,551	\$1,749
Atascosa	78264	\$1,056	\$1,199	\$1,441	\$1,826	\$2,178
Austin						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
Austin	HUD FMR	\$727	\$821	\$922	\$1,299	\$1,565
Austin	77418	\$799	\$903	\$1,014	\$1,428	\$1,721
Austin	77426	\$869	\$957	\$1,089	\$1,507	\$1,859
Austin	77452	\$799	\$903	\$1,014	\$1,428	\$1,721
Austin	77473	\$957	\$1,078	\$1,210	\$1,705	\$2,057
Austin	77474	\$957	\$1,078	\$1,210	\$1,705	\$2,057
Austin	77485	\$799	\$903	\$1,014	\$1,428	\$1,721
Austin	77833	\$836	\$946	\$1,056	\$1,485	\$1,793
Austin	77835	\$858	\$957	\$1,067	\$1,507	\$1,782
Austin	78931	\$814	\$924	\$1,034	\$1,452	\$1,749
Austin	78933	\$803	\$903	\$1,014	\$1,430	\$1,721
Austin	78940	\$803	\$903	\$1,014	\$1,430	\$1,721
Austin	78944	\$836	\$946	\$1,056	\$1,485	\$1,793
Austin	78950	\$803	\$903	\$1,014	\$1,430	\$1,721
Austin	78954	\$803	\$903	\$1,014	\$1,430	\$1,721

Bandera						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
Bandera	HUD FMR	\$1,067	\$1,197	\$1,458	\$1,846	\$2,206
Bandera	78003	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Bandera	78010	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Bandera	78023	\$1,760	\$1,969	\$2,398	\$3,047	\$3,630
Bandera	78055	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Bandera	78063	\$1,331	\$1,485	\$1,815	\$2,299	\$2,750
Bandera	78883	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Bandera	78884	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Bandera	78885	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Bosque						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
Bosque	HUD FMR	\$684	\$689	\$905	\$1,275	\$1,358
Bosque	76043	\$752	\$757	\$995	\$1,402	\$1,493
Bosque	76457	\$752	\$757	\$995	\$1,402	\$1,493
Bosque	76528	\$781	\$792	\$1,001	\$1,408	\$1,694
Bosque	76633	\$979	\$1,122	\$1,408	\$1,815	\$1,870
Bosque	76634	\$880	\$891	\$1,122	\$1,584	\$1,903
Bosque	76637	\$752	\$757	\$995	\$1,402	\$1,493
Bosque	76649	\$752	\$757	\$995	\$1,402	\$1,493
Bosque	76652	\$752	\$757	\$995	\$1,402	\$1,493
Bosque	76665	\$752	\$757	\$995	\$1,402	\$1,493
Bosque	76671	\$752	\$757	\$995	\$1,402	\$1,493
Bosque	76689	\$1,001	\$1,155	\$1,441	\$1,870	\$1,947
Bosque	76690	\$752	\$757	\$995	\$1,402	\$1,493
Caldwell						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
Caldwell	HUD FMR	\$1,519	\$1,635	\$1,924	\$2,470	\$2,840
Caldwell	78610	\$1,694	\$1,826	\$2,145	\$2,750	\$3,168
Caldwell	78616	\$1,670	\$1,798	\$2,116	\$2,717	\$3,124
Caldwell	78622	\$1,670	\$1,798	\$2,116	\$2,717	\$3,124
Caldwell	78632	\$1,670	\$1,798	\$2,116	\$2,717	\$3,124
Caldwell	78640	\$1,749	\$1,881	\$2,211	\$2,838	\$3,267
Caldwell	78644	\$1,670	\$1,798	\$2,116	\$2,717	\$3,124
Caldwell	78648	\$1,670	\$1,798	\$2,116	\$2,717	\$3,124
Caldwell	78655	\$1,670	\$1,798	\$2,116	\$2,717	\$3,124
Caldwell	78656	\$1,670	\$1,798	\$2,116	\$2,717	\$3,124
Caldwell	78661	\$1,670	\$1,798	\$2,116	\$2,717	\$3,124

Caldwell	78662	\$1,670	\$1,798	\$2,116	\$2,717	\$3,124	
Caldwell	78666	\$1,670	\$1,798	\$2,116	\$2,717	\$3,124	
Caldwell	78953	\$1,670	\$1,798	\$2,116	\$2,717	\$3,124	
Caldwell	78959	\$1,670	\$1,798	\$2,116	\$2,717	\$3,124	
Chambers	Chambers						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
	HUD FMR	\$1,073	\$1,135	\$1,357	\$1,792	\$2,303	
	77514	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533	
	77521	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533	
	77523	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533	
	77535	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533	
	77560	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533	
	77575	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533	
	77580	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533	
	77597	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533	
	77661	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533	
	77665	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533	
	Colorado	Colorado					
			0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
HUD FMR		\$776	\$782	\$1,027	\$1,269	\$1,526	
77412		\$853	\$860	\$1,129	\$1,395	\$1,678	
77434		\$853	\$860	\$1,129	\$1,395	\$1,678	
77435		\$935	\$979	\$1,177	\$1,551	\$2,002	
77442		\$853	\$860	\$1,129	\$1,395	\$1,678	
77460		\$853	\$860	\$1,129	\$1,395	\$1,678	
77470		\$853	\$860	\$1,129	\$1,395	\$1,678	
77474		\$957	\$1,078	\$1,210	\$1,705	\$2,057	
77475		\$853	\$860	\$1,129	\$1,395	\$1,678	
77964		\$853	\$860	\$1,129	\$1,395	\$1,678	
78933		\$853	\$902	\$1,129	\$1,430	\$1,716	
78934		\$853	\$860	\$1,129	\$1,395	\$1,678	
78935		\$853	\$860	\$1,129	\$1,395	\$1,678	
78940		\$853	\$902	\$1,129	\$1,430	\$1,716	
78943		\$853	\$860	\$1,129	\$1,395	\$1,678	
78950		\$853	\$902	\$1,129	\$1,430	\$1,716	
78951		\$853	\$860	\$1,129	\$1,395	\$1,678	
78956		\$853	\$860	\$1,129	\$1,395	\$1,678	
78962		\$853	\$860	\$1,129	\$1,395	\$1,678	
Comal							

		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$1,067	\$1,197	\$1,458	\$1,846	\$2,206
Comal	78006	\$1,408	\$1,562	\$1,914	\$2,508	\$2,860
Comal	78015	\$1,760	\$1,969	\$2,409	\$3,080	\$3,630
Comal	78070	\$1,298	\$1,452	\$1,771	\$2,244	\$2,684
Comal	78108	\$1,760	\$1,980	\$2,409	\$3,047	\$3,641
Comal	78130	\$1,254	\$1,408	\$1,716	\$2,178	\$2,596
Comal	78131	\$1,309	\$1,474	\$1,793	\$2,266	\$2,717
Comal	78132	\$1,309	\$1,474	\$1,793	\$2,266	\$2,717
Comal	78133	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Comal	78135	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Comal	78154	\$1,485	\$1,672	\$2,035	\$2,574	\$3,080
Comal	78163	\$1,342	\$1,507	\$1,837	\$2,321	\$2,783
Comal	78266	\$1,760	\$1,980	\$2,409	\$3,047	\$3,641
Comal	78606	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Comal	78623	\$1,276	\$1,397	\$1,683	\$2,145	\$2,519
Comal	78666	\$1,320	\$1,419	\$1,672	\$2,145	\$2,475
Comal	78676	\$1,496	\$1,606	\$1,892	\$2,431	\$2,794
Comanche						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$791	\$818	\$1,016	\$1,332	\$1,510
Comanche	76432	\$870	\$899	\$1,117	\$1,465	\$1,661
Comanche	76436	\$870	\$899	\$1,117	\$1,465	\$1,661
Comanche	76442	\$870	\$899	\$1,117	\$1,465	\$1,661
Comanche	76444	\$870	\$899	\$1,117	\$1,465	\$1,661
Comanche	76445	\$870	\$899	\$1,117	\$1,465	\$1,661
Comanche	76446	\$870	\$899	\$1,117	\$1,465	\$1,661
Comanche	76452	\$870	\$899	\$1,117	\$1,465	\$1,661
Comanche	76454	\$870	\$899	\$1,117	\$1,465	\$1,661
Comanche	76455	\$870	\$899	\$1,117	\$1,465	\$1,661
Comanche	76468	\$870	\$899	\$1,117	\$1,465	\$1,661
Comanche	76471	\$870	\$899	\$1,117	\$1,465	\$1,661
Comanche	76474	\$870	\$899	\$1,117	\$1,465	\$1,661
Comanche	76857	\$870	\$899	\$1,117	\$1,465	\$1,661
Comanche	76890	\$870	\$899	\$1,117	\$1,465	\$1,661
Crockett						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$705	\$729	\$905	\$1,187	\$1,345
Crockett	76943	\$775	\$801	\$995	\$1,305	\$1,479

Denton						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
Denton	HUD FMR	\$1,426	\$1,500	\$1,758	\$2,212	\$2,847
Denton	75007	\$1,650	\$1,738	\$2,035	\$2,563	\$3,300
Denton	75009	\$2,013	\$2,123	\$2,486	\$3,124	\$4,026
Denton	75010	\$1,749	\$1,837	\$2,156	\$2,717	\$3,487
Denton	75011	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
Denton	75019	\$1,903	\$2,002	\$2,343	\$2,948	\$3,795
Denton	75022	\$2,343	\$2,475	\$2,893	\$3,652	\$4,686
Denton	75024	\$2,156	\$2,266	\$2,662	\$3,344	\$4,312
Denton	75027	\$1,639	\$1,727	\$2,024	\$2,552	\$3,278
Denton	75028	\$2,299	\$2,420	\$2,838	\$3,575	\$4,598
Denton	75029	\$1,639	\$1,727	\$2,024	\$2,552	\$3,278
Denton	75033	\$1,683	\$1,771	\$2,079	\$2,607	\$3,366
Denton	75034	\$2,035	\$2,145	\$2,508	\$3,157	\$4,059
Denton	75035	\$2,233	\$2,343	\$2,750	\$3,465	\$4,455
Denton	75036	\$1,639	\$1,727	\$2,024	\$2,552	\$3,278
Denton	75056	\$1,804	\$1,892	\$2,222	\$2,794	\$3,597
Denton	75057	\$1,650	\$1,738	\$2,035	\$2,563	\$3,300
Denton	75065	\$1,628	\$1,705	\$2,002	\$2,519	\$3,245
Denton	75067	\$1,694	\$1,782	\$2,090	\$2,629	\$3,388
Denton	75068	\$2,200	\$2,321	\$2,717	\$3,421	\$4,400
Denton	75077	\$1,903	\$2,002	\$2,343	\$2,948	\$3,795
Denton	75078	\$2,145	\$2,255	\$2,640	\$3,322	\$4,279
Denton	75093	\$2,090	\$2,200	\$2,574	\$3,234	\$4,169
Denton	75287	\$1,749	\$1,837	\$2,156	\$2,717	\$3,487
Denton	76052	\$1,947	\$2,112	\$2,475	\$3,245	\$3,993
Denton	76078	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
Denton	76092	\$1,738	\$1,903	\$2,222	\$2,948	\$3,597
Denton	76177	\$1,826	\$1,980	\$2,321	\$3,047	\$3,751
Denton	76201	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
Denton	76202	\$1,639	\$1,727	\$2,024	\$2,552	\$3,278
Denton	76203	\$1,639	\$1,727	\$2,024	\$2,552	\$3,278
Denton	76204	\$1,639	\$1,727	\$2,024	\$2,552	\$3,278
Denton	76205	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
Denton	76206	\$1,639	\$1,727	\$2,024	\$2,552	\$3,278
Denton	76207	\$1,595	\$1,683	\$1,969	\$2,475	\$3,190
Denton	76208	\$1,661	\$1,749	\$2,046	\$2,574	\$3,311
Denton	76209	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
Denton	76210	\$1,881	\$1,980	\$2,321	\$2,915	\$3,762
Denton	76226	\$2,354	\$2,475	\$2,904	\$3,652	\$4,708

Denton	76227	\$2,145	\$2,255	\$2,640	\$3,322	\$4,279
Denton	76234	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
Denton	76247	\$2,013	\$2,112	\$2,475	\$3,124	\$4,015
Denton	76249	\$1,661	\$1,749	\$2,046	\$2,574	\$3,311
Denton	76258	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
Denton	76259	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
Denton	76262	\$1,650	\$1,760	\$2,057	\$2,629	\$3,322
Denton	76266	\$1,584	\$1,661	\$1,947	\$2,453	\$3,157
Denton	76272	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
Ellis	Ellis					
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$1,426	\$1,500	\$1,758	\$2,212	\$2,847
	75101	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	75104	\$1,914	\$2,013	\$2,354	\$2,959	\$3,817
	75119	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	75125	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	75146	\$1,573	\$1,650	\$1,936	\$2,433	\$3,135
	75152	\$1,650	\$1,738	\$2,035	\$2,563	\$3,300
	75154	\$1,628	\$1,716	\$2,013	\$2,530	\$3,256
	75165	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	75167	\$2,068	\$2,178	\$2,552	\$3,212	\$4,136
	75168	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	76041	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	76050	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	76055	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	76063	\$1,727	\$1,881	\$2,200	\$2,915	\$3,553
	76064	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	76065	\$1,628	\$1,716	\$2,013	\$2,530	\$3,256
	76084	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	76623	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	76626	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	76641	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	76651	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
	76670	\$1,568	\$1,650	\$1,933	\$2,433	\$3,131
Erath	Erath					
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$851	\$857	\$1,082	\$1,525	\$1,836
	76401	\$936	\$942	\$1,190	\$1,677	\$2,019
	76402	\$936	\$942	\$1,190	\$1,677	\$2,019
Erath	76433	\$936	\$942	\$1,190	\$1,677	\$2,019

Erath	76436	\$936	\$942	\$1,190	\$1,677	\$2,019
Erath	76444	\$936	\$942	\$1,190	\$1,677	\$2,019
Erath	76445	\$936	\$942	\$1,190	\$1,677	\$2,019
Erath	76446	\$936	\$942	\$1,190	\$1,677	\$2,019
Erath	76453	\$936	\$942	\$1,190	\$1,677	\$2,019
Erath	76457	\$936	\$942	\$1,190	\$1,677	\$2,019
Erath	76461	\$936	\$942	\$1,190	\$1,677	\$2,019
Erath	76462	\$936	\$979	\$1,190	\$1,677	\$2,019
Erath	76463	\$936	\$942	\$1,190	\$1,677	\$2,019
Erath	76465	\$936	\$942	\$1,190	\$1,677	\$2,019
Erath	76470	\$936	\$942	\$1,190	\$1,677	\$2,019
Erath	76649	\$936	\$942	\$1,190	\$1,677	\$2,019
Erath	76690	\$936	\$942	\$1,190	\$1,677	\$2,019
Falls						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$627	\$737	\$905	\$1,275	\$1,536
Falls	76519	\$869	\$935	\$1,155	\$1,628	\$1,969
Falls	76524	\$1,045	\$1,210	\$1,507	\$1,969	\$2,079
Falls	76570	\$836	\$979	\$1,199	\$1,694	\$2,035
Falls	76579	\$968	\$968	\$1,221	\$1,727	\$2,079
Falls	76629	\$836	\$902	\$1,023	\$1,441	\$1,689
Falls	76630	\$1,001	\$1,155	\$1,452	\$1,870	\$1,936
Falls	76632	\$1,034	\$1,221	\$1,496	\$2,112	\$2,541
Falls	76642	\$693	\$814	\$1,001	\$1,408	\$1,694
Falls	76653	\$979	\$1,155	\$1,419	\$2,002	\$2,409
Falls	76655	\$1,122	\$1,298	\$1,628	\$2,112	\$2,211
Falls	76656	\$836	\$990	\$1,210	\$1,705	\$2,057
Falls	76661	\$693	\$814	\$1,001	\$1,408	\$1,694
Falls	76664	\$902	\$1,045	\$1,309	\$1,683	\$1,738
Falls	76680	\$759	\$880	\$1,067	\$1,496	\$1,760
Falls	76682	\$1,001	\$1,155	\$1,441	\$1,903	\$2,046
Falls	76685	\$869	\$1,023	\$1,265	\$1,771	\$2,112
Falls	76706	\$924	\$1,067	\$1,331	\$1,716	\$1,771
Fort Bend						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$1,073	\$1,135	\$1,357	\$1,792	\$2,303
Fort Bend	77031	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77053	\$1,342	\$1,419	\$1,694	\$2,233	\$2,871
Fort Bend	77082	\$1,276	\$1,353	\$1,617	\$2,134	\$2,739
Fort Bend	77083	\$1,188	\$1,265	\$1,507	\$1,991	\$2,552

Fort Bend	77085	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77099	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77406	\$1,474	\$1,562	\$1,870	\$2,464	\$3,168
Fort Bend	77407	\$1,584	\$1,672	\$2,002	\$2,640	\$3,399
Fort Bend	77417	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77420	\$1,309	\$1,397	\$1,672	\$2,189	\$2,838
Fort Bend	77423	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77430	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77435	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77441	\$1,199	\$1,276	\$1,518	\$2,013	\$2,585
Fort Bend	77444	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77450	\$1,474	\$1,551	\$1,859	\$2,453	\$3,157
Fort Bend	77451	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77459	\$1,771	\$1,881	\$2,244	\$2,959	\$3,806
Fort Bend	77461	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77464	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77469	\$1,188	\$1,265	\$1,507	\$1,991	\$2,552
Fort Bend	77471	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77476	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77477	\$1,309	\$1,386	\$1,661	\$2,189	\$2,816
Fort Bend	77478	\$1,606	\$1,705	\$2,035	\$2,684	\$3,454
Fort Bend	77479	\$1,771	\$1,881	\$2,244	\$2,959	\$3,806
Fort Bend	77481	\$1,287	\$1,397	\$1,650	\$2,178	\$2,794
Fort Bend	77485	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77487	\$1,518	\$1,595	\$1,914	\$2,530	\$3,245
Fort Bend	77489	\$1,518	\$1,595	\$1,914	\$2,530	\$3,245
Fort Bend	77493	\$1,540	\$1,628	\$1,947	\$2,574	\$3,300
Fort Bend	77494	\$1,771	\$1,881	\$2,244	\$2,959	\$3,806
Fort Bend	77496	\$1,518	\$1,595	\$1,914	\$2,530	\$3,245
Fort Bend	77497	\$1,518	\$1,595	\$1,914	\$2,530	\$3,245
Fort Bend	77498	\$1,661	\$1,760	\$2,101	\$2,772	\$3,564
Fort Bend	77545	\$1,727	\$1,826	\$2,189	\$2,893	\$3,718
Fort Bend	77583	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Fort Bend	77584	\$1,331	\$1,650	\$1,859	\$2,420	\$3,146
Freestone	Freestone					
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$703	\$708	\$930	\$1,124	\$1,382
	75831	\$773	\$778	\$1,023	\$1,236	\$1,520
	75838	\$773	\$778	\$1,023	\$1,236	\$1,520
	75840	\$773	\$778	\$1,023	\$1,236	\$1,520
Freestone	75848	\$773	\$778	\$1,023	\$1,236	\$1,520

Freestone	75855	\$773	\$778	\$1,023	\$1,236	\$1,520
Freestone	75859	\$773	\$778	\$1,023	\$1,236	\$1,520
Freestone	75860	\$773	\$778	\$1,023	\$1,236	\$1,520
Freestone	76667	\$773	\$778	\$1,023	\$1,236	\$1,520
Freestone	76693	\$773	\$778	\$1,023	\$1,236	\$1,520
Freestone						
Frio	Frio					
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$819	\$937	\$1,052	\$1,313	\$1,785
	78005	\$900	\$1,030	\$1,157	\$1,444	\$1,963
	78016	\$900	\$1,030	\$1,157	\$1,444	\$1,963
	78017	\$900	\$1,030	\$1,157	\$1,444	\$1,963
	78057	\$924	\$1,030	\$1,254	\$1,672	\$1,963
	78061	\$900	\$1,030	\$1,157	\$1,444	\$1,963
	Galveston					
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Galveston	HUD FMR	\$1,073	\$1,135	\$1,357	\$1,792	\$2,303
	77510	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77511	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77517	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77518	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77539	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77546	\$1,496	\$1,584	\$1,892	\$2,497	\$3,212
	77549	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77550	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77551	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77552	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77553	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77554	\$1,221	\$1,298	\$1,551	\$2,046	\$2,629
	77555	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77563	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77565	\$1,353	\$1,430	\$1,705	\$2,255	\$2,893
	77568	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77573	\$1,474	\$1,562	\$1,870	\$2,464	\$3,168
	77574	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77581	\$1,180	\$1,375	\$1,562	\$2,035	\$2,640
	77590	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77591	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77623	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
	77650	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533

Gillespie						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
Gillespie	HUD FMR	\$959	\$966	\$1,269	\$1,783	\$1,886
Gillespie	76856	\$1,054	\$1,062	\$1,395	\$1,961	\$2,074
Gillespie	78028	\$1,054	\$1,062	\$1,395	\$1,961	\$2,074
Gillespie	78058	\$1,054	\$1,062	\$1,395	\$1,961	\$2,074
Gillespie	78618	\$1,054	\$1,062	\$1,395	\$1,961	\$2,074
Gillespie	78624	\$1,100	\$1,210	\$1,496	\$1,969	\$2,277
Gillespie	78631	\$1,054	\$1,062	\$1,395	\$1,961	\$2,074
Gillespie	78635	\$1,054	\$1,062	\$1,395	\$1,961	\$2,074
Gillespie	78671	\$1,054	\$1,062	\$1,395	\$1,961	\$2,074
Gillespie	78675	\$1,054	\$1,062	\$1,395	\$1,961	\$2,074
Grimes						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
Grimes	HUD FMR	\$788	\$815	\$1,012	\$1,224	\$1,504
Grimes	77316	\$1,386	\$1,463	\$1,749	\$2,310	\$2,970
Grimes	77356	\$1,419	\$1,496	\$1,793	\$2,365	\$3,047
Grimes	77363	\$1,034	\$1,100	\$1,309	\$1,727	\$2,222
Grimes	77484	\$1,023	\$1,078	\$1,287	\$1,705	\$2,189
Grimes	77830	\$866	\$896	\$1,113	\$1,346	\$1,654
Grimes	77831	\$866	\$896	\$1,113	\$1,346	\$1,654
Grimes	77861	\$866	\$896	\$1,113	\$1,346	\$1,654
Grimes	77868	\$891	\$946	\$1,113	\$1,496	\$1,654
Grimes	77872	\$866	\$896	\$1,113	\$1,346	\$1,654
Grimes	77873	\$866	\$896	\$1,113	\$1,346	\$1,694
Grimes	77875	\$866	\$896	\$1,113	\$1,346	\$1,654
Grimes	77876	\$866	\$896	\$1,113	\$1,346	\$1,654
Guadalupe						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
Guadalupe	HUD FMR	\$1,067	\$1,197	\$1,458	\$1,846	\$2,206
Guadalupe	78108	\$1,760	\$1,980	\$2,409	\$3,047	\$3,641
Guadalupe	78115	\$1,276	\$1,430	\$1,749	\$2,211	\$2,651
Guadalupe	78121	\$1,188	\$1,331	\$1,617	\$2,046	\$2,442
Guadalupe	78123	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Guadalupe	78124	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Guadalupe	78130	\$1,254	\$1,408	\$1,716	\$2,178	\$2,596
Guadalupe	78132	\$1,309	\$1,474	\$1,793	\$2,266	\$2,717
Guadalupe	78140	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Guadalupe	78150	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426

Guadalupe	78154	\$1,485	\$1,672	\$2,035	\$2,574	\$3,080
Guadalupe	78155	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Guadalupe	78156	\$1,276	\$1,430	\$1,749	\$2,211	\$2,651
Guadalupe	78638	\$1,309	\$1,474	\$1,793	\$2,266	\$2,717
Guadalupe	78648	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Guadalupe	78655	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Guadalupe	78666	\$1,320	\$1,419	\$1,672	\$2,145	\$2,475
Guadalupe	78670	\$1,210	\$1,320	\$1,603	\$2,030	\$2,426
Johnson						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$1,266	\$1,384	\$1,617	\$2,144	\$2,615
Johnson	76009	\$1,392	\$1,522	\$1,778	\$2,358	\$2,876
Johnson	76028	\$1,430	\$1,562	\$1,826	\$2,420	\$2,948
Johnson	76031	\$1,392	\$1,522	\$1,778	\$2,358	\$2,876
Johnson	76033	\$1,392	\$1,522	\$1,778	\$2,358	\$2,876
Johnson	76035	\$1,392	\$1,522	\$1,778	\$2,358	\$2,876
Johnson	76036	\$1,639	\$1,793	\$2,101	\$2,783	\$3,399
Johnson	76044	\$1,392	\$1,522	\$1,778	\$2,358	\$2,876
Johnson	76049	\$1,397	\$1,529	\$1,782	\$2,365	\$2,882
Johnson	76050	\$1,392	\$1,522	\$1,778	\$2,358	\$2,876
Johnson	76058	\$1,392	\$1,522	\$1,778	\$2,358	\$2,876
Johnson	76059	\$1,392	\$1,522	\$1,778	\$2,358	\$2,876
Johnson	76061	\$1,392	\$1,522	\$1,778	\$2,358	\$2,876
Johnson	76063	\$1,727	\$1,881	\$2,200	\$2,915	\$3,553
Johnson	76070	\$1,392	\$1,522	\$1,778	\$2,358	\$2,876
Johnson	76084	\$1,392	\$1,522	\$1,778	\$2,358	\$2,876
Johnson	76093	\$1,392	\$1,522	\$1,778	\$2,358	\$2,876
Johnson	76097	\$1,392	\$1,522	\$1,778	\$2,358	\$2,876
Karnes						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$811	\$954	\$1,074	\$1,429	\$1,638
Karnes	78062	\$892	\$1,049	\$1,181	\$1,571	\$1,801
Karnes	78111	\$892	\$1,049	\$1,181	\$1,571	\$1,801
Karnes	78113	\$1,056	\$1,199	\$1,441	\$1,826	\$2,167
Karnes	78116	\$892	\$1,049	\$1,181	\$1,571	\$1,801
Karnes	78117	\$892	\$1,049	\$1,181	\$1,571	\$1,801
Karnes	78118	\$924	\$1,122	\$1,254	\$1,571	\$1,801
Karnes	78119	\$1,111	\$1,122	\$1,408	\$1,749	\$1,936
Karnes	78141	\$892	\$1,049	\$1,181	\$1,571	\$1,801
Karnes	78144	\$892	\$1,049	\$1,181	\$1,571	\$1,801

Karnes	78151	\$892	\$1,049	\$1,181	\$1,571	\$1,801
Kendall						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$1,229	\$1,360	\$1,677	\$2,204	\$2,500
Kendall	78004	\$1,375	\$1,529	\$1,870	\$2,424	\$2,805
Kendall	78006	\$1,408	\$1,562	\$1,914	\$2,508	\$2,860
Kendall	78013	\$1,351	\$1,496	\$1,844	\$2,424	\$2,750
Kendall	78015	\$1,760	\$1,969	\$2,409	\$3,080	\$3,630
Kendall	78027	\$1,351	\$1,496	\$1,844	\$2,424	\$2,750
Kendall	78070	\$1,351	\$1,496	\$1,844	\$2,424	\$2,750
Kendall	78074	\$1,353	\$1,496	\$1,848	\$2,431	\$2,750
Kendall	78606	\$1,351	\$1,496	\$1,844	\$2,424	\$2,750
Kendall	78624	\$1,351	\$1,496	\$1,844	\$2,424	\$2,750
Kerr						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$902	\$942	\$1,158	\$1,548	\$1,880
Kerr	76849	\$992	\$1,036	\$1,273	\$1,702	\$2,068
Kerr	78003	\$992	\$1,089	\$1,331	\$1,702	\$2,068
Kerr	78010	\$1,001	\$1,122	\$1,364	\$1,727	\$2,068
Kerr	78013	\$1,001	\$1,210	\$1,496	\$1,815	\$2,277
Kerr	78024	\$992	\$1,036	\$1,273	\$1,702	\$2,068
Kerr	78025	\$992	\$1,036	\$1,273	\$1,702	\$2,068
Kerr	78028	\$992	\$1,036	\$1,273	\$1,702	\$2,068
Kerr	78029	\$992	\$1,036	\$1,273	\$1,702	\$2,068
Kerr	78055	\$1,001	\$1,122	\$1,364	\$1,727	\$2,068
Kerr	78058	\$992	\$1,036	\$1,273	\$1,702	\$2,068
Kerr	78063	\$1,331	\$1,485	\$1,815	\$2,299	\$2,750
Kerr	78624	\$1,100	\$1,210	\$1,496	\$1,969	\$2,277
Kerr	78631	\$992	\$1,036	\$1,273	\$1,702	\$2,068
Lee						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$935	\$1,002	\$1,201	\$1,452	\$1,599
Lee	76567	\$1,028	\$1,102	\$1,321	\$1,597	\$1,758
Lee	76578	\$1,243	\$1,375	\$1,617	\$2,068	\$2,398
Lee	77853	\$1,028	\$1,102	\$1,321	\$1,597	\$1,758
Lee	78621	\$1,342	\$1,452	\$1,705	\$2,189	\$2,519
Lee	78650	\$1,243	\$1,375	\$1,617	\$2,068	\$2,398
Lee	78659	\$1,265	\$1,375	\$1,617	\$2,068	\$2,398
Lee	78942	\$1,243	\$1,375	\$1,617	\$2,068	\$2,398

Lee	78945	\$1,397	\$1,507	\$1,771	\$2,277	\$2,618
Lee	78946	\$1,028	\$1,102	\$1,321	\$1,597	\$1,758
Lee	78947	\$1,028	\$1,102	\$1,321	\$1,597	\$1,758
Lee	78948	\$1,028	\$1,102	\$1,321	\$1,597	\$1,758
Llano						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$890	\$896	\$1,177	\$1,423	\$1,829
Llano	76831	\$979	\$985	\$1,294	\$1,565	\$2,011
Llano	76869	\$979	\$985	\$1,294	\$1,565	\$2,011
Llano	76885	\$979	\$985	\$1,294	\$1,565	\$2,011
Llano	78607	\$979	\$985	\$1,294	\$1,565	\$2,011
Llano	78609	\$979	\$985	\$1,294	\$1,565	\$2,011
Llano	78611	\$979	\$985	\$1,294	\$1,565	\$2,011
Llano	78624	\$1,100	\$1,210	\$1,496	\$1,969	\$2,277
Llano	78639	\$979	\$985	\$1,294	\$1,565	\$2,011
Llano	78643	\$979	\$985	\$1,294	\$1,565	\$2,011
Llano	78657	\$979	\$985	\$1,294	\$1,565	\$2,011
Llano	78672	\$979	\$985	\$1,294	\$1,565	\$2,011
McLennan						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$875	\$1,011	\$1,266	\$1,632	\$1,686
McLennan	76524	\$1,045	\$1,210	\$1,507	\$1,969	\$2,079
McLennan	76557	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76561	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76621	\$968	\$1,112	\$1,397	\$1,804	\$1,859
McLennan	76622	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76624	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76630	\$1,001	\$1,155	\$1,452	\$1,870	\$1,936
McLennan	76633	\$979	\$1,122	\$1,408	\$1,815	\$1,870
McLennan	76638	\$1,155	\$1,331	\$1,672	\$2,156	\$2,222
McLennan	76640	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76643	\$1,287	\$1,485	\$1,859	\$2,398	\$2,475
McLennan	76654	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76655	\$1,122	\$1,298	\$1,628	\$2,112	\$2,211
McLennan	76657	\$1,100	\$1,265	\$1,584	\$2,035	\$2,112
McLennan	76664	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76673	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76678	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76682	\$1,001	\$1,155	\$1,441	\$1,903	\$2,046
McLennan	76684	\$962	\$1,112	\$1,392	\$1,795	\$1,854

McLennan	76689	\$1,001	\$1,155	\$1,441	\$1,870	\$1,947
McLennan	76691	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76701	\$1,122	\$1,298	\$1,628	\$2,101	\$2,167
McLennan	76702	\$968	\$1,112	\$1,397	\$1,804	\$1,859
McLennan	76703	\$968	\$1,112	\$1,397	\$1,804	\$1,859
McLennan	76704	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76705	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76706	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76707	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76708	\$968	\$1,112	\$1,397	\$1,804	\$1,859
McLennan	76710	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76711	\$1,177	\$1,364	\$1,705	\$2,200	\$2,266
McLennan	76712	\$1,111	\$1,287	\$1,606	\$2,068	\$2,134
McLennan	76714	\$968	\$1,112	\$1,397	\$1,804	\$1,859
McLennan	76716	\$968	\$1,112	\$1,397	\$1,804	\$1,859
McLennan	76797	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76798	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McLennan	76799	\$962	\$1,112	\$1,392	\$1,795	\$1,854
McMullen						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$791	\$818	\$1,016	\$1,332	\$1,510
McMullen	78007	\$870	\$899	\$1,117	\$1,465	\$1,661
McMullen	78026	\$913	\$1,111	\$1,243	\$1,540	\$1,738
McMullen	78071	\$870	\$899	\$1,117	\$1,465	\$1,661
McMullen	78072	\$870	\$899	\$1,117	\$1,465	\$1,661
Medina						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$834	\$866	\$1,138	\$1,513	\$1,516
Medina	78003	\$979	\$1,089	\$1,331	\$1,694	\$1,991
Medina	78009	\$1,056	\$1,100	\$1,441	\$1,914	\$1,914
Medina	78016	\$917	\$952	\$1,251	\$1,664	\$1,667
Medina	78023	\$1,760	\$1,969	\$2,398	\$3,047	\$3,630
Medina	78039	\$917	\$952	\$1,251	\$1,664	\$1,667
Medina	78052	\$924	\$1,078	\$1,254	\$1,664	\$1,738
Medina	78056	\$1,210	\$1,320	\$1,650	\$2,112	\$2,409
Medina	78057	\$924	\$957	\$1,254	\$1,672	\$1,672
Medina	78059	\$917	\$952	\$1,251	\$1,664	\$1,667
Medina	78063	\$1,331	\$1,485	\$1,815	\$2,299	\$2,750
Medina	78066	\$1,188	\$1,276	\$1,617	\$2,101	\$2,288
Medina	78253	\$1,452	\$1,617	\$1,980	\$2,519	\$2,981

Medina	78254	\$1,518	\$1,694	\$2,068	\$2,618	\$3,135
Medina	78850	\$924	\$957	\$1,254	\$1,672	\$1,672
Medina	78861	\$917	\$952	\$1,251	\$1,664	\$1,667
Medina	78884	\$1,001	\$1,122	\$1,364	\$1,727	\$2,057
Medina	78886	\$924	\$957	\$1,254	\$1,672	\$1,672
Waller						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$1,073	\$1,135	\$1,357	\$1,792	\$2,303
Waller	77355	\$1,199	\$1,265	\$1,518	\$2,002	\$2,574
Waller	77363	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Waller	77423	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Waller	77445	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Waller	77446	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Waller	77447	\$1,320	\$1,397	\$1,672	\$2,211	\$2,838
Waller	77466	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Waller	77484	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Waller	77493	\$1,540	\$1,628	\$1,947	\$2,574	\$3,300
Waller	77494	\$1,771	\$1,881	\$2,244	\$2,959	\$3,806
Waller	77868	\$1,180	\$1,248	\$1,492	\$1,971	\$2,533
Wharton						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$677	\$803	\$999	\$1,408	\$1,558
Wharton	77420	\$1,309	\$1,397	\$1,672	\$2,189	\$2,838
Wharton	77432	\$744	\$883	\$1,098	\$1,548	\$1,713
Wharton	77434	\$744	\$883	\$1,098	\$1,548	\$1,713
Wharton	77435	\$935	\$979	\$1,177	\$1,551	\$2,002
Wharton	77436	\$744	\$883	\$1,098	\$1,548	\$1,713
Wharton	77437	\$744	\$883	\$1,098	\$1,548	\$1,713
Wharton	77443	\$744	\$883	\$1,098	\$1,548	\$1,713
Wharton	77448	\$744	\$883	\$1,098	\$1,548	\$1,713
Wharton	77453	\$744	\$883	\$1,098	\$1,548	\$1,713
Wharton	77454	\$744	\$883	\$1,098	\$1,548	\$1,713
Wharton	77455	\$744	\$883	\$1,098	\$1,548	\$1,713
Wharton	77467	\$744	\$883	\$1,098	\$1,548	\$1,713
Wharton	77485	\$781	\$883	\$1,098	\$1,548	\$1,713
Wharton	77488	\$744	\$883	\$1,098	\$1,548	\$1,713
Wilson						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$1,067	\$1,197	\$1,458	\$1,846	\$2,206

Wilson	78064	\$1,173	\$1,364	\$1,603	\$2,030	\$2,426
Wilson	78101	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Wilson	78112	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Wilson	78113	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Wilson	78114	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Wilson	78121	\$1,188	\$1,331	\$1,617	\$2,046	\$2,442
Wilson	78140	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Wilson	78143	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Wilson	78147	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Wilson	78152	\$1,309	\$1,463	\$1,782	\$2,255	\$2,695
Wilson	78160	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Wilson	78161	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Wilson	78223	\$1,173	\$1,316	\$1,603	\$2,030	\$2,426
Wise						
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	HUD FMR	\$946	\$1,047	\$1,175	\$1,656	\$1,800
Wise	76020	\$1,166	\$1,276	\$1,485	\$1,980	\$2,398
Wise	76023	\$1,122	\$1,243	\$1,397	\$1,958	\$2,156
Wise	76052	\$1,947	\$2,112	\$2,475	\$3,245	\$3,993
Wise	76071	\$1,040	\$1,151	\$1,292	\$1,821	\$1,980
Wise	76073	\$1,040	\$1,151	\$1,292	\$1,821	\$1,980
Wise	76078	\$1,309	\$1,441	\$1,628	\$2,266	\$2,508
Wise	76082	\$1,276	\$1,397	\$1,628	\$2,167	\$2,618
Wise	76225	\$1,040	\$1,151	\$1,292	\$1,821	\$1,980
Wise	76234	\$1,100	\$1,221	\$1,364	\$1,925	\$2,090
Wise	76246	\$1,045	\$1,155	\$1,298	\$1,826	\$1,991
Wise	76247	\$2,013	\$2,112	\$2,475	\$3,124	\$4,015
Wise	76249	\$1,661	\$1,749	\$2,046	\$2,574	\$3,311
Wise	76259	\$1,518	\$1,595	\$1,870	\$2,354	\$3,025
Wise	76267	\$1,045	\$1,155	\$1,298	\$1,826	\$1,991
Wise	76270	\$1,040	\$1,151	\$1,292	\$1,821	\$1,980
Wise	76426	\$1,040	\$1,151	\$1,292	\$1,821	\$1,980
Wise	76431	\$1,040	\$1,151	\$1,292	\$1,821	\$1,980
Wise	76458	\$1,045	\$1,155	\$1,298	\$1,826	\$1,991
Wise	76487	\$1,749	\$1,914	\$2,222	\$2,981	\$3,542

Payment Standards for TDHCA's Emergency Housing Choice Vouchers

At 110% of Higher of FMR/SAFMR, no Waiver

	HUD FMR	EHV 0 Bedroom	EHV 1 Bedroom	EHV 2 Bedroom	EHV 3 Bedroom	EHV 4 Bedroom
Anderson	75751	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75752	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75763	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75770	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75779	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75801	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75802	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75803	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75832	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75839	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75844	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75853	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75861	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75880	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75882	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75884	\$738	\$822	\$997	\$1,397	\$1,666
Anderson	75886	\$738	\$822	\$997	\$1,397	\$1,666
Andrews	79714	\$958	\$1,082	\$1,295	\$1,678	\$1,950
Angelina	75901	\$884	\$889	\$1,057	\$1,321	\$1,434
Angelina	75902	\$884	\$889	\$1,057	\$1,321	\$1,434
Angelina	75903	\$884	\$889	\$1,057	\$1,321	\$1,434
Angelina	75904	\$884	\$889	\$1,057	\$1,321	\$1,434
Angelina	75915	\$884	\$889	\$1,057	\$1,321	\$1,434
Angelina	75941	\$884	\$889	\$1,057	\$1,321	\$1,434
Angelina	75949	\$884	\$889	\$1,057	\$1,321	\$1,434
Angelina	75951	\$884	\$889	\$1,057	\$1,321	\$1,434
Angelina	75969	\$884	\$889	\$1,057	\$1,321	\$1,434
Angelina	75980	\$884	\$889	\$1,057	\$1,321	\$1,434
Aransas	78336	\$924	\$1,020	\$1,260	\$1,656	\$1,944
Aransas	78358	\$876	\$1,013	\$1,183	\$1,681	\$1,728
Aransas	78381	\$876	\$1,013	\$1,183	\$1,681	\$1,728
Aransas	78382	\$876	\$1,013	\$1,183	\$1,681	\$1,728
Aransas	78390	\$852	\$936	\$1,176	\$1,548	\$1,848
Archer	76302	\$792	\$864	\$1,080	\$1,476	\$1,680
Archer	76308	\$780	\$864	\$1,068	\$1,452	\$1,656
Archer	76310	\$780	\$864	\$1,068	\$1,452	\$1,656
Archer	76351	\$660	\$732	\$912	\$1,236	\$1,464
Archer	76360	\$696	\$768	\$948	\$1,296	\$1,476

Archer	76366	\$672	\$732	\$912	\$1,248	\$1,464
Archer	76370	\$660	\$732	\$912	\$1,236	\$1,464
Archer	76374	\$660	\$732	\$912	\$1,236	\$1,464
Archer	76379	\$660	\$732	\$912	\$1,236	\$1,464
Archer	76389	\$660	\$732	\$912	\$1,260	\$1,512
Armstrong	79019	\$756	\$864	\$1,104	\$1,500	\$1,728
Armstrong	79039	\$684	\$768	\$984	\$1,344	\$1,524
Armstrong	79042	\$684	\$768	\$984	\$1,344	\$1,524
Armstrong	79094	\$708	\$816	\$1,032	\$1,404	\$1,620
Armstrong	79118	\$888	\$1,020	\$1,296	\$1,752	\$2,028
Armstrong	79226	\$684	\$768	\$984	\$1,344	\$1,524
Atascosa	78002	\$792	\$936	\$1,140	\$1,464	\$1,812
Atascosa	78005	\$660	\$840	\$960	\$1,188	\$1,536
Atascosa	78008	\$768	\$960	\$1,092	\$1,344	\$1,800
Atascosa	78011	\$660	\$840	\$960	\$1,188	\$1,536
Atascosa	78012	\$864	\$1,080	\$1,236	\$1,524	\$2,040
Atascosa	78026	\$864	\$1,080	\$1,236	\$1,524	\$2,040
Atascosa	78050	\$816	\$1,020	\$1,176	\$1,440	\$1,932
Atascosa	78052	\$672	\$816	\$960	\$1,200	\$1,536
Atascosa	78064	\$864	\$1,080	\$1,236	\$1,524	\$2,040
Atascosa	78065	\$660	\$840	\$960	\$1,188	\$1,536
Atascosa	78069	\$636	\$780	\$912	\$1,140	\$1,476
Atascosa	78073	\$732	\$876	\$1,056	\$1,344	\$1,680
Atascosa	78113	\$960	\$1,140	\$1,368	\$1,752	\$2,184
Atascosa	78114	\$876	\$1,044	\$1,260	\$1,620	\$2,004
Atascosa	78118	\$768	\$960	\$1,092	\$1,344	\$1,800
Atascosa	78264	\$912	\$1,080	\$1,296	\$1,668	\$2,064
Austin	77418	\$708	\$876	\$1,044	\$1,428	\$1,776
Austin	77426	\$780	\$936	\$1,104	\$1,512	\$1,884
Austin	77452	\$727	\$934	\$1,094	\$1,510	\$1,873
Austin	77473	\$804	\$1,032	\$1,212	\$1,668	\$2,076
Austin	77474	\$804	\$1,032	\$1,212	\$1,668	\$2,076
Austin	77485	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Austin	77833	\$732	\$936	\$1,104	\$1,524	\$1,884
Austin	77835	\$732	\$912	\$1,080	\$1,500	\$1,824
Austin	78931	\$708	\$912	\$1,068	\$1,476	\$1,824
Austin	78933	\$720	\$936	\$1,092	\$1,512	\$1,872
Austin	78940	\$708	\$912	\$1,068	\$1,476	\$1,824
Austin	78944	\$732	\$936	\$1,104	\$1,524	\$1,884
Austin	78950	\$780	\$936	\$1,092	\$1,512	\$1,872
Austin	78954	\$720	\$936	\$1,092	\$1,512	\$1,872

Bailey	79031	\$672	\$720	\$908	\$1,195	\$1,326
Bailey	79324	\$672	\$720	\$908	\$1,195	\$1,326
Bailey	79325	\$672	\$720	\$908	\$1,195	\$1,326
Bailey	79344	\$672	\$720	\$908	\$1,195	\$1,326
Bailey	79346	\$672	\$720	\$908	\$1,195	\$1,326
Bailey	79347	\$672	\$720	\$908	\$1,195	\$1,326
Bailey	79371	\$672	\$720	\$908	\$1,195	\$1,326
Bandera	78003	\$888	\$1,044	\$1,272	\$1,632	\$2,016
Bandera	78010	\$864	\$1,020	\$1,236	\$1,596	\$1,956
Bandera	78023	\$1,464	\$1,728	\$2,088	\$2,700	\$3,312
Bandera	78055	\$708	\$828	\$1,008	\$1,296	\$1,596
Bandera	78063	\$912	\$1,080	\$1,308	\$1,680	\$2,076
Bandera	78883	\$768	\$912	\$1,116	\$1,452	\$1,800
Bandera	78884	\$864	\$1,020	\$1,236	\$1,596	\$1,956
Bandera	78885	\$864	\$1,020	\$1,236	\$1,596	\$1,956
Bastrop	78602	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Bastrop	78612	\$1,356	\$1,536	\$1,800	\$2,316	\$2,724
Bastrop	78616	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Bastrop	78617	\$1,428	\$1,620	\$1,896	\$2,436	\$2,868
Bastrop	78621	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Bastrop	78650	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Bastrop	78653	\$1,464	\$1,656	\$1,944	\$2,496	\$2,940
Bastrop	78659	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Bastrop	78662	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Bastrop	78941	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Bastrop	78942	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Bastrop	78953	\$1,476	\$1,668	\$1,956	\$2,520	\$2,964
Bastrop	78957	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Bastrop	78959	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Baylor	76380	\$672	\$780	\$908	\$1,290	\$1,326
Bee	78071	\$858	\$882	\$1,160	\$1,608	\$1,835
Bee	78102	\$858	\$882	\$1,160	\$1,608	\$1,835
Bee	78104	\$858	\$882	\$1,160	\$1,608	\$1,835
Bee	78119	\$792	\$912	\$1,116	\$1,440	\$1,596
Bee	78125	\$858	\$882	\$1,160	\$1,608	\$1,835
Bee	78142	\$858	\$882	\$1,160	\$1,608	\$1,835
Bee	78145	\$858	\$882	\$1,160	\$1,608	\$1,835
Bee	78146	\$858	\$882	\$1,160	\$1,608	\$1,835
Bee	78162	\$858	\$882	\$1,160	\$1,608	\$1,835
Bee	78368	\$852	\$936	\$1,176	\$1,548	\$1,848
Bee	78387	\$852	\$936	\$1,176	\$1,548	\$1,848

Bee	78389	\$960	\$1,068	\$1,308	\$1,728	\$2,016
Bee	78391	\$858	\$882	\$1,160	\$1,608	\$1,835
Bell	76501	\$708	\$720	\$912	\$1,296	\$1,560
Bell	76502	\$900	\$912	\$1,152	\$1,632	\$1,968
Bell	76503	\$756	\$768	\$972	\$1,380	\$1,668
Bell	76504	\$840	\$852	\$1,080	\$1,536	\$1,848
Bell	76508	\$840	\$852	\$1,080	\$1,536	\$1,848
Bell	76511	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Bell	76513	\$756	\$756	\$960	\$1,368	\$1,644
Bell	76519	\$744	\$780	\$972	\$1,380	\$1,668
Bell	76527	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Bell	76528	\$708	\$720	\$912	\$1,296	\$1,560
Bell	76533	\$756	\$768	\$972	\$1,380	\$1,668
Bell	76534	\$708	\$720	\$912	\$1,296	\$1,560
Bell	76537	\$1,188	\$1,344	\$1,584	\$2,040	\$2,400
Bell	76539	\$732	\$732	\$948	\$1,308	\$1,524
Bell	76540	\$756	\$768	\$972	\$1,380	\$1,668
Bell	76541	\$708	\$720	\$912	\$1,296	\$1,560
Bell	76542	\$828	\$828	\$1,056	\$1,500	\$1,812
Bell	76543	\$756	\$768	\$972	\$1,380	\$1,668
Bell	76544	\$924	\$924	\$1,176	\$1,668	\$2,016
Bell	76547	\$756	\$768	\$972	\$1,380	\$1,668
Bell	76548	\$756	\$768	\$972	\$1,380	\$1,668
Bell	76549	\$816	\$816	\$1,044	\$1,488	\$1,788
Bell	76554	\$768	\$780	\$984	\$1,392	\$1,680
Bell	76557	\$744	\$780	\$1,020	\$1,356	\$1,524
Bell	76559	\$744	\$744	\$948	\$1,344	\$1,620
Bell	76564	\$764	\$769	\$978	\$1,390	\$1,674
Bell	76569	\$732	\$732	\$936	\$1,332	\$1,608
Bell	76570	\$768	\$876	\$1,044	\$1,488	\$1,788
Bell	76571	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Bell	76579	\$828	\$828	\$1,056	\$1,500	\$1,812
Bell	76656	\$696	\$768	\$924	\$1,308	\$1,584
Bexar	78002	\$792	\$936	\$1,140	\$1,464	\$1,812
Bexar	78006	\$1,092	\$1,308	\$1,632	\$2,016	\$2,556
Bexar	78009	\$888	\$972	\$1,272	\$1,632	\$1,836
Bexar	78015	\$1,476	\$1,764	\$2,160	\$2,736	\$3,420
Bexar	78023	\$1,464	\$1,728	\$2,088	\$2,700	\$3,312
Bexar	78039	\$636	\$696	\$912	\$1,164	\$1,308
Bexar	78052	\$672	\$816	\$960	\$1,200	\$1,536
Bexar	78054	\$972	\$1,152	\$1,392	\$1,788	\$2,208

Bexar	78069	\$636	\$780	\$912	\$1,140	\$1,476
Bexar	78073	\$732	\$876	\$1,056	\$1,344	\$1,680
Bexar	78101	\$948	\$1,128	\$1,368	\$1,752	\$2,160
Bexar	78108	\$1,464	\$1,728	\$2,100	\$2,700	\$3,336
Bexar	78109	\$1,188	\$1,404	\$1,704	\$2,196	\$2,700
Bexar	78112	\$876	\$1,032	\$1,248	\$1,608	\$1,980
Bexar	78124	\$912	\$1,068	\$1,296	\$1,668	\$2,052
Bexar	78148	\$948	\$1,116	\$1,356	\$1,752	\$2,148
Bexar	78150	\$948	\$1,116	\$1,356	\$1,752	\$2,148
Bexar	78152	\$996	\$1,176	\$1,428	\$1,836	\$2,268
Bexar	78154	\$1,224	\$1,440	\$1,752	\$2,256	\$2,784
Bexar	78163	\$1,080	\$1,272	\$1,548	\$1,992	\$2,460
Bexar	78201	\$840	\$984	\$1,200	\$1,548	\$1,908
Bexar	78202	\$792	\$936	\$1,128	\$1,452	\$1,788
Bexar	78203	\$804	\$948	\$1,152	\$1,488	\$1,824
Bexar	78204	\$876	\$1,044	\$1,260	\$1,620	\$2,004
Bexar	78205	\$780	\$924	\$1,116	\$1,440	\$1,776
Bexar	78206	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78207	\$768	\$900	\$1,092	\$1,404	\$1,728
Bexar	78208	\$768	\$900	\$1,092	\$1,404	\$1,728
Bexar	78209	\$1,104	\$1,296	\$1,572	\$2,028	\$2,496
Bexar	78210	\$792	\$936	\$1,140	\$1,464	\$1,812
Bexar	78211	\$828	\$984	\$1,188	\$1,536	\$1,884
Bexar	78212	\$912	\$1,068	\$1,296	\$1,668	\$2,052
Bexar	78213	\$996	\$1,176	\$1,428	\$1,836	\$2,268
Bexar	78214	\$816	\$960	\$1,164	\$1,500	\$1,848
Bexar	78215	\$1,380	\$1,620	\$1,968	\$2,532	\$3,120
Bexar	78216	\$1,008	\$1,188	\$1,440	\$1,860	\$2,280
Bexar	78217	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78218	\$924	\$1,092	\$1,320	\$1,704	\$2,100
Bexar	78219	\$912	\$1,080	\$1,308	\$1,680	\$2,076
Bexar	78220	\$900	\$1,056	\$1,284	\$1,656	\$2,040
Bexar	78221	\$828	\$972	\$1,176	\$1,512	\$1,872
Bexar	78222	\$912	\$1,068	\$1,296	\$1,668	\$2,052
Bexar	78223	\$852	\$996	\$1,212	\$1,560	\$1,920
Bexar	78224	\$912	\$1,080	\$1,308	\$1,680	\$2,076
Bexar	78225	\$792	\$936	\$1,140	\$1,464	\$1,812
Bexar	78226	\$720	\$852	\$1,032	\$1,332	\$1,644
Bexar	78227	\$852	\$1,008	\$1,224	\$1,572	\$1,944
Bexar	78228	\$828	\$984	\$1,188	\$1,536	\$1,884
Bexar	78229	\$1,044	\$1,224	\$1,488	\$1,920	\$2,364

Bexar	78230	\$1,080	\$1,272	\$1,548	\$1,992	\$2,460
Bexar	78231	\$1,128	\$1,332	\$1,620	\$2,088	\$2,568
Bexar	78232	\$1,152	\$1,356	\$1,644	\$2,112	\$2,604
Bexar	78233	\$1,044	\$1,224	\$1,488	\$1,920	\$2,364
Bexar	78234	\$1,464	\$1,728	\$2,100	\$2,700	\$3,336
Bexar	78235	\$1,212	\$1,428	\$1,728	\$2,220	\$2,748
Bexar	78236	\$1,464	\$1,728	\$2,100	\$2,700	\$3,336
Bexar	78237	\$804	\$948	\$1,152	\$1,488	\$1,824
Bexar	78238	\$936	\$1,104	\$1,344	\$1,728	\$2,136
Bexar	78239	\$1,128	\$1,332	\$1,608	\$2,076	\$2,556
Bexar	78240	\$1,104	\$1,296	\$1,572	\$2,028	\$2,496
Bexar	78241	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78242	\$792	\$936	\$1,140	\$1,464	\$1,812
Bexar	78243	\$996	\$1,176	\$1,428	\$1,836	\$2,268
Bexar	78244	\$1,200	\$1,416	\$1,716	\$2,208	\$2,724
Bexar	78245	\$1,068	\$1,260	\$1,524	\$1,968	\$2,424
Bexar	78246	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78247	\$1,128	\$1,332	\$1,608	\$2,076	\$2,556
Bexar	78248	\$1,248	\$1,464	\$1,776	\$2,292	\$2,820
Bexar	78249	\$1,212	\$1,428	\$1,728	\$2,220	\$2,748
Bexar	78250	\$1,008	\$1,188	\$1,440	\$1,860	\$2,280
Bexar	78251	\$1,116	\$1,320	\$1,596	\$2,052	\$2,532
Bexar	78252	\$1,164	\$1,380	\$1,668	\$2,148	\$2,652
Bexar	78253	\$1,344	\$1,572	\$1,920	\$2,472	\$3,036
Bexar	78254	\$1,248	\$1,464	\$1,776	\$2,292	\$2,820
Bexar	78255	\$1,428	\$1,680	\$2,040	\$2,628	\$3,240
Bexar	78256	\$1,284	\$1,512	\$1,836	\$2,364	\$2,916
Bexar	78257	\$1,164	\$1,380	\$1,668	\$2,148	\$2,652
Bexar	78258	\$1,368	\$1,608	\$1,956	\$2,520	\$3,108
Bexar	78259	\$1,224	\$1,440	\$1,752	\$2,256	\$2,784
Bexar	78260	\$1,464	\$1,728	\$2,100	\$2,700	\$3,336
Bexar	78261	\$1,440	\$1,704	\$2,064	\$2,664	\$3,276
Bexar	78263	\$948	\$1,116	\$1,356	\$1,752	\$2,148
Bexar	78264	\$912	\$1,080	\$1,296	\$1,668	\$2,064
Bexar	78265	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78266	\$1,464	\$1,728	\$2,100	\$2,700	\$3,336
Bexar	78268	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78269	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78270	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78278	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78279	\$972	\$1,152	\$1,392	\$1,788	\$2,208

Bexar	78280	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78283	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78284	\$978	\$1,153	\$1,398	\$1,800	\$2,219
Bexar	78285	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78288	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78291	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78292	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78293	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78294	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78295	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78296	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78297	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78298	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Bexar	78299	\$972	\$1,152	\$1,392	\$1,788	\$2,208
Blanco	78027	\$996	\$1,188	\$1,464	\$1,848	\$2,304
Blanco	78070	\$1,212	\$1,440	\$1,740	\$2,244	\$2,760
Blanco	78606	\$780	\$924	\$1,140	\$1,440	\$1,800
Blanco	78620	\$1,224	\$1,392	\$1,632	\$2,100	\$2,472
Blanco	78635	\$863	\$924	\$1,166	\$1,442	\$1,613
Blanco	78636	\$1,188	\$1,344	\$1,584	\$2,040	\$2,400
Blanco	78663	\$1,260	\$1,428	\$1,680	\$2,148	\$2,532
Blanco	78669	\$1,176	\$1,332	\$1,584	\$2,040	\$2,436
Blanco	78671	\$863	\$924	\$1,166	\$1,442	\$1,613
Blanco	78676	\$1,332	\$1,512	\$1,776	\$2,280	\$2,688
Borden	79351	\$636	\$744	\$912	\$1,296	\$1,536
Borden	79356	\$696	\$792	\$972	\$1,392	\$1,680
Borden	79511	\$730	\$782	\$986	\$1,301	\$1,440
Borden	79517	\$730	\$782	\$986	\$1,301	\$1,440
Borden	79527	\$730	\$782	\$986	\$1,301	\$1,440
Borden	79713	\$732	\$732	\$912	\$1,296	\$1,560
Borden	79738	\$730	\$782	\$986	\$1,301	\$1,440
Bosque	76043	\$689	\$708	\$931	\$1,208	\$1,262
Bosque	76457	\$689	\$708	\$931	\$1,208	\$1,262
Bosque	76528	\$708	\$720	\$912	\$1,296	\$1,560
Bosque	76633	\$900	\$960	\$1,224	\$1,620	\$1,740
Bosque	76634	\$792	\$792	\$1,008	\$1,428	\$1,728
Bosque	76637	\$689	\$708	\$931	\$1,208	\$1,262
Bosque	76649	\$689	\$708	\$931	\$1,208	\$1,262
Bosque	76652	\$689	\$708	\$931	\$1,208	\$1,262
Bosque	76665	\$689	\$708	\$931	\$1,208	\$1,262
Bosque	76671	\$689	\$708	\$931	\$1,208	\$1,262

Bosque	76689	\$804	\$852	\$1,080	\$1,452	\$1,572
Bosque	76690	\$689	\$708	\$931	\$1,208	\$1,262
Bowie	75501	\$756	\$756	\$948	\$1,188	\$1,524
Bowie	75503	\$936	\$936	\$1,176	\$1,464	\$1,884
Bowie	75504	\$816	\$816	\$1,020	\$1,272	\$1,632
Bowie	75505	\$816	\$816	\$1,020	\$1,272	\$1,632
Bowie	75554	\$720	\$720	\$912	\$1,128	\$1,452
Bowie	75559	\$720	\$720	\$912	\$1,128	\$1,452
Bowie	75561	\$768	\$768	\$960	\$1,200	\$1,536
Bowie	75567	\$984	\$984	\$1,236	\$1,548	\$1,980
Bowie	75569	\$948	\$948	\$1,188	\$1,488	\$1,908
Bowie	75570	\$720	\$720	\$912	\$1,128	\$1,452
Bowie	75573	\$900	\$900	\$1,128	\$1,416	\$1,812
Bowie	75574	\$780	\$780	\$972	\$1,212	\$1,560
Bowie	75599	\$803	\$804	\$1,006	\$1,255	\$1,613
Brazoria	77422	\$816	\$1,080	\$1,236	\$1,656	\$2,136
Brazoria	77430	\$984	\$1,092	\$1,272	\$1,704	\$2,172
Brazoria	77431	\$940	\$1,242	\$1,415	\$1,852	\$2,422
Brazoria	77444	\$984	\$1,080	\$1,272	\$1,704	\$2,172
Brazoria	77463	\$940	\$1,242	\$1,415	\$1,852	\$2,422
Brazoria	77480	\$816	\$1,080	\$1,236	\$1,656	\$2,136
Brazoria	77486	\$948	\$1,248	\$1,428	\$1,872	\$2,448
Brazoria	77510	\$996	\$1,080	\$1,272	\$1,704	\$2,172
Brazoria	77511	\$984	\$1,152	\$1,308	\$1,716	\$2,244
Brazoria	77512	\$936	\$1,248	\$1,416	\$1,848	\$2,424
Brazoria	77515	\$816	\$1,080	\$1,236	\$1,656	\$2,136
Brazoria	77516	\$936	\$1,248	\$1,416	\$1,848	\$2,424
Brazoria	77517	\$1,176	\$1,260	\$1,500	\$1,992	\$2,556
Brazoria	77531	\$816	\$1,080	\$1,236	\$1,656	\$2,136
Brazoria	77534	\$816	\$1,080	\$1,236	\$1,656	\$2,136
Brazoria	77541	\$816	\$1,080	\$1,236	\$1,656	\$2,136
Brazoria	77542	\$936	\$1,248	\$1,416	\$1,848	\$2,424
Brazoria	77545	\$1,536	\$1,656	\$1,968	\$2,616	\$3,348
Brazoria	77546	\$1,392	\$1,488	\$1,776	\$2,352	\$3,024
Brazoria	77566	\$984	\$1,308	\$1,488	\$1,944	\$2,544
Brazoria	77577	\$864	\$1,128	\$1,284	\$1,692	\$2,208
Brazoria	77578	\$900	\$1,164	\$1,332	\$1,740	\$2,280
Brazoria	77581	\$1,032	\$1,344	\$1,536	\$2,004	\$2,616
Brazoria	77583	\$984	\$1,080	\$1,272	\$1,704	\$2,172
Brazoria	77584	\$1,248	\$1,632	\$1,860	\$2,436	\$3,192
Brazoria	77588	\$936	\$1,248	\$1,416	\$1,848	\$2,424

Brazos	77801	\$852	\$936	\$1,092	\$1,548	\$1,776
Brazos	77802	\$948	\$1,044	\$1,212	\$1,716	\$1,968
Brazos	77803	\$840	\$936	\$1,080	\$1,536	\$1,752
Brazos	77805	\$924	\$1,020	\$1,188	\$1,692	\$1,932
Brazos	77806	\$924	\$1,020	\$1,188	\$1,692	\$1,932
Brazos	77807	\$912	\$1,020	\$1,176	\$1,668	\$1,908
Brazos	77808	\$1,020	\$1,128	\$1,308	\$1,860	\$2,124
Brazos	77840	\$936	\$1,032	\$1,200	\$1,704	\$1,944
Brazos	77841	\$924	\$1,020	\$1,188	\$1,692	\$1,932
Brazos	77842	\$924	\$1,020	\$1,188	\$1,692	\$1,932
Brazos	77843	\$924	\$1,020	\$1,188	\$1,692	\$1,932
Brazos	77844	\$911	\$1,009	\$1,170	\$1,662	\$1,898
Brazos	77845	\$960	\$1,068	\$1,236	\$1,752	\$2,004
Brazos	77856	\$900	\$996	\$1,152	\$1,632	\$1,872
Brazos	77859	\$744	\$840	\$984	\$1,416	\$1,704
Brazos	77862	\$911	\$1,009	\$1,170	\$1,662	\$1,898
Brazos	77866	\$911	\$1,009	\$1,170	\$1,662	\$1,898
Brazos	77868	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Brazos	77881	\$924	\$1,020	\$1,188	\$1,692	\$1,932
Brewster	79830	\$773	\$838	\$1,045	\$1,297	\$1,525
Brewster	79832	\$773	\$838	\$1,045	\$1,297	\$1,525
Brewster	79834	\$773	\$838	\$1,045	\$1,297	\$1,525
Brewster	79842	\$773	\$838	\$1,045	\$1,297	\$1,525
Brewster	79852	\$773	\$838	\$1,045	\$1,297	\$1,525
Briscoe	79088	\$672	\$720	\$908	\$1,290	\$1,326
Briscoe	79226	\$684	\$768	\$984	\$1,344	\$1,524
Briscoe	79255	\$672	\$720	\$908	\$1,290	\$1,326
Briscoe	79257	\$672	\$720	\$908	\$1,290	\$1,326
Brooks	78353	\$672	\$720	\$908	\$1,124	\$1,326
Brooks	78355	\$672	\$720	\$908	\$1,124	\$1,326
Brown	76432	\$680	\$778	\$1,024	\$1,366	\$1,511
Brown	76442	\$680	\$778	\$1,024	\$1,366	\$1,511
Brown	76443	\$768	\$792	\$1,032	\$1,392	\$1,776
Brown	76471	\$680	\$778	\$1,024	\$1,366	\$1,511
Brown	76474	\$680	\$778	\$1,024	\$1,366	\$1,511
Brown	76801	\$680	\$778	\$1,024	\$1,366	\$1,511
Brown	76802	\$680	\$778	\$1,024	\$1,366	\$1,511
Brown	76803	\$680	\$778	\$1,024	\$1,366	\$1,511
Brown	76804	\$680	\$778	\$1,024	\$1,366	\$1,511
Brown	76823	\$680	\$778	\$1,024	\$1,366	\$1,511
Brown	76827	\$680	\$778	\$1,024	\$1,366	\$1,511

Brown	76857	\$680	\$778	\$1,024	\$1,366	\$1,511
Brown	76878	\$680	\$778	\$1,024	\$1,366	\$1,511
Brown	76890	\$680	\$778	\$1,024	\$1,366	\$1,511
Burleson	76556	\$756	\$840	\$984	\$1,416	\$1,704
Burleson	76567	\$744	\$840	\$984	\$1,416	\$1,704
Burleson	77836	\$768	\$852	\$984	\$1,416	\$1,704
Burleson	77838	\$911	\$1,009	\$1,170	\$1,662	\$1,898
Burleson	77852	\$911	\$1,009	\$1,170	\$1,662	\$1,898
Burleson	77863	\$756	\$840	\$984	\$1,416	\$1,704
Burleson	77878	\$888	\$984	\$1,140	\$1,620	\$1,848
Burleson	77879	\$744	\$840	\$984	\$1,416	\$1,704
Burnet	76527	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Burnet	76539	\$732	\$732	\$948	\$1,308	\$1,524
Burnet	76549	\$816	\$816	\$1,044	\$1,488	\$1,788
Burnet	76550	\$684	\$696	\$912	\$1,236	\$1,248
Burnet	78605	\$1,344	\$1,524	\$1,788	\$2,304	\$2,700
Burnet	78608	\$835	\$935	\$1,090	\$1,517	\$1,523
Burnet	78611	\$835	\$935	\$1,090	\$1,517	\$1,523
Burnet	78639	\$835	\$935	\$1,090	\$1,517	\$1,523
Burnet	78642	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Burnet	78654	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Burnet	78657	\$835	\$935	\$1,090	\$1,517	\$1,523
Burnet	78663	\$1,260	\$1,428	\$1,680	\$2,148	\$2,532
Burnet	78669	\$1,176	\$1,332	\$1,584	\$2,040	\$2,436
Caldwell	78610	\$1,332	\$1,512	\$1,776	\$2,280	\$2,688
Caldwell	78616	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Caldwell	78622	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Caldwell	78632	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Caldwell	78640	\$1,476	\$1,680	\$1,968	\$2,532	\$2,976
Caldwell	78644	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Caldwell	78648	\$840	\$948	\$1,116	\$1,440	\$1,692
Caldwell	78655	\$888	\$1,020	\$1,200	\$1,548	\$1,848
Caldwell	78656	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Caldwell	78661	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Caldwell	78662	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Caldwell	78666	\$1,032	\$1,176	\$1,380	\$1,776	\$2,100
Caldwell	78953	\$1,476	\$1,668	\$1,956	\$2,520	\$2,964
Caldwell	78959	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Calhoun	77465	\$658	\$869	\$990	\$1,385	\$1,446
Calhoun	77978	\$658	\$869	\$990	\$1,385	\$1,446
Calhoun	77979	\$792	\$912	\$1,116	\$1,440	\$1,596

Calhoun	77982	\$658	\$869	\$990	\$1,385	\$1,446
Calhoun	77983	\$658	\$869	\$990	\$1,385	\$1,446
Calhoun	77990	\$658	\$869	\$990	\$1,385	\$1,446
Callahan	76437	\$768	\$792	\$1,032	\$1,392	\$1,776
Callahan	76443	\$768	\$792	\$1,032	\$1,392	\$1,776
Callahan	76464	\$768	\$792	\$1,032	\$1,392	\$1,776
Callahan	76469	\$768	\$792	\$1,032	\$1,392	\$1,776
Callahan	79504	\$768	\$792	\$1,032	\$1,392	\$1,776
Callahan	79510	\$768	\$792	\$1,032	\$1,392	\$1,776
Callahan	79541	\$780	\$816	\$1,056	\$1,440	\$1,800
Callahan	79601	\$768	\$792	\$1,032	\$1,392	\$1,776
Callahan	79602	\$768	\$792	\$1,032	\$1,392	\$1,776
Cameron	78520	\$696	\$732	\$936	\$1,212	\$1,404
Cameron	78521	\$696	\$732	\$936	\$1,212	\$1,404
Cameron	78522	\$720	\$756	\$960	\$1,248	\$1,440
Cameron	78523	\$720	\$756	\$960	\$1,248	\$1,440
Cameron	78526	\$876	\$924	\$1,176	\$1,524	\$1,764
Cameron	78535	\$756	\$792	\$1,008	\$1,308	\$1,512
Cameron	78550	\$732	\$768	\$984	\$1,272	\$1,476
Cameron	78551	\$720	\$756	\$960	\$1,248	\$1,440
Cameron	78552	\$828	\$876	\$1,116	\$1,452	\$1,680
Cameron	78553	\$720	\$756	\$960	\$1,248	\$1,440
Cameron	78559	\$672	\$708	\$912	\$1,176	\$1,368
Cameron	78566	\$756	\$792	\$1,008	\$1,308	\$1,512
Cameron	78567	\$672	\$708	\$912	\$1,176	\$1,368
Cameron	78568	\$718	\$757	\$964	\$1,252	\$1,447
Cameron	78569	\$744	\$768	\$972	\$1,272	\$1,428
Cameron	78570	\$708	\$708	\$912	\$1,176	\$1,308
Cameron	78575	\$888	\$936	\$1,188	\$1,548	\$1,788
Cameron	78578	\$720	\$768	\$972	\$1,260	\$1,464
Cameron	78583	\$708	\$744	\$960	\$1,236	\$1,440
Cameron	78586	\$672	\$708	\$912	\$1,176	\$1,368
Cameron	78592	\$672	\$708	\$912	\$1,176	\$1,368
Cameron	78593	\$672	\$708	\$912	\$1,176	\$1,368
Cameron	78597	\$1,020	\$1,080	\$1,368	\$1,776	\$2,052
Camp	75451	\$816	\$936	\$1,104	\$1,524	\$1,752
Camp	75494	\$780	\$888	\$1,044	\$1,440	\$1,656
Camp	75644	\$744	\$852	\$1,008	\$1,392	\$1,596
Camp	75686	\$780	\$888	\$1,044	\$1,440	\$1,656
Carson	79036	\$684	\$780	\$996	\$1,344	\$1,560
Carson	79039	\$684	\$768	\$984	\$1,344	\$1,524

Carson	79068	\$684	\$780	\$996	\$1,344	\$1,560
Carson	79080	\$708	\$804	\$1,032	\$1,404	\$1,620
Carson	79097	\$768	\$876	\$1,116	\$1,512	\$1,752
Carson	79108	\$768	\$876	\$1,116	\$1,512	\$1,752
Cass	75551	\$672	\$690	\$908	\$1,273	\$1,459
Cass	75555	\$672	\$690	\$908	\$1,273	\$1,459
Cass	75556	\$780	\$792	\$984	\$1,224	\$1,572
Cass	75560	\$672	\$690	\$908	\$1,273	\$1,459
Cass	75562	\$672	\$690	\$908	\$1,273	\$1,459
Cass	75563	\$672	\$690	\$908	\$1,273	\$1,459
Cass	75565	\$672	\$690	\$908	\$1,273	\$1,459
Cass	75566	\$672	\$690	\$908	\$1,273	\$1,459
Cass	75568	\$672	\$690	\$908	\$1,273	\$1,459
Cass	75572	\$672	\$690	\$908	\$1,273	\$1,459
Cass	75630	\$672	\$690	\$908	\$1,273	\$1,459
Cass	75638	\$672	\$690	\$908	\$1,273	\$1,459
Cass	75656	\$672	\$690	\$908	\$1,273	\$1,459
Cass	75657	\$744	\$840	\$1,056	\$1,308	\$1,428
Castro	79027	\$672	\$797	\$908	\$1,290	\$1,326
Castro	79031	\$672	\$797	\$908	\$1,290	\$1,326
Castro	79035	\$672	\$797	\$908	\$1,290	\$1,326
Castro	79042	\$684	\$768	\$984	\$1,344	\$1,524
Castro	79043	\$672	\$797	\$908	\$1,290	\$1,326
Castro	79045	\$672	\$797	\$908	\$1,290	\$1,326
Castro	79052	\$672	\$797	\$908	\$1,290	\$1,326
Castro	79063	\$672	\$797	\$908	\$1,290	\$1,326
Castro	79085	\$672	\$797	\$908	\$1,290	\$1,326
Castro	79088	\$672	\$797	\$908	\$1,290	\$1,326
Castro	79347	\$672	\$797	\$908	\$1,290	\$1,326
Chambers	77514	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Chambers	77521	\$1,008	\$1,092	\$1,296	\$1,716	\$2,208
Chambers	77523	\$1,116	\$1,200	\$1,428	\$1,896	\$2,436
Chambers	77535	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Chambers	77560	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Chambers	77575	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Chambers	77580	\$1,044	\$1,128	\$1,344	\$1,776	\$2,292
Chambers	77597	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Chambers	77661	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Chambers	77665	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Cherokee	75757	\$972	\$972	\$1,176	\$1,476	\$1,920
Cherokee	75759	\$617	\$709	\$928	\$1,253	\$1,258

Cherokee	75764	\$617	\$709	\$928	\$1,253	\$1,258
Cherokee	75766	\$617	\$709	\$928	\$1,253	\$1,258
Cherokee	75772	\$617	\$709	\$928	\$1,253	\$1,258
Cherokee	75780	\$617	\$709	\$928	\$1,253	\$1,258
Cherokee	75784	\$792	\$792	\$1,044	\$1,320	\$1,596
Cherokee	75785	\$617	\$709	\$928	\$1,253	\$1,258
Cherokee	75789	\$984	\$996	\$1,200	\$1,512	\$1,932
Cherokee	75925	\$617	\$709	\$928	\$1,253	\$1,258
Cherokee	75969	\$617	\$709	\$928	\$1,253	\$1,258
Cherokee	75976	\$617	\$709	\$928	\$1,253	\$1,258
Childress	79095	\$782	\$804	\$1,057	\$1,307	\$1,543
Childress	79201	\$782	\$804	\$1,057	\$1,307	\$1,543
Childress	79230	\$782	\$804	\$1,057	\$1,307	\$1,543
Childress	79259	\$782	\$804	\$1,057	\$1,307	\$1,543
Clay	76228	\$816	\$900	\$1,116	\$1,524	\$1,728
Clay	76230	\$864	\$948	\$1,176	\$1,608	\$1,824
Clay	76261	\$792	\$876	\$1,080	\$1,476	\$1,680
Clay	76305	\$660	\$732	\$912	\$1,236	\$1,464
Clay	76310	\$780	\$864	\$1,068	\$1,452	\$1,656
Clay	76352	\$708	\$780	\$972	\$1,320	\$1,512
Clay	76357	\$672	\$744	\$924	\$1,260	\$1,464
Clay	76365	\$732	\$804	\$996	\$1,356	\$1,548
Clay	76377	\$660	\$732	\$912	\$1,236	\$1,464
Clay	76379	\$660	\$732	\$912	\$1,236	\$1,464
Clay	76389	\$660	\$732	\$912	\$1,260	\$1,512
Cochran	79314	\$672	\$720	\$908	\$1,123	\$1,354
Cochran	79336	\$672	\$720	\$908	\$1,123	\$1,354
Cochran	79346	\$672	\$720	\$908	\$1,123	\$1,354
Cochran	79379	\$672	\$720	\$908	\$1,123	\$1,354
Coke	76861	\$708	\$828	\$1,068	\$1,404	\$1,704
Coke	76905	\$912	\$1,104	\$1,380	\$1,824	\$2,268
Coke	76933	\$672	\$690	\$908	\$1,123	\$1,326
Coke	76945	\$792	\$948	\$1,188	\$1,572	\$1,956
Coke	76949	\$672	\$690	\$908	\$1,123	\$1,326
Coke	76953	\$672	\$690	\$908	\$1,123	\$1,326
Coke	79506	\$672	\$690	\$908	\$1,123	\$1,326
Coleman	76443	\$768	\$792	\$1,032	\$1,392	\$1,776
Coleman	76823	\$722	\$742	\$976	\$1,211	\$1,322
Coleman	76828	\$722	\$742	\$976	\$1,211	\$1,322
Coleman	76834	\$722	\$742	\$976	\$1,211	\$1,322
Coleman	76845	\$722	\$742	\$976	\$1,211	\$1,322

Coleman	76873	\$722	\$742	\$976	\$1,211	\$1,322
Coleman	76878	\$722	\$742	\$976	\$1,211	\$1,322
Coleman	76882	\$722	\$742	\$976	\$1,211	\$1,322
Coleman	76884	\$722	\$742	\$976	\$1,211	\$1,322
Coleman	76888	\$722	\$742	\$976	\$1,211	\$1,322
Coleman	79510	\$768	\$792	\$1,032	\$1,392	\$1,776
Coleman	79519	\$780	\$816	\$1,056	\$1,440	\$1,800
Coleman	79538	\$722	\$742	\$976	\$1,211	\$1,322
Collin	75002	\$1,692	\$1,800	\$2,136	\$2,724	\$3,576
Collin	75007	\$1,368	\$1,464	\$1,728	\$2,208	\$2,892
Collin	75009	\$1,740	\$1,848	\$2,196	\$2,796	\$3,672
Collin	75013	\$1,644	\$1,752	\$2,076	\$2,652	\$3,480
Collin	75023	\$1,512	\$1,620	\$1,920	\$2,448	\$3,216
Collin	75024	\$1,884	\$2,016	\$2,388	\$3,048	\$3,996
Collin	75025	\$1,644	\$1,752	\$2,076	\$2,652	\$3,480
Collin	75026	\$1,512	\$1,620	\$1,920	\$2,448	\$3,216
Collin	75033	\$1,392	\$1,488	\$1,764	\$2,256	\$2,952
Collin	75034	\$1,680	\$1,788	\$2,124	\$2,712	\$3,552
Collin	75035	\$1,932	\$2,064	\$2,448	\$3,120	\$4,104
Collin	75044	\$1,416	\$1,524	\$1,800	\$2,292	\$3,012
Collin	75048	\$1,596	\$1,704	\$2,016	\$2,568	\$3,372
Collin	75058	\$1,008	\$1,260	\$1,500	\$2,004	\$2,388
Collin	75069	\$1,296	\$1,392	\$1,644	\$2,100	\$2,748
Collin	75070	\$1,632	\$1,740	\$2,064	\$2,628	\$3,456
Collin	75071	\$1,740	\$1,848	\$2,196	\$2,796	\$3,672
Collin	75072	\$1,512	\$1,620	\$1,920	\$2,448	\$3,216
Collin	75074	\$1,452	\$1,548	\$1,836	\$2,340	\$3,072
Collin	75075	\$1,440	\$1,536	\$1,824	\$2,328	\$3,048
Collin	75078	\$1,668	\$1,788	\$2,112	\$2,688	\$3,540
Collin	75080	\$1,380	\$1,476	\$1,752	\$2,232	\$2,928
Collin	75082	\$1,740	\$1,860	\$2,208	\$2,820	\$3,696
Collin	75086	\$1,512	\$1,620	\$1,920	\$2,448	\$3,216
Collin	75087	\$1,560	\$1,668	\$1,980	\$2,520	\$3,312
Collin	75093	\$1,740	\$1,860	\$2,208	\$2,820	\$3,696
Collin	75094	\$1,932	\$2,064	\$2,448	\$3,120	\$4,104
Collin	75097	\$1,512	\$1,620	\$1,920	\$2,448	\$3,216
Collin	75098	\$1,656	\$1,776	\$2,100	\$2,676	\$3,516
Collin	75121	\$1,291	\$1,380	\$1,634	\$2,083	\$2,736
Collin	75164	\$1,272	\$1,356	\$1,608	\$2,052	\$2,688
Collin	75166	\$1,932	\$2,064	\$2,448	\$3,120	\$4,104
Collin	75173	\$1,260	\$1,344	\$1,596	\$2,040	\$2,676

Collin	75189	\$1,608	\$1,728	\$2,040	\$2,604	\$3,420
Collin	75248	\$1,500	\$1,596	\$1,896	\$2,412	\$3,180
Collin	75252	\$1,452	\$1,548	\$1,836	\$2,340	\$3,072
Collin	75287	\$1,452	\$1,548	\$1,836	\$2,340	\$3,072
Collin	75370	\$1,512	\$1,620	\$1,920	\$2,448	\$3,216
Collin	75379	\$1,512	\$1,620	\$1,920	\$2,448	\$3,216
Collin	75407	\$1,344	\$1,440	\$1,704	\$2,172	\$2,856
Collin	75409	\$1,920	\$2,052	\$2,424	\$3,084	\$4,056
Collin	75424	\$1,260	\$1,344	\$1,596	\$2,040	\$2,676
Collin	75442	\$1,200	\$1,272	\$1,512	\$1,932	\$2,532
Collin	75452	\$888	\$948	\$1,128	\$1,440	\$1,884
Collin	75454	\$1,824	\$1,956	\$2,316	\$2,952	\$3,876
Collin	75485	\$1,512	\$1,620	\$1,920	\$2,448	\$3,216
Collin	75491	\$672	\$840	\$996	\$1,332	\$1,584
Collin	75495	\$996	\$1,236	\$1,464	\$1,956	\$2,340
Collingsworth	79057	\$672	\$720	\$908	\$1,195	\$1,326
Collingsworth	79079	\$672	\$720	\$908	\$1,195	\$1,326
Collingsworth	79095	\$672	\$720	\$908	\$1,195	\$1,326
Collingsworth	79230	\$672	\$720	\$908	\$1,195	\$1,326
Collingsworth	79245	\$672	\$720	\$908	\$1,195	\$1,326
Collingsworth	79251	\$672	\$720	\$908	\$1,195	\$1,326
Colorado	77412	\$722	\$742	\$976	\$1,297	\$1,424
Colorado	77434	\$722	\$742	\$976	\$1,297	\$1,424
Colorado	77435	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Colorado	77442	\$722	\$742	\$976	\$1,297	\$1,424
Colorado	77460	\$722	\$742	\$976	\$1,297	\$1,424
Colorado	77470	\$722	\$742	\$976	\$1,297	\$1,424
Colorado	77474	\$804	\$1,032	\$1,212	\$1,668	\$2,076
Colorado	77475	\$722	\$742	\$976	\$1,297	\$1,424
Colorado	77964	\$722	\$742	\$976	\$1,297	\$1,424
Colorado	78933	\$720	\$936	\$1,092	\$1,512	\$1,872
Colorado	78934	\$722	\$742	\$976	\$1,297	\$1,424
Colorado	78935	\$722	\$742	\$976	\$1,297	\$1,424
Colorado	78940	\$708	\$912	\$1,068	\$1,476	\$1,824
Colorado	78943	\$722	\$742	\$976	\$1,297	\$1,424
Colorado	78950	\$780	\$936	\$1,092	\$1,512	\$1,872
Colorado	78951	\$722	\$742	\$976	\$1,297	\$1,424
Colorado	78956	\$722	\$742	\$976	\$1,297	\$1,424
Colorado	78962	\$722	\$742	\$976	\$1,297	\$1,424
Comal	78006	\$1,092	\$1,308	\$1,632	\$2,016	\$2,556
Comal	78015	\$1,476	\$1,764	\$2,160	\$2,736	\$3,420

Comal	78070	\$1,212	\$1,440	\$1,740	\$2,244	\$2,760
Comal	78108	\$1,464	\$1,728	\$2,100	\$2,700	\$3,336
Comal	78130	\$1,080	\$1,272	\$1,548	\$1,992	\$2,460
Comal	78131	\$1,104	\$1,296	\$1,572	\$2,028	\$2,496
Comal	78132	\$1,128	\$1,332	\$1,608	\$2,076	\$2,556
Comal	78133	\$984	\$1,152	\$1,404	\$1,812	\$2,232
Comal	78135	\$978	\$1,153	\$1,398	\$1,800	\$2,219
Comal	78154	\$1,224	\$1,440	\$1,752	\$2,256	\$2,784
Comal	78163	\$1,080	\$1,272	\$1,548	\$1,992	\$2,460
Comal	78266	\$1,464	\$1,728	\$2,100	\$2,700	\$3,336
Comal	78606	\$780	\$924	\$1,140	\$1,440	\$1,800
Comal	78623	\$1,116	\$1,296	\$1,548	\$1,992	\$2,412
Comal	78666	\$1,032	\$1,176	\$1,380	\$1,776	\$2,100
Comal	78676	\$1,332	\$1,512	\$1,776	\$2,280	\$2,688
Comanche	76432	\$672	\$797	\$908	\$1,290	\$1,378
Comanche	76436	\$672	\$797	\$908	\$1,290	\$1,378
Comanche	76442	\$672	\$797	\$908	\$1,290	\$1,378
Comanche	76444	\$672	\$797	\$908	\$1,290	\$1,378
Comanche	76445	\$672	\$797	\$908	\$1,290	\$1,378
Comanche	76446	\$672	\$797	\$908	\$1,290	\$1,378
Comanche	76452	\$672	\$797	\$908	\$1,290	\$1,378
Comanche	76454	\$672	\$797	\$908	\$1,290	\$1,378
Comanche	76455	\$672	\$797	\$908	\$1,290	\$1,378
Comanche	76468	\$672	\$797	\$908	\$1,290	\$1,378
Comanche	76471	\$672	\$797	\$908	\$1,290	\$1,378
Comanche	76474	\$672	\$797	\$908	\$1,290	\$1,378
Comanche	76857	\$672	\$797	\$908	\$1,290	\$1,378
Comanche	76890	\$672	\$797	\$908	\$1,290	\$1,378
Concho	76837	\$832	\$892	\$1,124	\$1,483	\$1,642
Concho	76855	\$832	\$892	\$1,124	\$1,483	\$1,642
Concho	76858	\$832	\$892	\$1,124	\$1,483	\$1,642
Concho	76861	\$708	\$828	\$1,068	\$1,404	\$1,704
Concho	76862	\$832	\$892	\$1,124	\$1,483	\$1,642
Concho	76866	\$832	\$892	\$1,124	\$1,483	\$1,642
Concho	76875	\$832	\$892	\$1,124	\$1,483	\$1,642
Concho	76937	\$792	\$948	\$1,188	\$1,572	\$1,956
Concho	76940	\$792	\$948	\$1,188	\$1,572	\$1,956
Cooke	76233	\$948	\$1,188	\$1,416	\$1,896	\$2,256
Cooke	76234	\$1,092	\$1,104	\$1,260	\$1,692	\$1,788
Cooke	76238	\$828	\$919	\$1,120	\$1,513	\$1,518
Cooke	76239	\$828	\$919	\$1,120	\$1,513	\$1,518

Cooke	76240	\$792	\$996	\$1,188	\$1,584	\$1,896
Cooke	76241	\$828	\$919	\$1,120	\$1,513	\$1,518
Cooke	76250	\$828	\$919	\$1,120	\$1,513	\$1,518
Cooke	76252	\$828	\$919	\$1,120	\$1,513	\$1,518
Cooke	76253	\$828	\$919	\$1,120	\$1,513	\$1,518
Cooke	76258	\$1,188	\$1,272	\$1,512	\$1,932	\$2,532
Cooke	76263	\$828	\$919	\$1,120	\$1,513	\$1,518
Cooke	76265	\$828	\$919	\$1,120	\$1,513	\$1,518
Cooke	76266	\$1,356	\$1,452	\$1,716	\$2,184	\$2,868
Cooke	76271	\$936	\$1,176	\$1,392	\$1,860	\$2,220
Cooke	76272	\$1,356	\$1,452	\$1,716	\$2,184	\$2,868
Cooke	76273	\$888	\$1,116	\$1,320	\$1,764	\$2,100
Coryell	76522	\$744	\$744	\$948	\$1,344	\$1,608
Coryell	76525	\$708	\$708	\$912	\$1,284	\$1,524
Coryell	76526	\$764	\$769	\$978	\$1,390	\$1,674
Coryell	76528	\$708	\$720	\$912	\$1,296	\$1,560
Coryell	76538	\$816	\$816	\$1,044	\$1,488	\$1,800
Coryell	76539	\$732	\$732	\$948	\$1,308	\$1,524
Coryell	76544	\$924	\$924	\$1,176	\$1,668	\$2,016
Coryell	76549	\$816	\$816	\$1,044	\$1,488	\$1,788
Coryell	76557	\$744	\$780	\$1,020	\$1,356	\$1,524
Coryell	76558	\$764	\$769	\$978	\$1,390	\$1,674
Coryell	76561	\$744	\$780	\$1,020	\$1,356	\$1,560
Coryell	76566	\$708	\$708	\$912	\$1,284	\$1,536
Coryell	76596	\$792	\$792	\$1,008	\$1,428	\$1,728
Coryell	76597	\$708	\$720	\$912	\$1,296	\$1,560
Coryell	76598	\$792	\$792	\$1,008	\$1,428	\$1,728
Coryell	76599	\$792	\$792	\$1,008	\$1,428	\$1,728
Coryell	76634	\$792	\$792	\$1,008	\$1,428	\$1,728
Coryell	76638	\$924	\$984	\$1,260	\$1,668	\$1,788
Coryell	76657	\$912	\$960	\$1,236	\$1,644	\$1,752
Coryell	76689	\$804	\$852	\$1,080	\$1,452	\$1,572
Cottle	79201	\$672	\$720	\$908	\$1,123	\$1,555
Cottle	79223	\$672	\$720	\$908	\$1,123	\$1,555
Cottle	79248	\$672	\$720	\$908	\$1,123	\$1,555
Cottle	79252	\$672	\$720	\$908	\$1,123	\$1,555
Crane	79731	\$686	\$736	\$928	\$1,272	\$1,355
Crane	79766	\$1,212	\$1,224	\$1,512	\$1,872	\$2,544
Crockett	76943	\$672	\$720	\$908	\$1,198	\$1,326
Crosby	79235	\$696	\$792	\$972	\$1,392	\$1,680
Crosby	79243	\$696	\$792	\$972	\$1,392	\$1,680

Crosby	79322	\$696	\$792	\$972	\$1,392	\$1,680
Crosby	79343	\$696	\$792	\$972	\$1,392	\$1,680
Crosby	79356	\$696	\$792	\$972	\$1,392	\$1,680
Crosby	79357	\$696	\$792	\$972	\$1,392	\$1,680
Crosby	79370	\$696	\$792	\$972	\$1,392	\$1,680
Culberson	79847	\$912	\$1,140	\$1,368	\$1,692	\$2,340
Culberson	79855	\$600	\$756	\$912	\$1,128	\$1,560
Dallam	79022	\$679	\$805	\$918	\$1,135	\$1,414
Dallam	79051	\$679	\$805	\$918	\$1,135	\$1,414
Dallam	79084	\$679	\$805	\$918	\$1,135	\$1,414
Dallam	79087	\$679	\$805	\$918	\$1,135	\$1,414
Dallas	75001	\$1,776	\$1,896	\$2,244	\$2,856	\$3,756
Dallas	75006	\$1,332	\$1,428	\$1,692	\$2,160	\$2,832
Dallas	75007	\$1,368	\$1,464	\$1,728	\$2,208	\$2,892
Dallas	75011	\$1,272	\$1,356	\$1,608	\$2,052	\$2,688
Dallas	75014	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75015	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75016	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75017	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75019	\$1,584	\$1,692	\$2,004	\$2,556	\$3,360
Dallas	75030	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75038	\$1,356	\$1,452	\$1,716	\$2,184	\$2,868
Dallas	75039	\$1,932	\$2,064	\$2,448	\$3,120	\$4,104
Dallas	75040	\$1,188	\$1,272	\$1,500	\$1,908	\$2,508
Dallas	75041	\$1,152	\$1,224	\$1,452	\$1,848	\$2,436
Dallas	75042	\$1,056	\$1,128	\$1,332	\$1,692	\$2,232
Dallas	75043	\$1,272	\$1,356	\$1,608	\$2,052	\$2,688
Dallas	75044	\$1,416	\$1,524	\$1,800	\$2,292	\$3,012
Dallas	75045	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75046	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75047	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75048	\$1,596	\$1,704	\$2,016	\$2,568	\$3,372
Dallas	75049	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75050	\$1,224	\$1,320	\$1,572	\$2,016	\$2,616
Dallas	75051	\$1,044	\$1,128	\$1,332	\$1,704	\$2,232
Dallas	75052	\$1,356	\$1,488	\$1,764	\$2,280	\$2,940
Dallas	75053	\$1,188	\$1,296	\$1,536	\$1,992	\$2,568
Dallas	75054	\$1,692	\$1,908	\$2,280	\$3,024	\$3,768
Dallas	75059	\$1,291	\$1,380	\$1,634	\$2,083	\$2,736
Dallas	75060	\$1,092	\$1,164	\$1,380	\$1,764	\$2,316
Dallas	75061	\$1,164	\$1,248	\$1,476	\$1,884	\$2,472

Dallas	75062	\$1,200	\$1,272	\$1,512	\$1,932	\$2,532
Dallas	75063	\$1,656	\$1,776	\$2,100	\$2,676	\$3,516
Dallas	75067	\$1,416	\$1,524	\$1,800	\$2,292	\$3,012
Dallas	75080	\$1,380	\$1,476	\$1,752	\$2,232	\$2,928
Dallas	75081	\$1,560	\$1,668	\$1,980	\$2,520	\$3,312
Dallas	75082	\$1,740	\$1,860	\$2,208	\$2,820	\$3,696
Dallas	75083	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75085	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75088	\$1,776	\$1,896	\$2,244	\$2,856	\$3,756
Dallas	75089	\$1,896	\$2,028	\$2,400	\$3,060	\$4,020
Dallas	75098	\$1,656	\$1,776	\$2,100	\$2,676	\$3,516
Dallas	75099	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75104	\$1,536	\$1,644	\$1,944	\$2,472	\$3,252
Dallas	75106	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75115	\$1,320	\$1,404	\$1,668	\$2,124	\$2,796
Dallas	75116	\$1,164	\$1,248	\$1,476	\$1,884	\$2,472
Dallas	75123	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75125	\$1,188	\$1,272	\$1,500	\$1,908	\$2,508
Dallas	75134	\$1,200	\$1,272	\$1,512	\$1,932	\$2,532
Dallas	75137	\$1,440	\$1,536	\$1,824	\$2,328	\$3,048
Dallas	75138	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75141	\$1,152	\$1,224	\$1,452	\$1,848	\$2,436
Dallas	75146	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75149	\$1,164	\$1,248	\$1,476	\$1,884	\$2,472
Dallas	75150	\$1,284	\$1,380	\$1,632	\$2,076	\$2,736
Dallas	75154	\$1,344	\$1,440	\$1,704	\$2,172	\$2,856
Dallas	75159	\$1,140	\$1,212	\$1,440	\$1,836	\$2,412
Dallas	75172	\$1,008	\$1,068	\$1,272	\$1,620	\$2,124
Dallas	75180	\$1,164	\$1,248	\$1,476	\$1,884	\$2,472
Dallas	75181	\$1,932	\$2,064	\$2,448	\$3,120	\$4,104
Dallas	75182	\$1,680	\$1,836	\$2,196	\$2,832	\$3,756
Dallas	75185	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75187	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75201	\$1,932	\$2,064	\$2,448	\$3,120	\$4,104
Dallas	75202	\$1,740	\$1,848	\$2,196	\$2,796	\$3,672
Dallas	75203	\$972	\$1,044	\$1,236	\$1,572	\$2,064
Dallas	75204	\$1,932	\$2,064	\$2,448	\$3,120	\$4,104
Dallas	75205	\$1,764	\$1,884	\$2,232	\$2,844	\$3,732
Dallas	75206	\$1,596	\$1,716	\$2,028	\$2,580	\$3,396
Dallas	75207	\$1,836	\$1,968	\$2,328	\$2,964	\$3,900
Dallas	75208	\$1,236	\$1,332	\$1,572	\$2,004	\$2,628

Dallas	75209	\$1,560	\$1,668	\$1,980	\$2,520	\$3,312
Dallas	75210	\$852	\$912	\$1,080	\$1,380	\$1,812
Dallas	75211	\$1,032	\$1,104	\$1,308	\$1,668	\$2,184
Dallas	75212	\$996	\$1,068	\$1,260	\$1,608	\$2,112
Dallas	75214	\$1,392	\$1,488	\$1,764	\$2,244	\$2,952
Dallas	75215	\$924	\$996	\$1,176	\$1,500	\$1,968
Dallas	75216	\$912	\$972	\$1,152	\$1,464	\$1,932
Dallas	75217	\$972	\$1,032	\$1,224	\$1,560	\$2,052
Dallas	75218	\$1,308	\$1,392	\$1,656	\$2,112	\$2,772
Dallas	75219	\$1,824	\$1,956	\$2,316	\$2,952	\$3,876
Dallas	75220	\$1,140	\$1,212	\$1,440	\$1,836	\$2,412
Dallas	75221	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75222	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75223	\$1,056	\$1,128	\$1,332	\$1,692	\$2,232
Dallas	75224	\$972	\$1,032	\$1,224	\$1,560	\$2,052
Dallas	75225	\$1,932	\$2,064	\$2,448	\$3,120	\$4,104
Dallas	75226	\$1,392	\$1,488	\$1,764	\$2,244	\$2,952
Dallas	75227	\$1,056	\$1,128	\$1,332	\$1,692	\$2,232
Dallas	75228	\$1,044	\$1,116	\$1,320	\$1,680	\$2,208
Dallas	75229	\$1,176	\$1,260	\$1,488	\$1,896	\$2,496
Dallas	75230	\$1,200	\$1,284	\$1,524	\$1,944	\$2,556
Dallas	75231	\$1,164	\$1,248	\$1,476	\$1,884	\$2,472
Dallas	75232	\$1,104	\$1,188	\$1,404	\$1,788	\$2,352
Dallas	75233	\$1,116	\$1,200	\$1,416	\$1,800	\$2,376
Dallas	75234	\$1,320	\$1,404	\$1,668	\$2,124	\$2,796
Dallas	75235	\$1,428	\$1,524	\$1,812	\$2,304	\$3,036
Dallas	75236	\$1,104	\$1,176	\$1,392	\$1,776	\$2,328
Dallas	75237	\$1,056	\$1,128	\$1,332	\$1,692	\$2,232
Dallas	75238	\$1,200	\$1,272	\$1,512	\$1,932	\$2,532
Dallas	75240	\$1,212	\$1,296	\$1,536	\$1,956	\$2,568
Dallas	75241	\$1,092	\$1,164	\$1,380	\$1,764	\$2,316
Dallas	75242	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75243	\$1,200	\$1,272	\$1,512	\$1,932	\$2,532
Dallas	75244	\$1,608	\$1,728	\$2,040	\$2,604	\$3,420
Dallas	75246	\$936	\$1,008	\$1,188	\$1,512	\$1,992
Dallas	75247	\$984	\$1,056	\$1,248	\$1,596	\$2,088
Dallas	75248	\$1,500	\$1,596	\$1,896	\$2,412	\$3,180
Dallas	75249	\$1,680	\$1,788	\$2,124	\$2,712	\$3,552
Dallas	75250	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75251	\$1,500	\$1,596	\$1,896	\$2,412	\$3,180
Dallas	75252	\$1,452	\$1,548	\$1,836	\$2,340	\$3,072

Dallas	75253	\$1,152	\$1,236	\$1,464	\$1,872	\$2,448
Dallas	75254	\$1,416	\$1,512	\$1,788	\$2,280	\$2,988
Dallas	75260	\$1,291	\$1,380	\$1,634	\$2,083	\$2,736
Dallas	75261	\$1,128	\$1,284	\$1,524	\$2,028	\$2,520
Dallas	75270	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75287	\$1,452	\$1,548	\$1,836	\$2,340	\$3,072
Dallas	75313	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75315	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75336	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75339	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75342	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75354	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75355	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75356	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75357	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75360	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75367	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75371	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75372	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75374	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75376	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75378	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75380	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75381	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75382	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75390	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	75398	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Dallas	76051	\$1,488	\$1,692	\$2,016	\$2,676	\$3,336
Dallas	76065	\$1,332	\$1,428	\$1,692	\$2,160	\$2,832
Dawson	79331	\$732	\$732	\$912	\$1,296	\$1,560
Dawson	79351	\$636	\$744	\$912	\$1,296	\$1,536
Dawson	79377	\$672	\$797	\$908	\$1,228	\$1,232
Dawson	79713	\$732	\$732	\$912	\$1,296	\$1,560
Deaf Smith	79001	\$816	\$936	\$1,188	\$1,464	\$1,860
Deaf Smith	79015	\$720	\$828	\$1,056	\$1,428	\$1,656
Deaf Smith	79025	\$816	\$822	\$1,081	\$1,337	\$1,466
Deaf Smith	79035	\$816	\$822	\$1,081	\$1,337	\$1,466
Deaf Smith	79045	\$816	\$822	\$1,081	\$1,337	\$1,466
Deaf Smith	79092	\$840	\$960	\$1,224	\$1,512	\$1,920
Deaf Smith	79098	\$816	\$936	\$1,200	\$1,548	\$1,872
Delta	75415	\$672	\$768	\$908	\$1,290	\$1,326

Delta	75428	\$1,020	\$1,080	\$1,284	\$1,632	\$2,148
Delta	75432	\$672	\$768	\$908	\$1,290	\$1,326
Delta	75441	\$672	\$768	\$908	\$1,290	\$1,326
Delta	75448	\$1,020	\$1,080	\$1,284	\$1,632	\$2,148
Delta	75450	\$672	\$768	\$908	\$1,290	\$1,326
Delta	75469	\$1,020	\$1,080	\$1,284	\$1,632	\$2,148
Denton	75007	\$1,368	\$1,464	\$1,728	\$2,208	\$2,892
Denton	75009	\$1,740	\$1,848	\$2,196	\$2,796	\$3,672
Denton	75010	\$1,488	\$1,596	\$1,884	\$2,400	\$3,156
Denton	75011	\$1,272	\$1,356	\$1,608	\$2,052	\$2,688
Denton	75019	\$1,584	\$1,692	\$2,004	\$2,556	\$3,360
Denton	75022	\$1,932	\$2,064	\$2,448	\$3,120	\$4,092
Denton	75024	\$1,884	\$2,016	\$2,388	\$3,048	\$3,996
Denton	75027	\$1,356	\$1,452	\$1,716	\$2,184	\$2,868
Denton	75028	\$1,932	\$2,064	\$2,448	\$3,120	\$4,104
Denton	75029	\$1,356	\$1,452	\$1,716	\$2,184	\$2,868
Denton	75033	\$1,392	\$1,488	\$1,764	\$2,256	\$2,952
Denton	75034	\$1,680	\$1,788	\$2,124	\$2,712	\$3,552
Denton	75035	\$1,932	\$2,064	\$2,448	\$3,120	\$4,104
Denton	75036	\$1,356	\$1,452	\$1,716	\$2,184	\$2,868
Denton	75056	\$1,584	\$1,692	\$2,004	\$2,556	\$3,360
Denton	75057	\$1,392	\$1,488	\$1,764	\$2,244	\$2,952
Denton	75065	\$1,404	\$1,500	\$1,776	\$2,268	\$2,976
Denton	75067	\$1,416	\$1,524	\$1,800	\$2,292	\$3,012
Denton	75068	\$1,872	\$2,004	\$2,376	\$3,024	\$3,972
Denton	75077	\$1,656	\$1,776	\$2,100	\$2,676	\$3,516
Denton	75078	\$1,668	\$1,788	\$2,112	\$2,688	\$3,540
Denton	75093	\$1,740	\$1,860	\$2,208	\$2,820	\$3,696
Denton	75287	\$1,452	\$1,548	\$1,836	\$2,340	\$3,072
Denton	76052	\$1,620	\$1,812	\$2,160	\$2,856	\$3,564
Denton	76078	\$1,260	\$1,284	\$1,464	\$1,956	\$2,112
Denton	76092	\$1,572	\$1,776	\$2,112	\$2,796	\$3,492
Denton	76177	\$1,464	\$1,644	\$1,956	\$2,580	\$3,240
Denton	76201	\$1,164	\$1,248	\$1,476	\$1,884	\$2,472
Denton	76202	\$1,356	\$1,452	\$1,716	\$2,184	\$2,868
Denton	76203	\$1,291	\$1,380	\$1,634	\$2,083	\$2,736
Denton	76204	\$1,356	\$1,452	\$1,716	\$2,184	\$2,868
Denton	76205	\$1,236	\$1,332	\$1,572	\$2,004	\$2,628
Denton	76206	\$1,356	\$1,452	\$1,716	\$2,184	\$2,868
Denton	76207	\$1,332	\$1,416	\$1,680	\$2,136	\$2,808
Denton	76208	\$1,380	\$1,464	\$1,740	\$2,220	\$2,916

Denton	76209	\$1,176	\$1,260	\$1,488	\$1,896	\$2,496
Denton	76210	\$1,572	\$1,680	\$1,992	\$2,544	\$3,336
Denton	76226	\$1,932	\$2,064	\$2,448	\$3,120	\$4,104
Denton	76227	\$1,920	\$2,052	\$2,424	\$3,084	\$4,056
Denton	76234	\$1,092	\$1,104	\$1,260	\$1,692	\$1,788
Denton	76247	\$1,536	\$1,644	\$1,944	\$2,472	\$3,252
Denton	76249	\$1,380	\$1,476	\$1,752	\$2,232	\$2,928
Denton	76258	\$1,188	\$1,272	\$1,512	\$1,932	\$2,532
Denton	76259	\$1,368	\$1,464	\$1,740	\$2,220	\$2,904
Denton	76262	\$1,380	\$1,512	\$1,788	\$2,316	\$2,988
Denton	76266	\$1,356	\$1,452	\$1,716	\$2,184	\$2,868
Denton	76272	\$1,356	\$1,452	\$1,716	\$2,184	\$2,868
DeWitt	77954	\$781	\$913	\$1,056	\$1,388	\$1,522
DeWitt	77967	\$781	\$913	\$1,056	\$1,388	\$1,522
DeWitt	77974	\$948	\$1,032	\$1,284	\$1,644	\$1,884
DeWitt	77984	\$781	\$913	\$1,056	\$1,388	\$1,522
DeWitt	77989	\$781	\$913	\$1,056	\$1,388	\$1,522
DeWitt	77994	\$781	\$913	\$1,056	\$1,388	\$1,522
DeWitt	77995	\$792	\$912	\$1,116	\$1,440	\$1,596
DeWitt	78141	\$781	\$913	\$1,056	\$1,388	\$1,522
DeWitt	78151	\$781	\$913	\$1,056	\$1,388	\$1,522
DeWitt	78164	\$804	\$912	\$1,116	\$1,440	\$1,596
DeWitt	78629	\$781	\$913	\$1,056	\$1,388	\$1,522
Dickens	79220	\$672	\$720	\$908	\$1,198	\$1,326
Dickens	79229	\$672	\$720	\$908	\$1,198	\$1,326
Dickens	79243	\$696	\$792	\$972	\$1,392	\$1,680
Dickens	79256	\$672	\$720	\$908	\$1,198	\$1,326
Dickens	79370	\$696	\$792	\$972	\$1,392	\$1,680
Dimmit	78827	\$696	\$715	\$941	\$1,241	\$1,374
Dimmit	78830	\$696	\$715	\$941	\$1,241	\$1,374
Dimmit	78834	\$696	\$715	\$941	\$1,241	\$1,374
Dimmit	78836	\$696	\$715	\$941	\$1,241	\$1,374
Dimmit	78839	\$696	\$715	\$941	\$1,241	\$1,374
Donley	79057	\$672	\$690	\$908	\$1,217	\$1,326
Donley	79065	\$672	\$690	\$908	\$1,217	\$1,326
Donley	79226	\$684	\$768	\$984	\$1,344	\$1,524
Donley	79237	\$672	\$690	\$908	\$1,217	\$1,326
Donley	79240	\$672	\$690	\$908	\$1,217	\$1,326
Duval	78332	\$672	\$720	\$908	\$1,272	\$1,277
Duval	78341	\$672	\$720	\$908	\$1,272	\$1,277
Duval	78349	\$672	\$720	\$908	\$1,272	\$1,277

Duval	78357	\$672	\$720	\$908	\$1,272	\$1,277
Duval	78376	\$672	\$720	\$908	\$1,272	\$1,277
Duval	78384	\$672	\$720	\$908	\$1,272	\$1,277
Eastland	76435	\$604	\$797	\$908	\$1,123	\$1,232
Eastland	76437	\$768	\$792	\$1,032	\$1,392	\$1,776
Eastland	76442	\$604	\$797	\$908	\$1,123	\$1,232
Eastland	76445	\$604	\$797	\$908	\$1,123	\$1,232
Eastland	76448	\$604	\$797	\$908	\$1,123	\$1,232
Eastland	76454	\$604	\$797	\$908	\$1,123	\$1,232
Eastland	76464	\$768	\$792	\$1,032	\$1,392	\$1,776
Eastland	76466	\$604	\$797	\$908	\$1,123	\$1,232
Eastland	76470	\$604	\$797	\$908	\$1,123	\$1,232
Eastland	76471	\$604	\$797	\$908	\$1,123	\$1,232
Ector	79707	\$1,440	\$1,440	\$1,776	\$2,196	\$3,036
Ector	79741	\$1,044	\$1,104	\$1,452	\$1,800	\$2,088
Ector	79758	\$1,212	\$1,224	\$1,512	\$1,872	\$2,544
Ector	79759	\$984	\$1,032	\$1,356	\$1,680	\$2,004
Ector	79760	\$1,068	\$1,116	\$1,476	\$1,824	\$2,124
Ector	79761	\$972	\$1,032	\$1,356	\$1,680	\$2,004
Ector	79762	\$1,140	\$1,200	\$1,584	\$1,956	\$2,280
Ector	79763	\$984	\$1,044	\$1,368	\$1,692	\$2,004
Ector	79764	\$1,044	\$1,104	\$1,452	\$1,800	\$2,088
Ector	79765	\$1,524	\$1,584	\$2,052	\$2,532	\$3,108
Ector	79766	\$1,212	\$1,224	\$1,512	\$1,872	\$2,544
Ector	79768	\$1,068	\$1,116	\$1,476	\$1,824	\$2,124
Ector	79769	\$1,068	\$1,116	\$1,476	\$1,824	\$2,124
Ector	79776	\$1,061	\$1,121	\$1,475	\$1,823	\$2,125
Edwards	78828	\$730	\$782	\$986	\$1,301	\$1,440
Edwards	78833	\$730	\$782	\$986	\$1,301	\$1,440
Edwards	78840	\$730	\$782	\$986	\$1,301	\$1,440
Edwards	78880	\$730	\$782	\$986	\$1,301	\$1,440
El Paso	79821	\$600	\$756	\$912	\$1,272	\$1,560
El Paso	79835	\$600	\$756	\$912	\$1,272	\$1,560
El Paso	79836	\$600	\$756	\$912	\$1,272	\$1,560
El Paso	79838	\$600	\$756	\$912	\$1,272	\$1,560
El Paso	79849	\$600	\$756	\$912	\$1,272	\$1,560
El Paso	79853	\$600	\$756	\$912	\$1,272	\$1,560
El Paso	79901	\$600	\$756	\$912	\$1,272	\$1,560
El Paso	79902	\$600	\$756	\$912	\$1,272	\$1,560
El Paso	79903	\$600	\$756	\$912	\$1,272	\$1,560
El Paso	79904	\$612	\$768	\$924	\$1,296	\$1,584

El Paso	79905	\$600	\$756	\$912	\$1,272	\$1,560
El Paso	79906	\$1,008	\$1,260	\$1,512	\$2,112	\$2,592
El Paso	79907	\$624	\$780	\$936	\$1,308	\$1,608
El Paso	79908	\$1,008	\$1,260	\$1,512	\$2,112	\$2,592
El Paso	79910	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79911	\$1,008	\$1,260	\$1,512	\$2,112	\$2,592
El Paso	79912	\$792	\$996	\$1,188	\$1,656	\$2,028
El Paso	79913	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79914	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79915	\$600	\$756	\$912	\$1,272	\$1,560
El Paso	79916	\$1,008	\$1,260	\$1,512	\$2,112	\$2,592
El Paso	79917	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79918	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79922	\$696	\$876	\$1,056	\$1,476	\$1,812
El Paso	79923	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79924	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79925	\$768	\$960	\$1,152	\$1,608	\$1,968
El Paso	79926	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79927	\$600	\$756	\$912	\$1,272	\$1,560
El Paso	79928	\$756	\$948	\$1,140	\$1,596	\$1,956
El Paso	79929	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79930	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79931	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79932	\$696	\$876	\$1,044	\$1,464	\$1,788
El Paso	79934	\$912	\$1,140	\$1,368	\$1,908	\$2,340
El Paso	79935	\$660	\$828	\$996	\$1,392	\$1,704
El Paso	79936	\$804	\$1,008	\$1,212	\$1,692	\$2,076
El Paso	79937	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79938	\$840	\$1,056	\$1,260	\$1,764	\$2,160
El Paso	79940	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79941	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79942	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79943	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79944	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79945	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79946	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79947	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79948	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79949	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79950	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79951	\$672	\$840	\$1,008	\$1,404	\$1,728

El Paso	79952	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79953	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79954	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79955	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79968	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79995	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79996	\$672	\$840	\$1,008	\$1,404	\$1,728
El Paso	79997	\$672	\$840	\$1,008	\$1,404	\$1,728
Ellis	75101	\$1,032	\$1,104	\$1,308	\$1,668	\$2,184
Ellis	75104	\$1,536	\$1,644	\$1,944	\$2,472	\$3,252
Ellis	75119	\$1,044	\$1,116	\$1,320	\$1,680	\$2,208
Ellis	75125	\$1,188	\$1,272	\$1,500	\$1,908	\$2,508
Ellis	75146	\$1,224	\$1,308	\$1,548	\$1,968	\$2,592
Ellis	75152	\$1,260	\$1,344	\$1,596	\$2,040	\$2,676
Ellis	75154	\$1,344	\$1,440	\$1,704	\$2,172	\$2,856
Ellis	75165	\$1,128	\$1,200	\$1,428	\$1,824	\$2,388
Ellis	75167	\$1,656	\$1,776	\$2,100	\$2,676	\$3,516
Ellis	75168	\$1,188	\$1,272	\$1,500	\$1,908	\$2,508
Ellis	76041	\$1,152	\$1,236	\$1,464	\$1,860	\$2,448
Ellis	76050	\$960	\$1,092	\$1,296	\$1,716	\$2,148
Ellis	76055	\$1,188	\$1,272	\$1,500	\$1,908	\$2,508
Ellis	76063	\$1,428	\$1,620	\$1,932	\$2,568	\$3,192
Ellis	76064	\$1,116	\$1,200	\$1,416	\$1,800	\$2,376
Ellis	76065	\$1,332	\$1,428	\$1,692	\$2,160	\$2,832
Ellis	76084	\$1,020	\$1,152	\$1,368	\$1,812	\$2,268
Ellis	76623	\$984	\$1,056	\$1,248	\$1,596	\$2,088
Ellis	76626	\$1,188	\$1,272	\$1,500	\$1,908	\$2,508
Ellis	76641	\$1,188	\$1,272	\$1,500	\$1,908	\$2,508
Ellis	76651	\$948	\$1,008	\$1,200	\$1,524	\$2,004
Ellis	76670	\$1,116	\$1,200	\$1,416	\$1,800	\$2,376
Erath	76401	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76402	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76433	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76436	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76444	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76445	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76446	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76453	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76457	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76461	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76462	\$960	\$1,068	\$1,272	\$1,692	\$2,100

Erath	76463	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76465	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76470	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76649	\$860	\$866	\$1,050	\$1,418	\$1,424
Erath	76690	\$860	\$866	\$1,050	\$1,418	\$1,424
Falls	76519	\$744	\$780	\$972	\$1,380	\$1,668
Falls	76524	\$888	\$960	\$1,212	\$1,620	\$1,776
Falls	76570	\$768	\$876	\$1,044	\$1,488	\$1,788
Falls	76579	\$828	\$828	\$1,056	\$1,500	\$1,812
Falls	76629	\$744	\$840	\$984	\$1,416	\$1,704
Falls	76630	\$864	\$924	\$1,176	\$1,560	\$1,668
Falls	76632	\$1,008	\$1,140	\$1,368	\$1,944	\$2,340
Falls	76642	\$672	\$768	\$912	\$1,296	\$1,560
Falls	76653	\$864	\$984	\$1,176	\$1,668	\$2,016
Falls	76655	\$948	\$1,020	\$1,296	\$1,728	\$1,860
Falls	76656	\$696	\$768	\$924	\$1,308	\$1,584
Falls	76661	\$672	\$756	\$912	\$1,296	\$1,560
Falls	76664	\$756	\$804	\$1,032	\$1,368	\$1,512
Falls	76680	\$708	\$792	\$948	\$1,344	\$1,596
Falls	76682	\$852	\$924	\$1,164	\$1,572	\$1,752
Falls	76685	\$840	\$948	\$1,140	\$1,620	\$1,944
Falls	76706	\$816	\$864	\$1,104	\$1,464	\$1,572
Fannin	75413	\$728	\$748	\$984	\$1,398	\$1,482
Fannin	75414	\$720	\$864	\$1,044	\$1,404	\$1,620
Fannin	75418	\$728	\$748	\$984	\$1,398	\$1,482
Fannin	75423	\$1,068	\$1,140	\$1,356	\$1,728	\$2,268
Fannin	75424	\$1,260	\$1,344	\$1,596	\$2,040	\$2,676
Fannin	75438	\$728	\$748	\$984	\$1,398	\$1,482
Fannin	75439	\$728	\$748	\$984	\$1,398	\$1,482
Fannin	75443	\$728	\$748	\$984	\$1,398	\$1,482
Fannin	75446	\$728	\$748	\$984	\$1,398	\$1,482
Fannin	75447	\$728	\$748	\$984	\$1,398	\$1,482
Fannin	75449	\$924	\$996	\$1,176	\$1,500	\$1,968
Fannin	75452	\$888	\$948	\$1,128	\$1,440	\$1,884
Fannin	75475	\$728	\$748	\$984	\$1,398	\$1,482
Fannin	75476	\$728	\$748	\$984	\$1,398	\$1,482
Fannin	75479	\$792	\$996	\$1,188	\$1,584	\$1,896
Fannin	75488	\$728	\$748	\$984	\$1,398	\$1,482
Fannin	75490	\$996	\$1,260	\$1,488	\$1,992	\$2,376
Fannin	75491	\$672	\$840	\$996	\$1,332	\$1,584
Fannin	75492	\$728	\$748	\$984	\$1,398	\$1,482

Fannin	75496	\$876	\$948	\$1,116	\$1,428	\$1,872
Fayette	78932	\$749	\$769	\$1,012	\$1,367	\$1,372
Fayette	78934	\$749	\$769	\$1,012	\$1,367	\$1,372
Fayette	78935	\$749	\$769	\$1,012	\$1,367	\$1,372
Fayette	78938	\$749	\$769	\$1,012	\$1,367	\$1,372
Fayette	78940	\$708	\$912	\$1,068	\$1,476	\$1,824
Fayette	78941	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Fayette	78942	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Fayette	78945	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Fayette	78946	\$749	\$769	\$1,012	\$1,367	\$1,372
Fayette	78949	\$749	\$769	\$1,012	\$1,367	\$1,372
Fayette	78950	\$780	\$936	\$1,092	\$1,512	\$1,872
Fayette	78952	\$749	\$769	\$1,012	\$1,367	\$1,372
Fayette	78954	\$720	\$936	\$1,092	\$1,512	\$1,872
Fayette	78956	\$749	\$769	\$1,012	\$1,367	\$1,372
Fayette	78957	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Fayette	78959	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Fayette	78960	\$749	\$769	\$1,012	\$1,367	\$1,372
Fayette	78962	\$749	\$769	\$1,012	\$1,367	\$1,372
Fayette	78963	\$749	\$769	\$1,012	\$1,367	\$1,372
Fisher	79520	\$768	\$792	\$1,032	\$1,392	\$1,776
Fisher	79526	\$672	\$720	\$908	\$1,225	\$1,326
Fisher	79534	\$672	\$720	\$908	\$1,225	\$1,326
Fisher	79543	\$672	\$720	\$908	\$1,225	\$1,326
Fisher	79545	\$672	\$720	\$908	\$1,225	\$1,326
Fisher	79546	\$672	\$720	\$908	\$1,225	\$1,326
Fisher	79556	\$672	\$720	\$908	\$1,225	\$1,326
Fisher	79560	\$780	\$828	\$1,068	\$1,452	\$1,800
Fisher	79561	\$768	\$792	\$1,032	\$1,392	\$1,776
Floyd	79221	\$731	\$750	\$988	\$1,220	\$1,442
Floyd	79231	\$731	\$750	\$988	\$1,220	\$1,442
Floyd	79235	\$696	\$792	\$972	\$1,392	\$1,680
Floyd	79241	\$731	\$750	\$988	\$1,220	\$1,442
Floyd	79258	\$731	\$750	\$988	\$1,220	\$1,442
Foard	76384	\$730	\$782	\$986	\$1,301	\$1,440
Foard	79227	\$730	\$782	\$986	\$1,301	\$1,440
Foard	79248	\$730	\$782	\$986	\$1,301	\$1,440
Fort Bend	77031	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Fort Bend	77053	\$1,260	\$1,356	\$1,608	\$2,136	\$2,736
Fort Bend	77082	\$1,284	\$1,380	\$1,644	\$2,184	\$2,796
Fort Bend	77083	\$1,128	\$1,212	\$1,440	\$1,908	\$2,448

Fort Bend	77085	\$1,188	\$1,272	\$1,512	\$2,004	\$2,580
Fort Bend	77099	\$1,068	\$1,152	\$1,368	\$1,812	\$2,328
Fort Bend	77406	\$1,392	\$1,500	\$1,788	\$2,376	\$3,048
Fort Bend	77407	\$1,596	\$1,716	\$2,040	\$2,712	\$3,480
Fort Bend	77417	\$1,020	\$1,104	\$1,308	\$1,740	\$2,232
Fort Bend	77420	\$1,452	\$1,560	\$1,860	\$2,472	\$3,168
Fort Bend	77423	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Fort Bend	77430	\$984	\$1,092	\$1,272	\$1,704	\$2,172
Fort Bend	77435	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Fort Bend	77441	\$1,152	\$1,248	\$1,488	\$1,992	\$2,544
Fort Bend	77444	\$984	\$1,080	\$1,272	\$1,704	\$2,172
Fort Bend	77450	\$1,452	\$1,560	\$1,860	\$2,472	\$3,168
Fort Bend	77451	\$996	\$1,080	\$1,284	\$1,728	\$2,184
Fort Bend	77459	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Fort Bend	77461	\$1,008	\$1,080	\$1,284	\$1,704	\$2,184
Fort Bend	77464	\$984	\$1,068	\$1,272	\$1,728	\$2,172
Fort Bend	77469	\$1,176	\$1,260	\$1,500	\$1,992	\$2,556
Fort Bend	77471	\$1,092	\$1,164	\$1,392	\$1,848	\$2,376
Fort Bend	77476	\$984	\$1,068	\$1,272	\$1,728	\$2,172
Fort Bend	77477	\$1,380	\$1,476	\$1,764	\$2,340	\$3,000
Fort Bend	77478	\$1,572	\$1,680	\$2,004	\$2,664	\$3,420
Fort Bend	77479	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Fort Bend	77481	\$1,212	\$1,332	\$1,572	\$2,088	\$2,688
Fort Bend	77485	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Fort Bend	77487	\$1,452	\$1,560	\$1,860	\$2,472	\$3,168
Fort Bend	77489	\$1,440	\$1,536	\$1,836	\$2,436	\$3,132
Fort Bend	77493	\$1,488	\$1,608	\$1,908	\$2,532	\$3,252
Fort Bend	77494	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Fort Bend	77496	\$1,452	\$1,560	\$1,860	\$2,472	\$3,168
Fort Bend	77497	\$1,452	\$1,560	\$1,860	\$2,472	\$3,168
Fort Bend	77498	\$1,608	\$1,728	\$2,052	\$2,724	\$3,492
Fort Bend	77545	\$1,536	\$1,656	\$1,968	\$2,616	\$3,348
Fort Bend	77583	\$984	\$1,080	\$1,272	\$1,704	\$2,172
Fort Bend	77584	\$1,248	\$1,632	\$1,860	\$2,436	\$3,192
Franklin	75455	\$767	\$793	\$1,037	\$1,313	\$1,577
Franklin	75457	\$767	\$793	\$1,037	\$1,313	\$1,577
Franklin	75478	\$767	\$793	\$1,037	\$1,313	\$1,577
Franklin	75480	\$767	\$793	\$1,037	\$1,313	\$1,577
Franklin	75481	\$767	\$793	\$1,037	\$1,313	\$1,577
Franklin	75487	\$767	\$793	\$1,037	\$1,313	\$1,577
Franklin	75494	\$780	\$888	\$1,044	\$1,440	\$1,656

Freestone	75831	\$672	\$690	\$908	\$1,229	\$1,373
Freestone	75838	\$672	\$690	\$908	\$1,229	\$1,373
Freestone	75840	\$672	\$690	\$908	\$1,229	\$1,373
Freestone	75848	\$672	\$690	\$908	\$1,229	\$1,373
Freestone	75855	\$672	\$690	\$908	\$1,229	\$1,373
Freestone	75859	\$672	\$690	\$908	\$1,229	\$1,373
Freestone	75860	\$672	\$690	\$908	\$1,229	\$1,373
Freestone	76667	\$672	\$690	\$908	\$1,229	\$1,373
Freestone	76693	\$672	\$690	\$908	\$1,229	\$1,373
Frio	78005	\$660	\$840	\$960	\$1,188	\$1,536
Frio	78016	\$660	\$720	\$936	\$1,224	\$1,440
Frio	78017	\$763	\$905	\$1,031	\$1,384	\$1,505
Frio	78057	\$768	\$828	\$1,092	\$1,404	\$1,572
Frio	78061	\$763	\$905	\$1,031	\$1,384	\$1,505
Gaines	79323	\$672	\$720	\$908	\$1,265	\$1,326
Gaines	79342	\$672	\$720	\$908	\$1,265	\$1,326
Gaines	79359	\$672	\$720	\$908	\$1,265	\$1,326
Gaines	79360	\$672	\$720	\$908	\$1,265	\$1,326
Galveston	77510	\$996	\$1,080	\$1,272	\$1,704	\$2,172
Galveston	77511	\$984	\$1,152	\$1,308	\$1,716	\$2,244
Galveston	77517	\$1,176	\$1,260	\$1,500	\$1,992	\$2,556
Galveston	77518	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Galveston	77539	\$1,080	\$1,164	\$1,380	\$1,836	\$2,352
Galveston	77546	\$1,392	\$1,488	\$1,776	\$2,352	\$3,024
Galveston	77549	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Galveston	77550	\$1,008	\$1,092	\$1,296	\$1,716	\$2,208
Galveston	77551	\$1,092	\$1,176	\$1,404	\$1,860	\$2,388
Galveston	77552	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Galveston	77553	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Galveston	77554	\$1,140	\$1,224	\$1,464	\$1,944	\$2,496
Galveston	77555	\$1,133	\$1,217	\$1,450	\$1,924	\$2,470
Galveston	77563	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Galveston	77565	\$1,332	\$1,428	\$1,704	\$2,256	\$2,904
Galveston	77568	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Galveston	77573	\$1,440	\$1,548	\$1,848	\$2,448	\$3,144
Galveston	77574	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Galveston	77581	\$1,032	\$1,344	\$1,536	\$2,004	\$2,616
Galveston	77590	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Galveston	77591	\$1,032	\$1,104	\$1,320	\$1,752	\$2,244
Galveston	77623	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Galveston	77650	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412

Garza	79330	\$706	\$756	\$954	\$1,181	\$1,469
Garza	79356	\$696	\$792	\$972	\$1,392	\$1,680
Garza	79364	\$696	\$792	\$972	\$1,392	\$1,680
Gillespie	76856	\$912	\$918	\$1,208	\$1,716	\$1,871
Gillespie	78028	\$912	\$918	\$1,208	\$1,716	\$1,871
Gillespie	78058	\$912	\$918	\$1,208	\$1,716	\$1,871
Gillespie	78618	\$912	\$918	\$1,208	\$1,716	\$1,871
Gillespie	78624	\$960	\$1,152	\$1,404	\$1,740	\$2,232
Gillespie	78631	\$912	\$918	\$1,208	\$1,716	\$1,871
Gillespie	78635	\$912	\$918	\$1,208	\$1,716	\$1,871
Gillespie	78671	\$912	\$918	\$1,208	\$1,716	\$1,871
Gillespie	78675	\$912	\$918	\$1,208	\$1,716	\$1,871
Glasscock	79720	\$730	\$782	\$986	\$1,301	\$1,440
Glasscock	79739	\$730	\$782	\$986	\$1,301	\$1,440
Goliad	77905	\$864	\$948	\$1,176	\$1,500	\$1,716
Goliad	77960	\$852	\$936	\$1,152	\$1,476	\$1,680
Goliad	77963	\$840	\$924	\$1,140	\$1,464	\$1,668
Goliad	77993	\$816	\$912	\$1,116	\$1,440	\$1,620
Goliad	78107	\$792	\$912	\$1,116	\$1,440	\$1,596
Goliad	78119	\$792	\$912	\$1,116	\$1,440	\$1,596
Goliad	78164	\$804	\$912	\$1,116	\$1,440	\$1,596
Gonzales	77954	\$769	\$794	\$947	\$1,345	\$1,382
Gonzales	77984	\$769	\$794	\$947	\$1,345	\$1,382
Gonzales	77994	\$769	\$794	\$947	\$1,345	\$1,382
Gonzales	78122	\$769	\$794	\$947	\$1,345	\$1,382
Gonzales	78140	\$852	\$996	\$1,212	\$1,560	\$1,920
Gonzales	78159	\$769	\$794	\$947	\$1,345	\$1,382
Gonzales	78604	\$769	\$794	\$947	\$1,345	\$1,382
Gonzales	78614	\$769	\$794	\$947	\$1,345	\$1,382
Gonzales	78629	\$769	\$794	\$947	\$1,345	\$1,382
Gonzales	78632	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Gonzales	78648	\$840	\$948	\$1,116	\$1,440	\$1,692
Gonzales	78677	\$769	\$794	\$947	\$1,345	\$1,382
Gonzales	78941	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Gonzales	78959	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Gray	79002	\$689	\$785	\$1,033	\$1,280	\$1,402
Gray	79039	\$684	\$768	\$984	\$1,344	\$1,524
Gray	79054	\$689	\$785	\$1,033	\$1,280	\$1,402
Gray	79057	\$689	\$785	\$1,033	\$1,280	\$1,402
Gray	79059	\$689	\$785	\$1,033	\$1,280	\$1,402
Gray	79061	\$689	\$785	\$1,033	\$1,280	\$1,402

Gray	79065	\$689	\$785	\$1,033	\$1,280	\$1,402
Gray	79066	\$689	\$785	\$1,033	\$1,280	\$1,402
Gray	79097	\$768	\$876	\$1,116	\$1,512	\$1,752
Grayson	75020	\$744	\$936	\$1,104	\$1,476	\$1,764
Grayson	75021	\$768	\$972	\$1,152	\$1,536	\$1,836
Grayson	75058	\$1,008	\$1,260	\$1,500	\$2,004	\$2,388
Grayson	75076	\$864	\$1,092	\$1,296	\$1,728	\$2,064
Grayson	75090	\$792	\$996	\$1,176	\$1,572	\$1,872
Grayson	75091	\$792	\$996	\$1,188	\$1,584	\$1,896
Grayson	75092	\$816	\$1,032	\$1,224	\$1,632	\$1,956
Grayson	75414	\$720	\$864	\$1,044	\$1,404	\$1,620
Grayson	75459	\$720	\$888	\$1,056	\$1,416	\$1,680
Grayson	75479	\$792	\$996	\$1,188	\$1,584	\$1,896
Grayson	75489	\$840	\$1,056	\$1,248	\$1,668	\$1,992
Grayson	75490	\$996	\$1,260	\$1,488	\$1,992	\$2,376
Grayson	75491	\$672	\$840	\$996	\$1,332	\$1,584
Grayson	75495	\$996	\$1,236	\$1,464	\$1,956	\$2,340
Grayson	76233	\$948	\$1,188	\$1,416	\$1,896	\$2,256
Grayson	76240	\$792	\$996	\$1,188	\$1,584	\$1,896
Grayson	76245	\$720	\$864	\$1,044	\$1,404	\$1,584
Grayson	76258	\$1,188	\$1,272	\$1,512	\$1,932	\$2,532
Grayson	76264	\$744	\$936	\$1,116	\$1,488	\$1,776
Grayson	76268	\$828	\$1,044	\$1,236	\$1,644	\$1,968
Grayson	76271	\$936	\$1,176	\$1,392	\$1,860	\$2,220
Grayson	76273	\$888	\$1,116	\$1,320	\$1,764	\$2,100
Gregg	75601	\$732	\$840	\$996	\$1,356	\$1,548
Gregg	75602	\$744	\$852	\$1,008	\$1,368	\$1,548
Gregg	75603	\$780	\$864	\$1,056	\$1,404	\$1,632
Gregg	75604	\$852	\$972	\$1,140	\$1,572	\$1,812
Gregg	75605	\$864	\$996	\$1,176	\$1,608	\$1,836
Gregg	75606	\$816	\$936	\$1,104	\$1,524	\$1,752
Gregg	75607	\$816	\$936	\$1,104	\$1,524	\$1,752
Gregg	75608	\$816	\$936	\$1,104	\$1,524	\$1,752
Gregg	75615	\$816	\$936	\$1,104	\$1,524	\$1,752
Gregg	75641	\$816	\$828	\$1,092	\$1,380	\$1,644
Gregg	75645	\$936	\$1,068	\$1,260	\$1,740	\$2,004
Gregg	75647	\$972	\$1,068	\$1,248	\$1,716	\$1,992
Gregg	75660	\$816	\$936	\$1,104	\$1,524	\$1,752
Gregg	75662	\$972	\$972	\$1,176	\$1,476	\$1,920
Gregg	75663	\$816	\$936	\$1,104	\$1,524	\$1,752
Gregg	75691	\$816	\$816	\$1,080	\$1,368	\$1,644

Gregg	75693	\$984	\$1,128	\$1,332	\$1,836	\$2,112
Grimes	77316	\$1,164	\$1,248	\$1,488	\$1,980	\$2,532
Grimes	77356	\$1,356	\$1,464	\$1,740	\$2,304	\$2,964
Grimes	77363	\$1,128	\$1,212	\$1,440	\$1,908	\$2,448
Grimes	77484	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Grimes	77830	\$724	\$743	\$978	\$1,208	\$1,326
Grimes	77831	\$724	\$743	\$978	\$1,208	\$1,326
Grimes	77861	\$724	\$743	\$978	\$1,208	\$1,326
Grimes	77868	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Grimes	77872	\$724	\$743	\$978	\$1,208	\$1,326
Grimes	77873	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Grimes	77875	\$724	\$743	\$978	\$1,208	\$1,326
Grimes	77876	\$724	\$743	\$978	\$1,208	\$1,326
Guadalupe	78108	\$1,464	\$1,728	\$2,100	\$2,700	\$3,336
Guadalupe	78115	\$1,080	\$1,272	\$1,536	\$1,980	\$2,436
Guadalupe	78121	\$1,032	\$1,212	\$1,476	\$1,896	\$2,340
Guadalupe	78123	\$852	\$996	\$1,212	\$1,560	\$1,920
Guadalupe	78124	\$912	\$1,068	\$1,296	\$1,668	\$2,052
Guadalupe	78130	\$1,080	\$1,272	\$1,548	\$1,992	\$2,460
Guadalupe	78132	\$1,128	\$1,332	\$1,608	\$2,076	\$2,556
Guadalupe	78140	\$852	\$996	\$1,212	\$1,560	\$1,920
Guadalupe	78150	\$948	\$1,116	\$1,356	\$1,752	\$2,148
Guadalupe	78154	\$1,224	\$1,440	\$1,752	\$2,256	\$2,784
Guadalupe	78155	\$864	\$1,020	\$1,236	\$1,596	\$1,956
Guadalupe	78156	\$1,080	\$1,272	\$1,536	\$1,980	\$2,436
Guadalupe	78638	\$900	\$1,032	\$1,236	\$1,584	\$1,908
Guadalupe	78648	\$840	\$948	\$1,116	\$1,440	\$1,692
Guadalupe	78655	\$888	\$1,020	\$1,200	\$1,548	\$1,848
Guadalupe	78666	\$1,032	\$1,176	\$1,380	\$1,776	\$2,100
Guadalupe	78670	\$924	\$1,056	\$1,236	\$1,596	\$1,896
Hale	79021	\$672	\$792	\$908	\$1,290	\$1,555
Hale	79032	\$672	\$792	\$908	\$1,290	\$1,555
Hale	79041	\$672	\$792	\$908	\$1,290	\$1,555
Hale	79043	\$672	\$792	\$908	\$1,290	\$1,555
Hale	79064	\$672	\$792	\$908	\$1,290	\$1,555
Hale	79072	\$672	\$792	\$908	\$1,290	\$1,555
Hale	79073	\$672	\$792	\$908	\$1,290	\$1,555
Hale	79250	\$696	\$792	\$972	\$1,392	\$1,680
Hale	79311	\$696	\$792	\$972	\$1,392	\$1,680
Hall	79201	\$672	\$691	\$908	\$1,204	\$1,326
Hall	79226	\$684	\$768	\$984	\$1,344	\$1,524

Hall	79233	\$672	\$691	\$908	\$1,204	\$1,326
Hall	79239	\$672	\$691	\$908	\$1,204	\$1,326
Hall	79245	\$672	\$691	\$908	\$1,204	\$1,326
Hall	79255	\$672	\$691	\$908	\$1,204	\$1,326
Hall	79259	\$672	\$691	\$908	\$1,204	\$1,326
Hall	79261	\$672	\$691	\$908	\$1,204	\$1,326
Hamilton	76436	\$691	\$820	\$934	\$1,154	\$1,266
Hamilton	76446	\$691	\$820	\$934	\$1,154	\$1,266
Hamilton	76457	\$691	\$820	\$934	\$1,154	\$1,266
Hamilton	76525	\$708	\$708	\$912	\$1,284	\$1,524
Hamilton	76531	\$691	\$820	\$934	\$1,154	\$1,266
Hamilton	76538	\$816	\$816	\$1,044	\$1,488	\$1,800
Hamilton	76565	\$691	\$820	\$934	\$1,154	\$1,266
Hamilton	76637	\$691	\$820	\$934	\$1,154	\$1,266
Hamilton	76649	\$691	\$820	\$934	\$1,154	\$1,266
Hamilton	76844	\$684	\$696	\$912	\$1,236	\$1,236
Hansford	79040	\$794	\$844	\$1,074	\$1,327	\$1,568
Hansford	79062	\$794	\$844	\$1,074	\$1,327	\$1,568
Hansford	79081	\$794	\$844	\$1,074	\$1,327	\$1,568
Hansford	79083	\$794	\$844	\$1,074	\$1,327	\$1,568
Hardeman	79225	\$672	\$690	\$908	\$1,226	\$1,326
Hardeman	79247	\$672	\$690	\$908	\$1,226	\$1,326
Hardeman	79252	\$672	\$690	\$908	\$1,226	\$1,326
Hardin	77374	\$852	\$912	\$1,116	\$1,452	\$1,512
Hardin	77376	\$852	\$912	\$1,116	\$1,452	\$1,512
Hardin	77519	\$852	\$912	\$1,116	\$1,452	\$1,512
Hardin	77564	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Hardin	77585	\$840	\$900	\$1,104	\$1,452	\$1,500
Hardin	77625	\$804	\$852	\$1,056	\$1,380	\$1,428
Hardin	77656	\$816	\$864	\$1,068	\$1,392	\$1,452
Hardin	77657	\$876	\$936	\$1,152	\$1,500	\$1,560
Hardin	77659	\$888	\$948	\$1,164	\$1,524	\$1,584
Hardin	77663	\$804	\$852	\$1,056	\$1,380	\$1,428
Hardin	77664	\$852	\$912	\$1,116	\$1,452	\$1,512
Harris	77001	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77002	\$1,596	\$1,716	\$2,040	\$2,712	\$3,480
Harris	77003	\$1,308	\$1,404	\$1,668	\$2,208	\$2,844
Harris	77004	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77005	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Harris	77006	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Harris	77007	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696

Harris	77008	\$1,416	\$1,524	\$1,812	\$2,400	\$3,084
Harris	77009	\$996	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77010	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Harris	77011	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77012	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77013	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77014	\$1,044	\$1,116	\$1,332	\$1,764	\$2,268
Harris	77015	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77016	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77017	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77018	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77019	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Harris	77020	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77021	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77022	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77023	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77024	\$1,656	\$1,776	\$2,112	\$2,808	\$3,600
Harris	77025	\$1,344	\$1,440	\$1,716	\$2,280	\$2,928
Harris	77026	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77027	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Harris	77028	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77029	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77030	\$1,596	\$1,716	\$2,040	\$2,712	\$3,480
Harris	77031	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77032	\$1,056	\$1,128	\$1,344	\$1,788	\$2,292
Harris	77033	\$1,008	\$1,092	\$1,296	\$1,716	\$2,208
Harris	77034	\$1,044	\$1,116	\$1,332	\$1,764	\$2,268
Harris	77035	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77036	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77037	\$1,008	\$1,080	\$1,284	\$1,704	\$2,184
Harris	77038	\$1,032	\$1,104	\$1,320	\$1,752	\$2,244
Harris	77039	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77040	\$1,140	\$1,224	\$1,452	\$1,932	\$2,472
Harris	77041	\$1,488	\$1,608	\$1,908	\$2,532	\$3,252
Harris	77042	\$1,212	\$1,296	\$1,548	\$2,052	\$2,640
Harris	77043	\$1,140	\$1,224	\$1,452	\$1,932	\$2,472
Harris	77044	\$1,356	\$1,464	\$1,740	\$2,304	\$2,964
Harris	77045	\$1,020	\$1,104	\$1,308	\$1,740	\$2,232
Harris	77046	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Harris	77047	\$1,308	\$1,416	\$1,680	\$2,232	\$2,868
Harris	77048	\$984	\$1,068	\$1,272	\$1,704	\$2,172

Harris	77049	\$1,140	\$1,224	\$1,464	\$1,944	\$2,496
Harris	77050	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77051	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77052	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77053	\$1,260	\$1,356	\$1,608	\$2,136	\$2,736
Harris	77054	\$1,440	\$1,536	\$1,836	\$2,436	\$3,132
Harris	77055	\$1,032	\$1,104	\$1,320	\$1,752	\$2,244
Harris	77056	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Harris	77057	\$1,296	\$1,392	\$1,656	\$2,196	\$2,820
Harris	77058	\$1,224	\$1,320	\$1,572	\$2,088	\$2,676
Harris	77059	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Harris	77060	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77061	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77062	\$1,188	\$1,272	\$1,512	\$2,004	\$2,580
Harris	77063	\$1,284	\$1,380	\$1,644	\$2,184	\$2,796
Harris	77064	\$1,308	\$1,416	\$1,680	\$2,232	\$2,868
Harris	77065	\$1,272	\$1,356	\$1,620	\$2,148	\$2,760
Harris	77066	\$1,248	\$1,344	\$1,596	\$2,124	\$2,724
Harris	77067	\$996	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77068	\$1,140	\$1,224	\$1,464	\$1,944	\$2,496
Harris	77069	\$1,272	\$1,368	\$1,632	\$2,172	\$2,784
Harris	77070	\$1,392	\$1,500	\$1,788	\$2,376	\$3,048
Harris	77071	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77072	\$1,044	\$1,116	\$1,332	\$1,764	\$2,268
Harris	77073	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77074	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77075	\$1,008	\$1,080	\$1,284	\$1,704	\$2,184
Harris	77076	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77077	\$1,440	\$1,536	\$1,836	\$2,436	\$3,132
Harris	77078	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77079	\$1,428	\$1,536	\$1,824	\$2,424	\$3,108
Harris	77080	\$1,032	\$1,104	\$1,320	\$1,752	\$2,244
Harris	77081	\$1,020	\$1,104	\$1,308	\$1,740	\$2,232
Harris	77082	\$1,284	\$1,380	\$1,644	\$2,184	\$2,796
Harris	77083	\$1,128	\$1,212	\$1,440	\$1,908	\$2,448
Harris	77084	\$1,332	\$1,428	\$1,704	\$2,256	\$2,904
Harris	77085	\$1,188	\$1,272	\$1,512	\$2,004	\$2,580
Harris	77086	\$1,044	\$1,116	\$1,332	\$1,764	\$2,268
Harris	77087	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77088	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77089	\$1,188	\$1,272	\$1,512	\$2,004	\$2,580

Harris	77090	\$1,152	\$1,236	\$1,476	\$1,956	\$2,520
Harris	77091	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77092	\$996	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77093	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77094	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Harris	77095	\$1,344	\$1,440	\$1,716	\$2,280	\$2,928
Harris	77096	\$1,092	\$1,164	\$1,392	\$1,848	\$2,376
Harris	77098	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Harris	77099	\$1,068	\$1,152	\$1,368	\$1,812	\$2,328
Harris	77201	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77204	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77205	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77206	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77207	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77208	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77210	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77215	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77217	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77218	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77219	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77220	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77221	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77222	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77223	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77224	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77225	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77226	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77227	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77228	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77230	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77231	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77233	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77234	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77235	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77236	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77237	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77238	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77240	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77241	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77242	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77243	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412

[illegible]

Harris	77336	\$1,140	\$1,224	\$1,464	\$1,944	\$2,496
Harris	77338	\$1,092	\$1,164	\$1,392	\$1,848	\$2,376
Harris	77339	\$1,368	\$1,476	\$1,752	\$2,328	\$2,988
Harris	77345	\$1,524	\$1,644	\$1,956	\$2,592	\$3,336
Harris	77346	\$1,488	\$1,608	\$1,908	\$2,532	\$3,252
Harris	77347	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77357	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77365	\$1,188	\$1,284	\$1,524	\$2,028	\$2,592
Harris	77373	\$1,296	\$1,404	\$1,668	\$2,232	\$2,844
Harris	77375	\$1,260	\$1,356	\$1,608	\$2,136	\$2,736
Harris	77377	\$1,464	\$1,572	\$1,872	\$2,484	\$3,192
Harris	77379	\$1,356	\$1,452	\$1,728	\$2,292	\$2,940
Harris	77383	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77388	\$1,656	\$1,776	\$2,112	\$2,808	\$3,600
Harris	77389	\$1,680	\$1,800	\$2,148	\$2,856	\$3,660
Harris	77391	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77396	\$1,272	\$1,356	\$1,620	\$2,148	\$2,760
Harris	77401	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Harris	77402	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77410	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77411	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77413	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77429	\$1,452	\$1,560	\$1,860	\$2,472	\$3,168
Harris	77433	\$1,656	\$1,788	\$2,124	\$2,820	\$3,624
Harris	77445	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77447	\$1,296	\$1,392	\$1,656	\$2,196	\$2,820
Harris	77449	\$1,368	\$1,476	\$1,752	\$2,328	\$2,988
Harris	77450	\$1,452	\$1,560	\$1,860	\$2,472	\$3,168
Harris	77477	\$1,380	\$1,476	\$1,764	\$2,340	\$3,000
Harris	77484	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77489	\$1,440	\$1,536	\$1,836	\$2,436	\$3,132
Harris	77491	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77492	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77493	\$1,488	\$1,608	\$1,908	\$2,532	\$3,252
Harris	77494	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Harris	77501	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77502	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77503	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77504	\$1,068	\$1,152	\$1,368	\$1,812	\$2,328
Harris	77505	\$1,212	\$1,296	\$1,548	\$2,052	\$2,640
Harris	77506	\$984	\$1,068	\$1,272	\$1,704	\$2,172

Harris	77507	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77508	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77520	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77521	\$1,008	\$1,092	\$1,296	\$1,716	\$2,208
Harris	77522	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77523	\$1,116	\$1,200	\$1,428	\$1,896	\$2,436
Harris	77530	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77532	\$1,020	\$1,104	\$1,308	\$1,740	\$2,232
Harris	77536	\$1,320	\$1,416	\$1,692	\$2,244	\$2,880
Harris	77546	\$1,392	\$1,488	\$1,776	\$2,352	\$3,024
Harris	77547	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77562	\$1,020	\$1,104	\$1,308	\$1,740	\$2,232
Harris	77571	\$1,140	\$1,224	\$1,452	\$1,932	\$2,472
Harris	77572	\$1,104	\$1,188	\$1,416	\$1,884	\$2,412
Harris	77581	\$1,032	\$1,344	\$1,536	\$2,004	\$2,616
Harris	77586	\$1,200	\$1,284	\$1,536	\$2,040	\$2,616
Harris	77587	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Harris	77598	\$1,260	\$1,356	\$1,608	\$2,136	\$2,736
Harrison	75601	\$732	\$840	\$996	\$1,356	\$1,548
Harrison	75602	\$744	\$852	\$1,008	\$1,368	\$1,548
Harrison	75605	\$864	\$996	\$1,176	\$1,608	\$1,836
Harrison	75639	\$756	\$852	\$1,080	\$1,332	\$1,464
Harrison	75640	\$1,032	\$1,176	\$1,416	\$1,896	\$2,160
Harrison	75642	\$828	\$936	\$1,176	\$1,452	\$1,596
Harrison	75650	\$840	\$948	\$1,200	\$1,488	\$1,632
Harrison	75651	\$792	\$900	\$1,116	\$1,404	\$1,560
Harrison	75657	\$744	\$840	\$1,056	\$1,308	\$1,428
Harrison	75659	\$756	\$852	\$1,080	\$1,332	\$1,464
Harrison	75661	\$636	\$732	\$912	\$1,140	\$1,236
Harrison	75670	\$660	\$756	\$948	\$1,176	\$1,284
Harrison	75671	\$756	\$852	\$1,080	\$1,332	\$1,464
Harrison	75672	\$816	\$924	\$1,164	\$1,440	\$1,584
Harrison	75683	\$708	\$804	\$948	\$1,308	\$1,500
Harrison	75688	\$756	\$852	\$1,080	\$1,332	\$1,464
Harrison	75692	\$864	\$972	\$1,224	\$1,512	\$1,656
Harrison	75694	\$756	\$852	\$1,080	\$1,332	\$1,464
Hartley	79018	\$780	\$864	\$1,116	\$1,380	\$1,728
Hartley	79022	\$860	\$922	\$1,163	\$1,571	\$1,577
Hartley	79029	\$860	\$922	\$1,163	\$1,571	\$1,577
Hartley	79044	\$860	\$922	\$1,163	\$1,571	\$1,577
Haskell	76388	\$672	\$797	\$908	\$1,290	\$1,326

Haskell	79503	\$768	\$792	\$1,032	\$1,392	\$1,776
Haskell	79521	\$768	\$792	\$1,032	\$1,392	\$1,776
Haskell	79533	\$768	\$792	\$1,032	\$1,392	\$1,776
Haskell	79539	\$672	\$797	\$908	\$1,290	\$1,326
Haskell	79544	\$672	\$797	\$908	\$1,290	\$1,326
Haskell	79547	\$672	\$797	\$908	\$1,290	\$1,326
Haskell	79548	\$672	\$797	\$908	\$1,290	\$1,326
Haskell	79553	\$768	\$792	\$1,032	\$1,392	\$1,776
Hays	78130	\$1,080	\$1,272	\$1,548	\$1,992	\$2,460
Hays	78132	\$1,128	\$1,332	\$1,608	\$2,076	\$2,556
Hays	78606	\$780	\$924	\$1,140	\$1,440	\$1,800
Hays	78610	\$1,332	\$1,512	\$1,776	\$2,280	\$2,688
Hays	78619	\$1,380	\$1,572	\$1,848	\$2,364	\$2,784
Hays	78620	\$1,224	\$1,392	\$1,632	\$2,100	\$2,472
Hays	78623	\$1,116	\$1,296	\$1,548	\$1,992	\$2,412
Hays	78636	\$1,188	\$1,344	\$1,584	\$2,040	\$2,400
Hays	78640	\$1,476	\$1,680	\$1,968	\$2,532	\$2,976
Hays	78652	\$1,452	\$1,644	\$1,932	\$2,484	\$2,916
Hays	78656	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Hays	78663	\$1,260	\$1,428	\$1,680	\$2,148	\$2,532
Hays	78666	\$1,032	\$1,176	\$1,380	\$1,776	\$2,100
Hays	78667	\$1,188	\$1,344	\$1,584	\$2,040	\$2,400
Hays	78676	\$1,332	\$1,512	\$1,776	\$2,280	\$2,688
Hays	78736	\$1,560	\$1,764	\$2,076	\$2,676	\$3,144
Hays	78737	\$1,968	\$2,232	\$2,616	\$3,360	\$3,960
Hays	78738	\$1,632	\$1,848	\$2,172	\$2,796	\$3,288
Hays	78739	\$1,968	\$2,232	\$2,616	\$3,360	\$3,960
Hemphill	79011	\$882	\$906	\$1,192	\$1,472	\$1,740
Hemphill	79014	\$882	\$906	\$1,192	\$1,472	\$1,740
Henderson	75124	\$754	\$758	\$998	\$1,298	\$1,441
Henderson	75143	\$972	\$1,032	\$1,224	\$1,560	\$2,052
Henderson	75147	\$924	\$996	\$1,176	\$1,500	\$1,968
Henderson	75148	\$754	\$758	\$998	\$1,298	\$1,441
Henderson	75156	\$1,152	\$1,224	\$1,452	\$1,848	\$2,436
Henderson	75163	\$754	\$758	\$998	\$1,298	\$1,441
Henderson	75751	\$754	\$758	\$998	\$1,298	\$1,441
Henderson	75752	\$754	\$758	\$998	\$1,298	\$1,441
Henderson	75756	\$754	\$758	\$998	\$1,298	\$1,441
Henderson	75758	\$754	\$758	\$998	\$1,298	\$1,441
Henderson	75763	\$754	\$758	\$998	\$1,298	\$1,441
Henderson	75770	\$754	\$758	\$998	\$1,298	\$1,441

Henderson	75778	\$754	\$758	\$998	\$1,298	\$1,441
Henderson	75782	\$754	\$758	\$998	\$1,298	\$1,441
Henderson	75803	\$754	\$758	\$998	\$1,298	\$1,441
Henderson	75853	\$754	\$758	\$998	\$1,298	\$1,441
Hidalgo	78501	\$768	\$780	\$996	\$1,296	\$1,428
Hidalgo	78502	\$768	\$768	\$984	\$1,284	\$1,416
Hidalgo	78503	\$840	\$852	\$1,092	\$1,416	\$1,572
Hidalgo	78504	\$888	\$900	\$1,152	\$1,500	\$1,656
Hidalgo	78505	\$768	\$768	\$984	\$1,284	\$1,416
Hidalgo	78516	\$708	\$708	\$912	\$1,176	\$1,308
Hidalgo	78537	\$708	\$708	\$912	\$1,176	\$1,308
Hidalgo	78538	\$708	\$708	\$912	\$1,176	\$1,308
Hidalgo	78539	\$804	\$804	\$1,032	\$1,344	\$1,488
Hidalgo	78540	\$768	\$768	\$984	\$1,284	\$1,416
Hidalgo	78541	\$792	\$792	\$1,020	\$1,332	\$1,464
Hidalgo	78542	\$708	\$708	\$912	\$1,176	\$1,308
Hidalgo	78543	\$720	\$720	\$924	\$1,200	\$1,332
Hidalgo	78548	\$760	\$764	\$980	\$1,274	\$1,411
Hidalgo	78549	\$708	\$708	\$912	\$1,176	\$1,308
Hidalgo	78557	\$708	\$708	\$912	\$1,176	\$1,308
Hidalgo	78558	\$708	\$708	\$912	\$1,176	\$1,308
Hidalgo	78559	\$672	\$708	\$912	\$1,176	\$1,368
Hidalgo	78560	\$708	\$708	\$912	\$1,176	\$1,308
Hidalgo	78562	\$708	\$708	\$912	\$1,176	\$1,308
Hidalgo	78563	\$768	\$768	\$984	\$1,284	\$1,416
Hidalgo	78565	\$708	\$708	\$912	\$1,176	\$1,308
Hidalgo	78569	\$744	\$768	\$972	\$1,272	\$1,428
Hidalgo	78570	\$708	\$708	\$912	\$1,176	\$1,308
Hidalgo	78572	\$804	\$816	\$1,044	\$1,356	\$1,500
Hidalgo	78573	\$732	\$744	\$948	\$1,236	\$1,368
Hidalgo	78574	\$732	\$744	\$948	\$1,236	\$1,368
Hidalgo	78576	\$708	\$708	\$912	\$1,176	\$1,308
Hidalgo	78577	\$804	\$816	\$1,044	\$1,356	\$1,500
Hidalgo	78579	\$756	\$756	\$972	\$1,272	\$1,404
Hidalgo	78589	\$720	\$732	\$936	\$1,212	\$1,344
Hidalgo	78595	\$708	\$708	\$912	\$1,176	\$1,308
Hidalgo	78596	\$768	\$768	\$984	\$1,284	\$1,416
Hidalgo	78599	\$768	\$768	\$984	\$1,284	\$1,416
Hill	76050	\$960	\$1,092	\$1,296	\$1,716	\$2,148
Hill	76055	\$1,188	\$1,272	\$1,500	\$1,908	\$2,508
Hill	76093	\$984	\$1,116	\$1,332	\$1,764	\$2,196

Hill	76621	\$816	\$864	\$1,104	\$1,464	\$1,572
Hill	76622	\$816	\$864	\$1,104	\$1,464	\$1,572
Hill	76627	\$646	\$762	\$972	\$1,284	\$1,318
Hill	76628	\$646	\$762	\$972	\$1,284	\$1,318
Hill	76631	\$646	\$762	\$972	\$1,284	\$1,318
Hill	76636	\$646	\$762	\$972	\$1,284	\$1,318
Hill	76645	\$646	\$762	\$972	\$1,284	\$1,318
Hill	76648	\$646	\$762	\$972	\$1,284	\$1,318
Hill	76650	\$646	\$762	\$972	\$1,284	\$1,318
Hill	76660	\$646	\$762	\$972	\$1,284	\$1,318
Hill	76666	\$646	\$762	\$972	\$1,284	\$1,318
Hill	76670	\$1,116	\$1,200	\$1,416	\$1,800	\$2,376
Hill	76673	\$744	\$780	\$1,020	\$1,356	\$1,512
Hill	76676	\$646	\$762	\$972	\$1,284	\$1,318
Hill	76691	\$768	\$816	\$1,044	\$1,392	\$1,512
Hill	76692	\$646	\$762	\$972	\$1,284	\$1,318
Hockley	79313	\$804	\$924	\$1,140	\$1,620	\$1,944
Hockley	79336	\$672	\$797	\$908	\$1,290	\$1,555
Hockley	79339	\$672	\$797	\$908	\$1,290	\$1,555
Hockley	79353	\$672	\$797	\$908	\$1,290	\$1,555
Hockley	79358	\$732	\$852	\$1,044	\$1,476	\$1,776
Hockley	79363	\$732	\$840	\$1,032	\$1,464	\$1,752
Hockley	79367	\$672	\$797	\$908	\$1,290	\$1,555
Hockley	79372	\$672	\$797	\$908	\$1,290	\$1,555
Hockley	79380	\$672	\$797	\$908	\$1,290	\$1,555
Hockley	79407	\$720	\$828	\$1,020	\$1,440	\$1,740
Hood	76033	\$996	\$1,128	\$1,344	\$1,788	\$2,220
Hood	76035	\$1,248	\$1,416	\$1,692	\$2,244	\$2,796
Hood	76044	\$1,044	\$1,176	\$1,404	\$1,860	\$2,316
Hood	76048	\$1,000	\$1,057	\$1,255	\$1,552	\$1,832
Hood	76049	\$1,080	\$1,212	\$1,452	\$1,932	\$2,400
Hood	76087	\$1,296	\$1,464	\$1,752	\$2,328	\$2,892
Hood	76433	\$1,000	\$1,057	\$1,255	\$1,552	\$1,832
Hood	76462	\$960	\$1,068	\$1,272	\$1,692	\$2,100
Hood	76467	\$1,000	\$1,057	\$1,255	\$1,552	\$1,832
Hood	76476	\$1,000	\$1,057	\$1,255	\$1,552	\$1,832
Hopkins	75420	\$667	\$782	\$1,004	\$1,427	\$1,530
Hopkins	75431	\$667	\$782	\$1,004	\$1,427	\$1,530
Hopkins	75433	\$1,020	\$1,080	\$1,284	\$1,632	\$2,148
Hopkins	75437	\$667	\$782	\$1,004	\$1,427	\$1,530
Hopkins	75453	\$1,056	\$1,128	\$1,332	\$1,692	\$2,232

Hopkins	75457	\$667	\$782	\$1,004	\$1,427	\$1,530
Hopkins	75471	\$667	\$782	\$1,004	\$1,427	\$1,530
Hopkins	75472	\$667	\$782	\$1,004	\$1,427	\$1,530
Hopkins	75478	\$667	\$782	\$1,004	\$1,427	\$1,530
Hopkins	75481	\$667	\$782	\$1,004	\$1,427	\$1,530
Hopkins	75482	\$667	\$782	\$1,004	\$1,427	\$1,530
Hopkins	75483	\$667	\$782	\$1,004	\$1,427	\$1,530
Hopkins	75494	\$780	\$888	\$1,044	\$1,440	\$1,656
Hopkins	75497	\$667	\$782	\$1,004	\$1,427	\$1,530
Houston	75835	\$676	\$694	\$913	\$1,129	\$1,238
Houston	75839	\$676	\$694	\$913	\$1,129	\$1,238
Houston	75844	\$676	\$694	\$913	\$1,129	\$1,238
Houston	75847	\$676	\$694	\$913	\$1,129	\$1,238
Houston	75849	\$676	\$694	\$913	\$1,129	\$1,238
Houston	75851	\$676	\$694	\$913	\$1,129	\$1,238
Houston	75858	\$676	\$694	\$913	\$1,129	\$1,238
Houston	75862	\$676	\$694	\$913	\$1,129	\$1,238
Howard	79511	\$810	\$1,021	\$1,207	\$1,493	\$1,904
Howard	79720	\$810	\$1,021	\$1,207	\$1,493	\$1,904
Howard	79733	\$810	\$1,021	\$1,207	\$1,493	\$1,904
Howard	79748	\$732	\$744	\$912	\$1,296	\$1,572
Hudspeth	79837	\$600	\$756	\$912	\$1,128	\$1,560
Hudspeth	79839	\$600	\$756	\$912	\$1,128	\$1,560
Hudspeth	79851	\$600	\$756	\$912	\$1,128	\$1,560
Hudspeth	79938	\$840	\$1,056	\$1,260	\$1,764	\$2,160
Hunt	75135	\$1,152	\$1,236	\$1,464	\$1,872	\$2,448
Hunt	75160	\$1,104	\$1,176	\$1,392	\$1,776	\$2,328
Hunt	75169	\$912	\$972	\$1,152	\$1,464	\$1,932
Hunt	75189	\$1,608	\$1,728	\$2,040	\$2,604	\$3,420
Hunt	75401	\$948	\$1,008	\$1,200	\$1,524	\$2,004
Hunt	75402	\$1,056	\$1,140	\$1,344	\$1,716	\$2,256
Hunt	75403	\$1,020	\$1,080	\$1,284	\$1,632	\$2,148
Hunt	75404	\$1,020	\$1,080	\$1,284	\$1,632	\$2,148
Hunt	75422	\$972	\$1,044	\$1,236	\$1,572	\$2,064
Hunt	75423	\$1,068	\$1,140	\$1,356	\$1,728	\$2,268
Hunt	75428	\$1,020	\$1,080	\$1,284	\$1,632	\$2,148
Hunt	75442	\$1,200	\$1,272	\$1,512	\$1,932	\$2,532
Hunt	75448	\$1,020	\$1,080	\$1,284	\$1,632	\$2,148
Hunt	75449	\$924	\$996	\$1,176	\$1,500	\$1,968
Hunt	75452	\$888	\$948	\$1,128	\$1,440	\$1,884
Hunt	75453	\$1,056	\$1,128	\$1,332	\$1,692	\$2,232

Hunt	75458	\$1,020	\$1,080	\$1,284	\$1,632	\$2,148
Hunt	75469	\$1,020	\$1,080	\$1,284	\$1,632	\$2,148
Hunt	75474	\$1,044	\$1,116	\$1,320	\$1,680	\$2,208
Hunt	75496	\$876	\$948	\$1,116	\$1,428	\$1,872
Hutchinson	79007	\$764	\$785	\$1,033	\$1,314	\$1,520
Hutchinson	79008	\$764	\$785	\$1,033	\$1,314	\$1,520
Hutchinson	79036	\$684	\$780	\$996	\$1,344	\$1,560
Hutchinson	79062	\$764	\$785	\$1,033	\$1,314	\$1,520
Hutchinson	79078	\$764	\$785	\$1,033	\$1,314	\$1,520
Hutchinson	79080	\$708	\$804	\$1,032	\$1,404	\$1,620
Hutchinson	79081	\$764	\$785	\$1,033	\$1,314	\$1,520
Hutchinson	79083	\$764	\$785	\$1,033	\$1,314	\$1,520
Irion	76901	\$828	\$996	\$1,248	\$1,656	\$2,052
Irion	76904	\$864	\$1,032	\$1,296	\$1,716	\$2,124
Irion	76930	\$888	\$1,056	\$1,332	\$1,764	\$2,184
Irion	76941	\$792	\$960	\$1,200	\$1,584	\$1,968
Jack	76230	\$864	\$948	\$1,176	\$1,608	\$1,824
Jack	76365	\$732	\$804	\$996	\$1,356	\$1,548
Jack	76389	\$660	\$732	\$912	\$1,260	\$1,512
Jack	76426	\$1,008	\$1,032	\$1,176	\$1,524	\$1,620
Jack	76427	\$672	\$720	\$908	\$1,290	\$1,555
Jack	76431	\$1,008	\$1,032	\$1,176	\$1,560	\$1,644
Jack	76449	\$672	\$720	\$908	\$1,290	\$1,555
Jack	76458	\$1,020	\$1,044	\$1,188	\$1,596	\$1,668
Jack	76459	\$672	\$720	\$908	\$1,290	\$1,555
Jack	76486	\$756	\$828	\$984	\$1,296	\$1,608
Jack	76487	\$1,152	\$1,272	\$1,512	\$2,004	\$2,424
Jackson	77455	\$762	\$904	\$1,030	\$1,463	\$1,504
Jackson	77465	\$762	\$904	\$1,030	\$1,463	\$1,504
Jackson	77957	\$762	\$904	\$1,030	\$1,463	\$1,504
Jackson	77961	\$762	\$904	\$1,030	\$1,463	\$1,504
Jackson	77962	\$762	\$904	\$1,030	\$1,463	\$1,504
Jackson	77969	\$762	\$904	\$1,030	\$1,463	\$1,504
Jackson	77970	\$762	\$904	\$1,030	\$1,463	\$1,504
Jackson	77971	\$762	\$904	\$1,030	\$1,463	\$1,504
Jackson	77979	\$792	\$912	\$1,116	\$1,440	\$1,596
Jackson	77991	\$762	\$904	\$1,030	\$1,463	\$1,504
Jasper	75931	\$786	\$792	\$1,042	\$1,408	\$1,412
Jasper	75933	\$786	\$792	\$1,042	\$1,408	\$1,412
Jasper	75951	\$786	\$792	\$1,042	\$1,408	\$1,412
Jasper	75956	\$786	\$792	\$1,042	\$1,408	\$1,412

Jasper	75966	\$786	\$792	\$1,042	\$1,408	\$1,412
Jasper	75980	\$786	\$792	\$1,042	\$1,408	\$1,412
Jasper	77612	\$786	\$792	\$1,042	\$1,408	\$1,412
Jasper	77615	\$786	\$792	\$1,042	\$1,408	\$1,412
Jasper	77632	\$876	\$936	\$1,152	\$1,500	\$1,560
Jasper	77662	\$780	\$840	\$1,032	\$1,344	\$1,404
Jeff Davis	79734	\$730	\$782	\$986	\$1,301	\$1,440
Jeff Davis	79854	\$730	\$782	\$986	\$1,301	\$1,440
Jefferson	77613	\$900	\$960	\$1,188	\$1,548	\$1,608
Jefferson	77619	\$972	\$1,044	\$1,284	\$1,680	\$1,740
Jefferson	77622	\$1,032	\$1,104	\$1,356	\$1,764	\$1,836
Jefferson	77627	\$924	\$984	\$1,212	\$1,584	\$1,644
Jefferson	77629	\$720	\$768	\$960	\$1,248	\$1,308
Jefferson	77640	\$900	\$960	\$1,188	\$1,548	\$1,608
Jefferson	77642	\$876	\$936	\$1,152	\$1,500	\$1,560
Jefferson	77651	\$972	\$1,032	\$1,272	\$1,656	\$1,728
Jefferson	77655	\$912	\$972	\$1,200	\$1,560	\$1,632
Jefferson	77665	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Jefferson	77701	\$780	\$840	\$1,032	\$1,344	\$1,404
Jefferson	77702	\$924	\$984	\$1,212	\$1,584	\$1,644
Jefferson	77703	\$780	\$828	\$1,020	\$1,332	\$1,380
Jefferson	77704	\$912	\$972	\$1,200	\$1,560	\$1,632
Jefferson	77705	\$780	\$840	\$1,032	\$1,344	\$1,404
Jefferson	77706	\$972	\$1,044	\$1,284	\$1,680	\$1,740
Jefferson	77707	\$1,008	\$1,080	\$1,332	\$1,740	\$1,812
Jefferson	77708	\$936	\$1,008	\$1,236	\$1,608	\$1,680
Jefferson	77713	\$1,164	\$1,236	\$1,524	\$1,992	\$2,064
Jefferson	77720	\$912	\$972	\$1,200	\$1,560	\$1,632
Jefferson	77725	\$912	\$972	\$1,200	\$1,560	\$1,632
Jefferson	77726	\$912	\$972	\$1,200	\$1,560	\$1,632
Jim Hogg	78360	\$672	\$720	\$908	\$1,290	\$1,326
Jim Hogg	78361	\$672	\$720	\$908	\$1,290	\$1,326
Jim Hogg	78582	\$768	\$768	\$984	\$1,284	\$1,416
Jim Wells	78332	\$810	\$832	\$1,094	\$1,352	\$1,537
Jim Wells	78342	\$810	\$832	\$1,094	\$1,352	\$1,537
Jim Wells	78355	\$810	\$832	\$1,094	\$1,352	\$1,537
Jim Wells	78372	\$810	\$832	\$1,094	\$1,352	\$1,537
Jim Wells	78375	\$810	\$832	\$1,094	\$1,352	\$1,537
Jim Wells	78380	\$852	\$936	\$1,176	\$1,548	\$1,848
Jim Wells	78383	\$852	\$936	\$1,176	\$1,548	\$1,848
Jim Wells	78384	\$810	\$832	\$1,094	\$1,352	\$1,537

Johnson	76009	\$1,056	\$1,200	\$1,428	\$1,896	\$2,364
Johnson	76028	\$1,188	\$1,344	\$1,608	\$2,136	\$2,652
Johnson	76031	\$936	\$1,056	\$1,260	\$1,668	\$2,088
Johnson	76033	\$996	\$1,128	\$1,344	\$1,788	\$2,220
Johnson	76035	\$1,248	\$1,416	\$1,692	\$2,244	\$2,796
Johnson	76036	\$1,284	\$1,452	\$1,728	\$2,292	\$2,856
Johnson	76044	\$1,044	\$1,176	\$1,404	\$1,860	\$2,316
Johnson	76049	\$1,080	\$1,212	\$1,452	\$1,932	\$2,400
Johnson	76050	\$960	\$1,092	\$1,296	\$1,716	\$2,148
Johnson	76058	\$1,020	\$1,152	\$1,380	\$1,836	\$2,280
Johnson	76059	\$924	\$1,044	\$1,248	\$1,656	\$2,064
Johnson	76061	\$1,128	\$1,284	\$1,524	\$2,028	\$2,520
Johnson	76063	\$1,428	\$1,620	\$1,932	\$2,568	\$3,192
Johnson	76070	\$1,068	\$1,212	\$1,440	\$1,908	\$2,376
Johnson	76084	\$1,020	\$1,152	\$1,368	\$1,812	\$2,268
Johnson	76093	\$984	\$1,116	\$1,332	\$1,764	\$2,196
Johnson	76097	\$1,068	\$1,212	\$1,440	\$1,908	\$2,376
Jones	79501	\$768	\$792	\$1,032	\$1,392	\$1,776
Jones	79503	\$768	\$792	\$1,032	\$1,392	\$1,776
Jones	79520	\$768	\$792	\$1,032	\$1,392	\$1,776
Jones	79521	\$768	\$792	\$1,032	\$1,392	\$1,776
Jones	79525	\$768	\$792	\$1,032	\$1,392	\$1,776
Jones	79533	\$768	\$792	\$1,032	\$1,392	\$1,776
Jones	79536	\$768	\$804	\$1,044	\$1,404	\$1,788
Jones	79553	\$768	\$792	\$1,032	\$1,392	\$1,776
Jones	79560	\$780	\$828	\$1,068	\$1,452	\$1,800
Jones	79561	\$768	\$792	\$1,032	\$1,392	\$1,776
Jones	79601	\$768	\$792	\$1,032	\$1,392	\$1,776
Karnes	78062	\$671	\$760	\$959	\$1,301	\$1,400
Karnes	78111	\$671	\$760	\$959	\$1,301	\$1,400
Karnes	78113	\$960	\$1,140	\$1,368	\$1,752	\$2,184
Karnes	78116	\$671	\$760	\$959	\$1,301	\$1,400
Karnes	78117	\$671	\$760	\$959	\$1,301	\$1,400
Karnes	78118	\$768	\$960	\$1,092	\$1,344	\$1,800
Karnes	78119	\$792	\$912	\$1,116	\$1,440	\$1,596
Karnes	78141	\$671	\$760	\$959	\$1,301	\$1,400
Karnes	78144	\$671	\$760	\$959	\$1,301	\$1,400
Karnes	78151	\$671	\$760	\$959	\$1,301	\$1,400
Kaufman	75032	\$1,548	\$1,656	\$1,956	\$2,496	\$3,276
Kaufman	75114	\$1,356	\$1,452	\$1,716	\$2,184	\$2,868
Kaufman	75118	\$1,152	\$1,224	\$1,452	\$1,848	\$2,436

Kaufman	75126	\$1,680	\$1,788	\$2,124	\$2,712	\$3,552
Kaufman	75142	\$1,056	\$1,128	\$1,332	\$1,692	\$2,232
Kaufman	75143	\$972	\$1,032	\$1,224	\$1,560	\$2,052
Kaufman	75147	\$924	\$996	\$1,176	\$1,500	\$1,968
Kaufman	75156	\$1,152	\$1,224	\$1,452	\$1,848	\$2,436
Kaufman	75157	\$972	\$1,032	\$1,224	\$1,560	\$2,052
Kaufman	75158	\$1,296	\$1,392	\$1,644	\$2,100	\$2,748
Kaufman	75159	\$1,140	\$1,212	\$1,440	\$1,836	\$2,412
Kaufman	75160	\$1,104	\$1,176	\$1,392	\$1,776	\$2,328
Kaufman	75161	\$1,140	\$1,212	\$1,440	\$1,836	\$2,412
Kaufman	75169	\$912	\$972	\$1,152	\$1,464	\$1,932
Kaufman	75182	\$1,680	\$1,836	\$2,196	\$2,832	\$3,756
Kaufman	75474	\$1,044	\$1,116	\$1,320	\$1,680	\$2,208
Kendall	78004	\$1,128	\$1,356	\$1,668	\$2,088	\$2,628
Kendall	78006	\$1,092	\$1,308	\$1,632	\$2,016	\$2,556
Kendall	78013	\$960	\$1,152	\$1,404	\$1,740	\$2,232
Kendall	78015	\$1,476	\$1,764	\$2,160	\$2,736	\$3,420
Kendall	78027	\$996	\$1,188	\$1,464	\$1,848	\$2,304
Kendall	78070	\$1,212	\$1,440	\$1,740	\$2,244	\$2,760
Kendall	78074	\$1,080	\$1,308	\$1,632	\$2,016	\$2,556
Kendall	78606	\$780	\$924	\$1,140	\$1,440	\$1,800
Kendall	78624	\$960	\$1,152	\$1,404	\$1,740	\$2,232
Kenedy	78338	\$730	\$782	\$986	\$1,301	\$1,440
Kenedy	78385	\$730	\$782	\$986	\$1,301	\$1,440
Kent	79518	\$730	\$782	\$986	\$1,301	\$1,440
Kent	79528	\$730	\$782	\$986	\$1,301	\$1,440
Kent	79549	\$730	\$782	\$986	\$1,301	\$1,440
Kerr	76849	\$804	\$919	\$1,087	\$1,504	\$1,606
Kerr	78003	\$888	\$1,044	\$1,272	\$1,632	\$2,016
Kerr	78010	\$864	\$1,020	\$1,236	\$1,596	\$1,956
Kerr	78013	\$960	\$1,152	\$1,404	\$1,740	\$2,232
Kerr	78024	\$804	\$919	\$1,087	\$1,504	\$1,606
Kerr	78025	\$804	\$919	\$1,087	\$1,504	\$1,606
Kerr	78028	\$804	\$919	\$1,087	\$1,504	\$1,606
Kerr	78029	\$804	\$919	\$1,087	\$1,504	\$1,606
Kerr	78055	\$708	\$828	\$1,008	\$1,296	\$1,596
Kerr	78058	\$804	\$919	\$1,087	\$1,504	\$1,606
Kerr	78063	\$912	\$1,080	\$1,308	\$1,680	\$2,076
Kerr	78624	\$960	\$1,152	\$1,404	\$1,740	\$2,232
Kerr	78631	\$804	\$919	\$1,087	\$1,504	\$1,606
Kimble	76849	\$703	\$811	\$950	\$1,175	\$1,387

Kimble	76854	\$703	\$811	\$950	\$1,175	\$1,387
Kimble	76856	\$703	\$811	\$950	\$1,175	\$1,387
Kimble	76859	\$703	\$811	\$950	\$1,175	\$1,387
Kimble	76874	\$703	\$811	\$950	\$1,175	\$1,387
Kimble	76883	\$703	\$811	\$950	\$1,175	\$1,387
Kimble	78631	\$703	\$811	\$950	\$1,175	\$1,387
King	79236	\$730	\$782	\$986	\$1,301	\$1,440
King	79248	\$730	\$782	\$986	\$1,301	\$1,440
Kinney	78832	\$773	\$828	\$1,045	\$1,292	\$1,526
Kinney	78877	\$773	\$828	\$1,045	\$1,292	\$1,526
Kleberg	78363	\$787	\$892	\$1,172	\$1,499	\$1,712
Kleberg	78379	\$787	\$892	\$1,172	\$1,499	\$1,712
Knox	76363	\$672	\$720	\$908	\$1,123	\$1,326
Knox	76371	\$672	\$720	\$908	\$1,123	\$1,326
Knox	76380	\$672	\$720	\$908	\$1,123	\$1,326
Knox	79227	\$672	\$720	\$908	\$1,123	\$1,326
Knox	79505	\$672	\$720	\$908	\$1,123	\$1,326
Knox	79529	\$672	\$720	\$908	\$1,123	\$1,326
La Salle	78001	\$672	\$797	\$908	\$1,290	\$1,326
La Salle	78014	\$672	\$797	\$908	\$1,290	\$1,326
La Salle	78019	\$900	\$912	\$1,128	\$1,464	\$1,620
La Salle	78021	\$672	\$797	\$908	\$1,290	\$1,326
Lamar	75411	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75416	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75417	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75421	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75425	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75434	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75435	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75436	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75446	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75460	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75461	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75462	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75468	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75470	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75473	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75477	\$666	\$745	\$961	\$1,297	\$1,645
Lamar	75486	\$666	\$745	\$961	\$1,297	\$1,645
Lamb	79027	\$672	\$690	\$908	\$1,163	\$1,232
Lamb	79031	\$672	\$690	\$908	\$1,163	\$1,232

Lamb	79043	\$672	\$690	\$908	\$1,163	\$1,232
Lamb	79064	\$672	\$690	\$908	\$1,163	\$1,232
Lamb	79082	\$672	\$690	\$908	\$1,163	\$1,232
Lamb	79312	\$672	\$690	\$908	\$1,163	\$1,232
Lamb	79313	\$804	\$924	\$1,140	\$1,620	\$1,944
Lamb	79326	\$672	\$690	\$908	\$1,163	\$1,232
Lamb	79339	\$672	\$690	\$908	\$1,163	\$1,232
Lamb	79347	\$672	\$690	\$908	\$1,163	\$1,232
Lamb	79369	\$672	\$690	\$908	\$1,163	\$1,232
Lamb	79371	\$672	\$690	\$908	\$1,163	\$1,232
Lampasas	76522	\$744	\$744	\$948	\$1,344	\$1,608
Lampasas	76525	\$708	\$708	\$912	\$1,284	\$1,524
Lampasas	76528	\$708	\$720	\$912	\$1,296	\$1,560
Lampasas	76539	\$732	\$732	\$948	\$1,308	\$1,524
Lampasas	76550	\$684	\$696	\$912	\$1,236	\$1,248
Lampasas	76824	\$720	\$732	\$960	\$1,308	\$1,308
Lampasas	76853	\$744	\$744	\$984	\$1,344	\$1,344
Lavaca	77964	\$739	\$770	\$1,000	\$1,296	\$1,459
Lavaca	77975	\$739	\$770	\$1,000	\$1,296	\$1,459
Lavaca	77984	\$739	\$770	\$1,000	\$1,296	\$1,459
Lavaca	77986	\$739	\$770	\$1,000	\$1,296	\$1,459
Lavaca	77987	\$739	\$770	\$1,000	\$1,296	\$1,459
Lavaca	77995	\$792	\$912	\$1,116	\$1,440	\$1,596
Lavaca	78941	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Lavaca	78956	\$739	\$770	\$1,000	\$1,296	\$1,459
Lee	76567	\$744	\$840	\$984	\$1,416	\$1,704
Lee	76578	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Lee	77853	\$875	\$994	\$1,182	\$1,462	\$1,726
Lee	78621	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Lee	78650	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Lee	78659	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Lee	78942	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Lee	78945	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Lee	78946	\$875	\$994	\$1,182	\$1,462	\$1,726
Lee	78947	\$875	\$994	\$1,182	\$1,462	\$1,726
Lee	78948	\$875	\$994	\$1,182	\$1,462	\$1,726
Leon	75831	\$691	\$709	\$934	\$1,204	\$1,266
Leon	75833	\$691	\$709	\$934	\$1,204	\$1,266
Leon	75846	\$691	\$709	\$934	\$1,204	\$1,266
Leon	75850	\$691	\$709	\$934	\$1,204	\$1,266
Leon	75852	\$691	\$709	\$934	\$1,204	\$1,266

Leon	75855	\$691	\$709	\$934	\$1,204	\$1,266
Leon	77850	\$691	\$709	\$934	\$1,204	\$1,266
Leon	77855	\$691	\$709	\$934	\$1,204	\$1,266
Leon	77864	\$691	\$709	\$934	\$1,204	\$1,266
Leon	77865	\$744	\$840	\$984	\$1,416	\$1,704
Leon	77871	\$691	\$709	\$934	\$1,204	\$1,266
Liberty	77327	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Liberty	77328	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Liberty	77357	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Liberty	77368	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Liberty	77369	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Liberty	77371	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Liberty	77372	\$1,008	\$1,092	\$1,296	\$1,716	\$2,208
Liberty	77533	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Liberty	77535	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Liberty	77538	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Liberty	77561	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Liberty	77564	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Liberty	77575	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Liberty	77582	\$1,133	\$1,217	\$1,450	\$1,924	\$2,470
Liberty	77597	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Limestone	75838	\$654	\$748	\$984	\$1,217	\$1,366
Limestone	75846	\$654	\$748	\$984	\$1,217	\$1,366
Limestone	76624	\$756	\$804	\$1,032	\$1,368	\$1,512
Limestone	76635	\$654	\$748	\$984	\$1,217	\$1,366
Limestone	76642	\$672	\$768	\$912	\$1,296	\$1,560
Limestone	76648	\$654	\$748	\$984	\$1,217	\$1,366
Limestone	76653	\$864	\$984	\$1,176	\$1,668	\$2,016
Limestone	76664	\$756	\$804	\$1,032	\$1,368	\$1,512
Limestone	76667	\$654	\$748	\$984	\$1,217	\$1,366
Limestone	76673	\$744	\$780	\$1,020	\$1,356	\$1,512
Limestone	76678	\$654	\$748	\$984	\$1,217	\$1,366
Limestone	76682	\$852	\$924	\$1,164	\$1,572	\$1,752
Limestone	76686	\$654	\$748	\$984	\$1,217	\$1,366
Limestone	76687	\$756	\$840	\$984	\$1,416	\$1,704
Limestone	76693	\$654	\$748	\$984	\$1,217	\$1,366
Lipscomb	79005	\$712	\$763	\$962	\$1,204	\$1,405
Lipscomb	79014	\$712	\$763	\$962	\$1,204	\$1,405
Lipscomb	79024	\$712	\$763	\$962	\$1,204	\$1,405
Lipscomb	79034	\$712	\$763	\$962	\$1,204	\$1,405
Lipscomb	79046	\$712	\$763	\$962	\$1,204	\$1,405

Lipscomb	79056	\$712	\$763	\$962	\$1,204	\$1,405
Lipscomb	79070	\$712	\$763	\$962	\$1,204	\$1,405
Live Oak	78008	\$768	\$960	\$1,092	\$1,344	\$1,800
Live Oak	78022	\$694	\$713	\$937	\$1,331	\$1,368
Live Oak	78060	\$694	\$713	\$937	\$1,331	\$1,368
Live Oak	78071	\$694	\$713	\$937	\$1,331	\$1,368
Live Oak	78075	\$694	\$713	\$937	\$1,331	\$1,368
Live Oak	78102	\$694	\$713	\$937	\$1,331	\$1,368
Live Oak	78119	\$792	\$912	\$1,116	\$1,440	\$1,596
Live Oak	78350	\$694	\$713	\$937	\$1,331	\$1,368
Live Oak	78368	\$852	\$936	\$1,176	\$1,548	\$1,848
Live Oak	78372	\$694	\$713	\$937	\$1,331	\$1,368
Live Oak	78383	\$852	\$936	\$1,176	\$1,548	\$1,848
Live Oak	78389	\$960	\$1,068	\$1,308	\$1,728	\$2,016
Llano	76831	\$862	\$884	\$1,164	\$1,439	\$1,739
Llano	76869	\$862	\$884	\$1,164	\$1,439	\$1,739
Llano	76885	\$862	\$884	\$1,164	\$1,439	\$1,739
Llano	78607	\$862	\$884	\$1,164	\$1,439	\$1,739
Llano	78609	\$862	\$884	\$1,164	\$1,439	\$1,739
Llano	78611	\$862	\$884	\$1,164	\$1,439	\$1,739
Llano	78624	\$960	\$1,152	\$1,404	\$1,740	\$2,232
Llano	78639	\$862	\$884	\$1,164	\$1,439	\$1,739
Llano	78643	\$862	\$884	\$1,164	\$1,439	\$1,739
Llano	78657	\$862	\$884	\$1,164	\$1,439	\$1,739
Llano	78672	\$862	\$884	\$1,164	\$1,439	\$1,739
Loving	79754	\$730	\$782	\$986	\$1,301	\$1,440
Lubbock	79311	\$696	\$792	\$972	\$1,392	\$1,680
Lubbock	79313	\$804	\$924	\$1,140	\$1,620	\$1,944
Lubbock	79329	\$732	\$852	\$1,044	\$1,476	\$1,776
Lubbock	79343	\$696	\$792	\$972	\$1,392	\$1,680
Lubbock	79350	\$696	\$792	\$972	\$1,392	\$1,680
Lubbock	79358	\$732	\$852	\$1,044	\$1,476	\$1,776
Lubbock	79363	\$732	\$840	\$1,032	\$1,464	\$1,752
Lubbock	79364	\$696	\$792	\$972	\$1,392	\$1,680
Lubbock	79366	\$900	\$1,044	\$1,284	\$1,824	\$2,184
Lubbock	79381	\$696	\$792	\$972	\$1,392	\$1,680
Lubbock	79382	\$852	\$984	\$1,212	\$1,716	\$2,064
Lubbock	79401	\$852	\$984	\$1,212	\$1,716	\$2,064
Lubbock	79402	\$804	\$924	\$1,140	\$1,620	\$1,944
Lubbock	79403	\$732	\$840	\$1,032	\$1,464	\$1,752
Lubbock	79404	\$696	\$792	\$972	\$1,392	\$1,680

Lubbock	79406	\$876	\$1,008	\$1,248	\$1,764	\$2,112
Lubbock	79407	\$720	\$828	\$1,020	\$1,440	\$1,740
Lubbock	79408	\$804	\$924	\$1,140	\$1,620	\$1,944
Lubbock	79409	\$804	\$924	\$1,140	\$1,620	\$1,944
Lubbock	79410	\$984	\$1,140	\$1,404	\$1,992	\$2,388
Lubbock	79411	\$792	\$912	\$1,128	\$1,596	\$1,920
Lubbock	79412	\$744	\$864	\$1,056	\$1,500	\$1,800
Lubbock	79413	\$912	\$1,056	\$1,296	\$1,836	\$2,208
Lubbock	79414	\$780	\$912	\$1,116	\$1,584	\$1,896
Lubbock	79415	\$732	\$852	\$1,044	\$1,476	\$1,776
Lubbock	79416	\$924	\$1,068	\$1,308	\$1,848	\$2,220
Lubbock	79423	\$840	\$972	\$1,200	\$1,704	\$2,040
Lubbock	79424	\$828	\$960	\$1,176	\$1,668	\$2,004
Lubbock	79430	\$804	\$924	\$1,140	\$1,620	\$1,944
Lubbock	79452	\$804	\$924	\$1,140	\$1,620	\$1,944
Lubbock	79453	\$804	\$924	\$1,140	\$1,620	\$1,944
Lubbock	79464	\$804	\$924	\$1,140	\$1,620	\$1,944
Lubbock	79490	\$804	\$924	\$1,140	\$1,620	\$1,944
Lubbock	79491	\$804	\$928	\$1,141	\$1,618	\$1,942
Lubbock	79493	\$804	\$924	\$1,140	\$1,620	\$1,944
Lubbock	79499	\$804	\$924	\$1,140	\$1,620	\$1,944
Lynn	79331	\$732	\$732	\$912	\$1,296	\$1,560
Lynn	79345	\$672	\$792	\$972	\$1,380	\$1,644
Lynn	79351	\$636	\$744	\$912	\$1,296	\$1,536
Lynn	79356	\$696	\$792	\$972	\$1,392	\$1,680
Lynn	79364	\$696	\$792	\$972	\$1,392	\$1,680
Lynn	79373	\$636	\$744	\$912	\$1,296	\$1,536
Lynn	79381	\$696	\$792	\$972	\$1,392	\$1,680
Lynn	79383	\$648	\$744	\$912	\$1,296	\$1,548
Lynn	79423	\$840	\$972	\$1,200	\$1,704	\$2,040
Madison	75852	\$778	\$878	\$1,051	\$1,300	\$1,535
Madison	77831	\$778	\$878	\$1,051	\$1,300	\$1,535
Madison	77861	\$778	\$878	\$1,051	\$1,300	\$1,535
Madison	77864	\$778	\$878	\$1,051	\$1,300	\$1,535
Madison	77871	\$778	\$878	\$1,051	\$1,300	\$1,535
Madison	77872	\$778	\$878	\$1,051	\$1,300	\$1,535
Marion	75555	\$672	\$727	\$908	\$1,213	\$1,326
Marion	75564	\$672	\$727	\$908	\$1,213	\$1,326
Marion	75630	\$672	\$727	\$908	\$1,213	\$1,326
Marion	75640	\$1,032	\$1,176	\$1,416	\$1,896	\$2,160
Marion	75651	\$792	\$900	\$1,116	\$1,404	\$1,560

Marion	75657	\$744	\$840	\$1,056	\$1,308	\$1,428
Marion	75668	\$672	\$727	\$908	\$1,213	\$1,326
Marion	75683	\$708	\$804	\$948	\$1,308	\$1,500
Martin	79331	\$732	\$732	\$912	\$1,296	\$1,560
Martin	79705	\$1,428	\$1,428	\$1,764	\$2,184	\$3,024
Martin	79749	\$732	\$732	\$912	\$1,296	\$1,560
Martin	79782	\$1,212	\$1,224	\$1,512	\$1,872	\$2,544
Martin	79783	\$744	\$744	\$924	\$1,308	\$1,572
Mason	76820	\$722	\$773	\$976	\$1,360	\$1,424
Mason	76825	\$722	\$773	\$976	\$1,360	\$1,424
Mason	76831	\$722	\$773	\$976	\$1,360	\$1,424
Mason	76842	\$722	\$773	\$976	\$1,360	\$1,424
Mason	76856	\$722	\$773	\$976	\$1,360	\$1,424
Mason	76869	\$722	\$773	\$976	\$1,360	\$1,424
Mason	78624	\$960	\$1,152	\$1,404	\$1,740	\$2,232
Matagorda	77404	\$804	\$810	\$1,066	\$1,475	\$1,824
Matagorda	77414	\$804	\$810	\$1,066	\$1,475	\$1,824
Matagorda	77415	\$804	\$810	\$1,066	\$1,475	\$1,824
Matagorda	77419	\$804	\$810	\$1,066	\$1,475	\$1,824
Matagorda	77420	\$1,452	\$1,560	\$1,860	\$2,472	\$3,168
Matagorda	77428	\$804	\$810	\$1,066	\$1,475	\$1,824
Matagorda	77440	\$804	\$810	\$1,066	\$1,475	\$1,824
Matagorda	77456	\$804	\$810	\$1,066	\$1,475	\$1,824
Matagorda	77457	\$804	\$810	\$1,066	\$1,475	\$1,824
Matagorda	77458	\$804	\$810	\$1,066	\$1,475	\$1,824
Matagorda	77465	\$804	\$810	\$1,066	\$1,475	\$1,824
Matagorda	77468	\$804	\$810	\$1,066	\$1,475	\$1,824
Matagorda	77480	\$816	\$1,080	\$1,236	\$1,656	\$2,136
Matagorda	77482	\$804	\$810	\$1,066	\$1,475	\$1,824
Matagorda	77483	\$804	\$810	\$1,066	\$1,475	\$1,824
Maverick	78852	\$719	\$724	\$935	\$1,186	\$1,267
Maverick	78853	\$719	\$724	\$935	\$1,186	\$1,267
Maverick	78860	\$719	\$724	\$935	\$1,186	\$1,267
Maverick	78877	\$719	\$724	\$935	\$1,186	\$1,267
McCulloch	76825	\$790	\$811	\$1,068	\$1,320	\$1,559
McCulloch	76836	\$790	\$811	\$1,068	\$1,320	\$1,559
McCulloch	76852	\$790	\$811	\$1,068	\$1,320	\$1,559
McCulloch	76858	\$790	\$811	\$1,068	\$1,320	\$1,559
McCulloch	76871	\$790	\$811	\$1,068	\$1,320	\$1,559
McCulloch	76872	\$790	\$811	\$1,068	\$1,320	\$1,559
McCulloch	76887	\$790	\$811	\$1,068	\$1,320	\$1,559

McLennan	76524	\$888	\$960	\$1,212	\$1,620	\$1,776
McLennan	76557	\$744	\$780	\$1,020	\$1,356	\$1,524
McLennan	76561	\$744	\$780	\$1,020	\$1,356	\$1,560
McLennan	76621	\$816	\$864	\$1,104	\$1,464	\$1,572
McLennan	76622	\$816	\$864	\$1,104	\$1,464	\$1,572
McLennan	76624	\$756	\$804	\$1,032	\$1,368	\$1,512
McLennan	76630	\$864	\$924	\$1,176	\$1,560	\$1,668
McLennan	76633	\$900	\$960	\$1,224	\$1,620	\$1,740
McLennan	76638	\$924	\$984	\$1,260	\$1,668	\$1,788
McLennan	76640	\$780	\$840	\$1,068	\$1,416	\$1,512
McLennan	76643	\$1,056	\$1,128	\$1,440	\$1,908	\$2,040
McLennan	76654	\$768	\$828	\$1,056	\$1,404	\$1,512
McLennan	76655	\$948	\$1,020	\$1,296	\$1,728	\$1,860
McLennan	76657	\$912	\$960	\$1,236	\$1,644	\$1,752
McLennan	76664	\$756	\$804	\$1,032	\$1,368	\$1,512
McLennan	76673	\$744	\$780	\$1,020	\$1,356	\$1,512
McLennan	76678	\$808	\$859	\$1,098	\$1,458	\$1,560
McLennan	76682	\$852	\$924	\$1,164	\$1,572	\$1,752
McLennan	76684	\$808	\$859	\$1,098	\$1,458	\$1,560
McLennan	76689	\$804	\$852	\$1,080	\$1,452	\$1,572
McLennan	76691	\$768	\$816	\$1,044	\$1,392	\$1,512
McLennan	76701	\$912	\$972	\$1,248	\$1,656	\$1,776
McLennan	76702	\$816	\$864	\$1,104	\$1,464	\$1,572
McLennan	76703	\$816	\$864	\$1,104	\$1,464	\$1,572
McLennan	76704	\$744	\$780	\$1,020	\$1,356	\$1,512
McLennan	76705	\$744	\$780	\$1,020	\$1,356	\$1,512
McLennan	76706	\$816	\$864	\$1,104	\$1,464	\$1,572
McLennan	76707	\$780	\$840	\$1,068	\$1,416	\$1,512
McLennan	76708	\$828	\$888	\$1,128	\$1,500	\$1,608
McLennan	76710	\$840	\$888	\$1,140	\$1,512	\$1,620
McLennan	76711	\$936	\$996	\$1,272	\$1,692	\$1,812
McLennan	76712	\$912	\$972	\$1,236	\$1,644	\$1,752
McLennan	76714	\$816	\$864	\$1,104	\$1,464	\$1,572
McLennan	76716	\$816	\$864	\$1,104	\$1,464	\$1,572
McLennan	76797	\$808	\$859	\$1,098	\$1,458	\$1,560
McLennan	76798	\$816	\$864	\$1,104	\$1,464	\$1,572
McLennan	76799	\$808	\$859	\$1,098	\$1,458	\$1,560
McMullen	78007	\$730	\$782	\$986	\$1,301	\$1,440
McMullen	78026	\$864	\$1,080	\$1,236	\$1,524	\$2,040
McMullen	78071	\$730	\$782	\$986	\$1,301	\$1,440
McMullen	78072	\$730	\$782	\$986	\$1,301	\$1,440

Medina	78003	\$888	\$1,044	\$1,272	\$1,632	\$2,016
Medina	78009	\$888	\$972	\$1,272	\$1,632	\$1,836
Medina	78016	\$660	\$720	\$936	\$1,224	\$1,440
Medina	78023	\$1,464	\$1,728	\$2,088	\$2,700	\$3,312
Medina	78039	\$636	\$696	\$912	\$1,164	\$1,308
Medina	78052	\$672	\$816	\$960	\$1,200	\$1,536
Medina	78056	\$972	\$1,128	\$1,392	\$1,800	\$2,160
Medina	78057	\$768	\$828	\$1,092	\$1,404	\$1,572
Medina	78059	\$684	\$744	\$972	\$1,248	\$1,440
Medina	78063	\$912	\$1,080	\$1,308	\$1,680	\$2,076
Medina	78066	\$1,044	\$1,188	\$1,488	\$1,920	\$2,256
Medina	78253	\$1,344	\$1,572	\$1,920	\$2,472	\$3,036
Medina	78254	\$1,248	\$1,464	\$1,776	\$2,292	\$2,820
Medina	78850	\$768	\$828	\$1,092	\$1,404	\$1,572
Medina	78861	\$744	\$816	\$1,068	\$1,368	\$1,536
Medina	78884	\$864	\$1,020	\$1,236	\$1,596	\$1,956
Medina	78886	\$768	\$828	\$1,092	\$1,404	\$1,572
Menard	76841	\$672	\$720	\$908	\$1,290	\$1,326
Menard	76848	\$672	\$720	\$908	\$1,290	\$1,326
Menard	76854	\$672	\$720	\$908	\$1,290	\$1,326
Menard	76859	\$672	\$720	\$908	\$1,290	\$1,326
Midland	79701	\$1,212	\$1,224	\$1,512	\$1,872	\$2,544
Midland	79702	\$1,392	\$1,392	\$1,716	\$2,124	\$2,940
Midland	79703	\$1,524	\$1,536	\$1,884	\$2,328	\$3,228
Midland	79704	\$1,392	\$1,392	\$1,716	\$2,124	\$2,940
Midland	79705	\$1,428	\$1,428	\$1,764	\$2,184	\$3,024
Midland	79706	\$1,356	\$1,368	\$1,680	\$2,076	\$2,880
Midland	79707	\$1,440	\$1,440	\$1,776	\$2,196	\$3,036
Midland	79708	\$1,392	\$1,392	\$1,716	\$2,124	\$2,940
Midland	79710	\$1,392	\$1,392	\$1,716	\$2,124	\$2,940
Midland	79711	\$1,390	\$1,398	\$1,720	\$2,125	\$2,944
Midland	79712	\$1,392	\$1,392	\$1,716	\$2,124	\$2,940
Midland	79758	\$1,212	\$1,224	\$1,512	\$1,872	\$2,544
Midland	79765	\$1,524	\$1,584	\$2,052	\$2,532	\$3,108
Midland	79766	\$1,212	\$1,224	\$1,512	\$1,872	\$2,544
Midland	79782	\$1,212	\$1,224	\$1,512	\$1,872	\$2,544
Milam	76511	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Milam	76518	\$672	\$738	\$908	\$1,288	\$1,555
Milam	76519	\$744	\$780	\$972	\$1,380	\$1,668
Milam	76520	\$672	\$738	\$908	\$1,288	\$1,555
Milam	76523	\$672	\$738	\$908	\$1,288	\$1,555

Milam	76530	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Milam	76534	\$708	\$720	\$912	\$1,296	\$1,560
Milam	76556	\$756	\$840	\$984	\$1,416	\$1,704
Milam	76567	\$744	\$840	\$984	\$1,416	\$1,704
Milam	76569	\$732	\$732	\$936	\$1,332	\$1,608
Milam	76570	\$768	\$876	\$1,044	\$1,488	\$1,788
Milam	76577	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Milam	76578	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Milam	77836	\$768	\$852	\$984	\$1,416	\$1,704
Milam	77857	\$672	\$738	\$908	\$1,288	\$1,555
Mills	76442	\$672	\$720	\$908	\$1,123	\$1,326
Mills	76531	\$672	\$720	\$908	\$1,123	\$1,326
Mills	76801	\$672	\$720	\$908	\$1,123	\$1,326
Mills	76844	\$684	\$696	\$912	\$1,236	\$1,236
Mills	76864	\$672	\$720	\$908	\$1,123	\$1,326
Mills	76870	\$672	\$720	\$908	\$1,123	\$1,326
Mills	76880	\$672	\$720	\$908	\$1,123	\$1,326
Mills	76890	\$672	\$720	\$908	\$1,123	\$1,326
Mitchell	79512	\$672	\$797	\$908	\$1,277	\$1,514
Mitchell	79532	\$672	\$797	\$908	\$1,277	\$1,514
Mitchell	79545	\$672	\$797	\$908	\$1,277	\$1,514
Mitchell	79565	\$672	\$797	\$908	\$1,277	\$1,514
Montague	76225	\$1,008	\$1,032	\$1,176	\$1,524	\$1,620
Montague	76228	\$816	\$900	\$1,116	\$1,524	\$1,728
Montague	76230	\$864	\$948	\$1,176	\$1,608	\$1,824
Montague	76239	\$811	\$833	\$1,096	\$1,476	\$1,600
Montague	76251	\$811	\$833	\$1,096	\$1,476	\$1,600
Montague	76252	\$811	\$833	\$1,096	\$1,476	\$1,600
Montague	76255	\$811	\$833	\$1,096	\$1,476	\$1,600
Montague	76261	\$792	\$876	\$1,080	\$1,476	\$1,680
Montague	76265	\$811	\$833	\$1,096	\$1,476	\$1,600
Montague	76270	\$1,008	\$1,032	\$1,176	\$1,524	\$1,644
Montgomery	77301	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Montgomery	77302	\$1,080	\$1,164	\$1,380	\$1,836	\$2,352
Montgomery	77303	\$1,128	\$1,212	\$1,440	\$1,908	\$2,448
Montgomery	77304	\$1,140	\$1,224	\$1,464	\$1,944	\$2,496
Montgomery	77305	\$1,260	\$1,356	\$1,608	\$2,136	\$2,736
Montgomery	77306	\$1,008	\$1,092	\$1,296	\$1,716	\$2,208
Montgomery	77316	\$1,164	\$1,248	\$1,488	\$1,980	\$2,532
Montgomery	77318	\$1,236	\$1,332	\$1,584	\$2,100	\$2,700
Montgomery	77327	\$984	\$1,068	\$1,272	\$1,704	\$2,172

Montgomery	77328	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Montgomery	77333	\$1,133	\$1,217	\$1,450	\$1,924	\$2,470
Montgomery	77339	\$1,368	\$1,476	\$1,752	\$2,328	\$2,988
Montgomery	77353	\$1,260	\$1,356	\$1,608	\$2,136	\$2,736
Montgomery	77354	\$1,272	\$1,368	\$1,632	\$2,172	\$2,784
Montgomery	77355	\$1,176	\$1,260	\$1,500	\$1,992	\$2,556
Montgomery	77356	\$1,356	\$1,464	\$1,740	\$2,304	\$2,964
Montgomery	77357	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Montgomery	77358	\$1,008	\$1,080	\$1,284	\$1,704	\$2,184
Montgomery	77362	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Montgomery	77365	\$1,188	\$1,284	\$1,524	\$2,028	\$2,592
Montgomery	77372	\$1,008	\$1,092	\$1,296	\$1,716	\$2,208
Montgomery	77378	\$1,008	\$1,092	\$1,296	\$1,716	\$2,208
Montgomery	77380	\$1,512	\$1,620	\$1,932	\$2,568	\$3,288
Montgomery	77381	\$1,584	\$1,704	\$2,028	\$2,688	\$3,456
Montgomery	77382	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Montgomery	77384	\$1,404	\$1,512	\$1,800	\$2,388	\$3,072
Montgomery	77385	\$1,356	\$1,452	\$1,728	\$2,292	\$2,940
Montgomery	77386	\$1,572	\$1,680	\$2,004	\$2,664	\$3,420
Montgomery	77387	\$1,260	\$1,356	\$1,608	\$2,136	\$2,736
Montgomery	77393	\$1,260	\$1,356	\$1,608	\$2,136	\$2,736
Montgomery	77447	\$1,296	\$1,392	\$1,656	\$2,196	\$2,820
Montgomery	77873	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Moore	79013	\$791	\$812	\$1,069	\$1,321	\$1,561
Moore	79018	\$780	\$864	\$1,116	\$1,380	\$1,728
Moore	79022	\$791	\$812	\$1,069	\$1,321	\$1,561
Moore	79029	\$791	\$812	\$1,069	\$1,321	\$1,561
Moore	79036	\$684	\$780	\$996	\$1,344	\$1,560
Moore	79058	\$696	\$804	\$1,020	\$1,380	\$1,596
Moore	79083	\$791	\$812	\$1,069	\$1,321	\$1,561
Moore	79086	\$791	\$812	\$1,069	\$1,321	\$1,561
Morris	75558	\$604	\$690	\$908	\$1,290	\$1,510
Morris	75568	\$604	\$690	\$908	\$1,290	\$1,510
Morris	75571	\$604	\$690	\$908	\$1,290	\$1,510
Morris	75636	\$604	\$690	\$908	\$1,290	\$1,510
Morris	75638	\$604	\$690	\$908	\$1,290	\$1,510
Morris	75656	\$604	\$690	\$908	\$1,290	\$1,510
Morris	75668	\$604	\$690	\$908	\$1,290	\$1,510
Motley	79201	\$672	\$720	\$908	\$1,194	\$1,326
Motley	79234	\$672	\$720	\$908	\$1,194	\$1,326
Motley	79235	\$696	\$792	\$972	\$1,392	\$1,680

Motley	79241	\$672	\$720	\$908	\$1,194	\$1,326
Motley	79244	\$672	\$720	\$908	\$1,194	\$1,326
Motley	79255	\$672	\$720	\$908	\$1,194	\$1,326
Motley	79256	\$672	\$720	\$908	\$1,194	\$1,326
Nacogdoches	75760	\$684	\$696	\$912	\$1,152	\$1,392
Nacogdoches	75788	\$722	\$828	\$1,002	\$1,314	\$1,541
Nacogdoches	75937	\$722	\$828	\$1,002	\$1,314	\$1,541
Nacogdoches	75943	\$722	\$828	\$1,002	\$1,314	\$1,541
Nacogdoches	75944	\$722	\$828	\$1,002	\$1,314	\$1,541
Nacogdoches	75946	\$840	\$852	\$1,116	\$1,416	\$1,704
Nacogdoches	75958	\$722	\$828	\$1,002	\$1,314	\$1,541
Nacogdoches	75961	\$722	\$828	\$1,002	\$1,314	\$1,541
Nacogdoches	75963	\$722	\$828	\$1,002	\$1,314	\$1,541
Nacogdoches	75964	\$722	\$828	\$1,002	\$1,314	\$1,541
Nacogdoches	75965	\$722	\$828	\$1,002	\$1,314	\$1,541
Nacogdoches	75978	\$722	\$828	\$1,002	\$1,314	\$1,541
Navarro	75102	\$694	\$776	\$1,021	\$1,448	\$1,687
Navarro	75105	\$694	\$776	\$1,021	\$1,448	\$1,687
Navarro	75109	\$694	\$776	\$1,021	\$1,448	\$1,687
Navarro	75110	\$694	\$776	\$1,021	\$1,448	\$1,687
Navarro	75119	\$1,044	\$1,116	\$1,320	\$1,680	\$2,208
Navarro	75144	\$694	\$776	\$1,021	\$1,448	\$1,687
Navarro	75151	\$694	\$776	\$1,021	\$1,448	\$1,687
Navarro	75153	\$694	\$776	\$1,021	\$1,448	\$1,687
Navarro	75155	\$694	\$776	\$1,021	\$1,448	\$1,687
Navarro	75859	\$694	\$776	\$1,021	\$1,448	\$1,687
Navarro	76626	\$1,188	\$1,272	\$1,500	\$1,908	\$2,508
Navarro	76639	\$694	\$776	\$1,021	\$1,448	\$1,687
Navarro	76641	\$1,188	\$1,272	\$1,500	\$1,908	\$2,508
Navarro	76648	\$694	\$776	\$1,021	\$1,448	\$1,687
Navarro	76670	\$1,116	\$1,200	\$1,416	\$1,800	\$2,376
Navarro	76679	\$694	\$776	\$1,021	\$1,448	\$1,687
Navarro	76681	\$694	\$776	\$1,021	\$1,448	\$1,687
Navarro	76693	\$694	\$776	\$1,021	\$1,448	\$1,687
Newton	75928	\$672	\$720	\$908	\$1,278	\$1,326
Newton	75932	\$672	\$720	\$908	\$1,278	\$1,326
Newton	75933	\$672	\$720	\$908	\$1,278	\$1,326
Newton	75951	\$672	\$720	\$908	\$1,278	\$1,326
Newton	75956	\$672	\$720	\$908	\$1,278	\$1,326
Newton	75966	\$672	\$720	\$908	\$1,278	\$1,326
Newton	75977	\$672	\$720	\$908	\$1,278	\$1,326

Newton	77612	\$672	\$720	\$908	\$1,278	\$1,326
Newton	77614	\$672	\$720	\$908	\$1,278	\$1,326
Newton	77632	\$876	\$936	\$1,152	\$1,500	\$1,560
Nolan	79506	\$695	\$714	\$940	\$1,334	\$1,379
Nolan	79532	\$695	\$714	\$940	\$1,334	\$1,379
Nolan	79535	\$695	\$714	\$940	\$1,334	\$1,379
Nolan	79536	\$768	\$804	\$1,044	\$1,404	\$1,788
Nolan	79537	\$695	\$714	\$940	\$1,334	\$1,379
Nolan	79545	\$695	\$714	\$940	\$1,334	\$1,379
Nolan	79556	\$695	\$714	\$940	\$1,334	\$1,379
Nolan	79561	\$768	\$792	\$1,032	\$1,392	\$1,776
Nueces	78330	\$996	\$1,104	\$1,356	\$1,788	\$2,088
Nueces	78336	\$924	\$1,020	\$1,260	\$1,656	\$1,944
Nueces	78339	\$852	\$936	\$1,176	\$1,548	\$1,848
Nueces	78343	\$852	\$936	\$1,176	\$1,548	\$1,848
Nueces	78347	\$986	\$1,091	\$1,342	\$1,769	\$2,064
Nueces	78351	\$900	\$996	\$1,224	\$1,608	\$1,884
Nueces	78363	\$986	\$1,091	\$1,342	\$1,769	\$2,064
Nueces	78373	\$1,068	\$1,176	\$1,452	\$1,920	\$2,232
Nueces	78380	\$852	\$936	\$1,176	\$1,548	\$1,848
Nueces	78383	\$852	\$936	\$1,176	\$1,548	\$1,848
Nueces	78401	\$852	\$936	\$1,176	\$1,548	\$1,848
Nueces	78402	\$876	\$960	\$1,176	\$1,572	\$1,848
Nueces	78403	\$984	\$1,092	\$1,344	\$1,776	\$2,064
Nueces	78404	\$900	\$996	\$1,224	\$1,608	\$1,884
Nueces	78405	\$852	\$936	\$1,176	\$1,548	\$1,848
Nueces	78406	\$1,176	\$1,296	\$1,596	\$2,100	\$2,460
Nueces	78407	\$900	\$996	\$1,224	\$1,608	\$1,884
Nueces	78408	\$852	\$936	\$1,176	\$1,548	\$1,848
Nueces	78409	\$852	\$936	\$1,176	\$1,548	\$1,848
Nueces	78410	\$1,068	\$1,176	\$1,452	\$1,920	\$2,232
Nueces	78411	\$984	\$1,092	\$1,344	\$1,776	\$2,064
Nueces	78412	\$1,116	\$1,224	\$1,512	\$1,992	\$2,328
Nueces	78413	\$1,152	\$1,284	\$1,572	\$2,076	\$2,424
Nueces	78414	\$1,176	\$1,296	\$1,596	\$2,100	\$2,460
Nueces	78415	\$948	\$1,056	\$1,296	\$1,704	\$1,992
Nueces	78416	\$876	\$972	\$1,200	\$1,584	\$1,848
Nueces	78417	\$852	\$936	\$1,176	\$1,548	\$1,848
Nueces	78418	\$1,068	\$1,176	\$1,452	\$1,920	\$2,232
Nueces	78419	\$1,476	\$1,644	\$2,016	\$2,652	\$3,108
Nueces	78426	\$984	\$1,092	\$1,344	\$1,776	\$2,064

Nueces	78427	\$984	\$1,092	\$1,344	\$1,776	\$2,064
Nueces	78460	\$984	\$1,092	\$1,344	\$1,776	\$2,064
Nueces	78463	\$984	\$1,092	\$1,344	\$1,776	\$2,064
Nueces	78465	\$984	\$1,092	\$1,344	\$1,776	\$2,064
Nueces	78466	\$984	\$1,092	\$1,344	\$1,776	\$2,064
Nueces	78467	\$984	\$1,092	\$1,344	\$1,776	\$2,064
Nueces	78468	\$984	\$1,092	\$1,344	\$1,776	\$2,064
Nueces	78469	\$984	\$1,092	\$1,344	\$1,776	\$2,064
Nueces	78480	\$984	\$1,092	\$1,344	\$1,776	\$2,064
Ochiltree	79005	\$743	\$796	\$1,004	\$1,242	\$1,466
Ochiltree	79033	\$743	\$796	\$1,004	\$1,242	\$1,466
Ochiltree	79070	\$743	\$796	\$1,004	\$1,242	\$1,466
Ochiltree	79081	\$743	\$796	\$1,004	\$1,242	\$1,466
Ochiltree	79093	\$743	\$796	\$1,004	\$1,242	\$1,466
Oldham	79001	\$816	\$936	\$1,188	\$1,464	\$1,860
Oldham	79010	\$864	\$996	\$1,260	\$1,716	\$1,980
Oldham	79092	\$840	\$960	\$1,224	\$1,512	\$1,920
Oldham	79098	\$816	\$936	\$1,200	\$1,548	\$1,872
Orange	77611	\$900	\$960	\$1,188	\$1,548	\$1,608
Orange	77626	\$896	\$958	\$1,178	\$1,537	\$1,598
Orange	77630	\$876	\$936	\$1,152	\$1,500	\$1,560
Orange	77632	\$876	\$936	\$1,152	\$1,500	\$1,560
Orange	77639	\$896	\$958	\$1,178	\$1,537	\$1,598
Orange	77662	\$780	\$840	\$1,032	\$1,344	\$1,404
Orange	77670	\$864	\$924	\$1,140	\$1,488	\$1,548
Palo Pinto	76066	\$672	\$756	\$912	\$1,212	\$1,500
Palo Pinto	76067	\$840	\$960	\$1,140	\$1,512	\$1,884
Palo Pinto	76429	\$696	\$766	\$1,007	\$1,339	\$1,439
Palo Pinto	76449	\$696	\$766	\$1,007	\$1,339	\$1,439
Palo Pinto	76450	\$696	\$766	\$1,007	\$1,339	\$1,439
Palo Pinto	76453	\$696	\$766	\$1,007	\$1,339	\$1,439
Palo Pinto	76462	\$960	\$1,068	\$1,272	\$1,692	\$2,100
Palo Pinto	76463	\$696	\$766	\$1,007	\$1,339	\$1,439
Palo Pinto	76472	\$696	\$766	\$1,007	\$1,339	\$1,439
Palo Pinto	76475	\$696	\$766	\$1,007	\$1,339	\$1,439
Palo Pinto	76484	\$696	\$766	\$1,007	\$1,339	\$1,439
Palo Pinto	76486	\$756	\$828	\$984	\$1,296	\$1,608
Panola	75631	\$742	\$762	\$1,002	\$1,238	\$1,358
Panola	75633	\$768	\$780	\$1,020	\$1,296	\$1,560
Panola	75637	\$742	\$762	\$1,002	\$1,238	\$1,358
Panola	75639	\$756	\$852	\$1,080	\$1,332	\$1,464

Panola	75643	\$742	\$762	\$1,002	\$1,238	\$1,358
Panola	75652	\$756	\$756	\$996	\$1,260	\$1,524
Panola	75669	\$696	\$708	\$936	\$1,176	\$1,416
Panola	75672	\$816	\$924	\$1,164	\$1,440	\$1,584
Panola	75685	\$742	\$762	\$1,002	\$1,238	\$1,358
Panola	75691	\$816	\$816	\$1,080	\$1,368	\$1,644
Panola	75692	\$864	\$972	\$1,224	\$1,512	\$1,656
Panola	75954	\$742	\$762	\$1,002	\$1,238	\$1,358
Panola	75974	\$742	\$762	\$1,002	\$1,238	\$1,358
Panola	75975	\$684	\$696	\$912	\$1,152	\$1,392
Parker	76008	\$1,668	\$1,896	\$2,256	\$3,000	\$3,732
Parker	76020	\$948	\$1,068	\$1,284	\$1,704	\$2,112
Parker	76023	\$1,092	\$1,104	\$1,272	\$1,704	\$1,788
Parker	76035	\$1,248	\$1,416	\$1,692	\$2,244	\$2,796
Parker	76049	\$1,080	\$1,212	\$1,452	\$1,932	\$2,400
Parker	76066	\$672	\$756	\$912	\$1,212	\$1,500
Parker	76067	\$840	\$960	\$1,140	\$1,512	\$1,884
Parker	76082	\$1,056	\$1,176	\$1,404	\$1,860	\$2,280
Parker	76085	\$900	\$1,020	\$1,212	\$1,608	\$2,004
Parker	76086	\$1,140	\$1,284	\$1,536	\$2,040	\$2,544
Parker	76087	\$1,296	\$1,464	\$1,752	\$2,328	\$2,892
Parker	76088	\$1,092	\$1,236	\$1,476	\$1,956	\$2,436
Parker	76098	\$1,080	\$1,224	\$1,464	\$1,944	\$2,424
Parker	76108	\$1,104	\$1,248	\$1,488	\$1,980	\$2,460
Parker	76126	\$1,224	\$1,392	\$1,656	\$2,196	\$2,736
Parker	76439	\$1,080	\$1,224	\$1,464	\$1,944	\$2,424
Parker	76462	\$960	\$1,068	\$1,272	\$1,692	\$2,100
Parker	76485	\$1,080	\$1,224	\$1,464	\$1,944	\$2,424
Parker	76486	\$756	\$828	\$984	\$1,296	\$1,608
Parker	76487	\$1,152	\$1,272	\$1,512	\$2,004	\$2,424
Parker	76490	\$864	\$984	\$1,176	\$1,560	\$1,944
Parmer	79009	\$677	\$803	\$914	\$1,212	\$1,336
Parmer	79035	\$677	\$803	\$914	\$1,212	\$1,336
Parmer	79053	\$677	\$803	\$914	\$1,212	\$1,336
Parmer	79325	\$677	\$803	\$914	\$1,212	\$1,336
Parmer	79347	\$677	\$803	\$914	\$1,212	\$1,336
Pecos	79730	\$748	\$966	\$1,111	\$1,578	\$1,680
Pecos	79735	\$748	\$966	\$1,111	\$1,578	\$1,680
Pecos	79740	\$748	\$966	\$1,111	\$1,578	\$1,680
Pecos	79743	\$748	\$966	\$1,111	\$1,578	\$1,680
Pecos	79744	\$748	\$966	\$1,111	\$1,578	\$1,680

Pecos	79781	\$748	\$966	\$1,111	\$1,578	\$1,680
Polk	75934	\$667	\$830	\$946	\$1,343	\$1,378
Polk	75936	\$667	\$830	\$946	\$1,343	\$1,378
Polk	75939	\$667	\$830	\$946	\$1,343	\$1,378
Polk	75960	\$667	\$830	\$946	\$1,343	\$1,378
Polk	77326	\$667	\$830	\$946	\$1,343	\$1,378
Polk	77327	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Polk	77332	\$667	\$830	\$946	\$1,343	\$1,378
Polk	77335	\$667	\$830	\$946	\$1,343	\$1,378
Polk	77350	\$667	\$830	\$946	\$1,343	\$1,378
Polk	77351	\$667	\$830	\$946	\$1,343	\$1,378
Polk	77360	\$667	\$830	\$946	\$1,343	\$1,378
Polk	77399	\$667	\$830	\$946	\$1,343	\$1,378
Potter	79012	\$888	\$1,020	\$1,296	\$1,764	\$2,040
Potter	79058	\$696	\$804	\$1,020	\$1,380	\$1,596
Potter	79068	\$684	\$780	\$996	\$1,344	\$1,560
Potter	79098	\$816	\$936	\$1,200	\$1,548	\$1,872
Potter	79101	\$684	\$768	\$984	\$1,344	\$1,524
Potter	79102	\$684	\$768	\$984	\$1,344	\$1,524
Potter	79103	\$792	\$912	\$1,164	\$1,572	\$1,824
Potter	79104	\$720	\$816	\$1,044	\$1,416	\$1,632
Potter	79105	\$696	\$804	\$1,020	\$1,380	\$1,596
Potter	79106	\$720	\$816	\$1,044	\$1,416	\$1,632
Potter	79107	\$684	\$792	\$1,008	\$1,368	\$1,572
Potter	79108	\$768	\$876	\$1,116	\$1,512	\$1,752
Potter	79109	\$804	\$924	\$1,176	\$1,596	\$1,836
Potter	79111	\$900	\$1,032	\$1,308	\$1,776	\$2,052
Potter	79116	\$696	\$804	\$1,020	\$1,380	\$1,596
Potter	79117	\$696	\$804	\$1,020	\$1,380	\$1,596
Potter	79118	\$888	\$1,020	\$1,296	\$1,752	\$2,028
Potter	79120	\$696	\$804	\$1,020	\$1,380	\$1,596
Potter	79121	\$780	\$900	\$1,140	\$1,548	\$1,788
Potter	79124	\$900	\$1,032	\$1,308	\$1,776	\$2,052
Potter	79159	\$696	\$804	\$1,020	\$1,380	\$1,596
Presidio	79843	\$672	\$720	\$908	\$1,290	\$1,326
Presidio	79845	\$672	\$720	\$908	\$1,290	\$1,326
Presidio	79846	\$672	\$720	\$908	\$1,290	\$1,326
Rains	75410	\$686	\$780	\$928	\$1,249	\$1,355
Rains	75440	\$686	\$780	\$928	\$1,249	\$1,355
Rains	75453	\$1,056	\$1,128	\$1,332	\$1,692	\$2,232
Rains	75472	\$686	\$780	\$928	\$1,249	\$1,355

Rains	75497	\$686	\$780	\$928	\$1,249	\$1,355
Randall	79015	\$720	\$828	\$1,056	\$1,428	\$1,656
Randall	79016	\$720	\$828	\$1,056	\$1,428	\$1,656
Randall	79019	\$756	\$864	\$1,104	\$1,500	\$1,728
Randall	79042	\$684	\$768	\$984	\$1,344	\$1,524
Randall	79091	\$720	\$828	\$1,056	\$1,428	\$1,656
Randall	79094	\$708	\$816	\$1,032	\$1,404	\$1,620
Randall	79098	\$816	\$936	\$1,200	\$1,548	\$1,872
Randall	79103	\$792	\$912	\$1,164	\$1,572	\$1,824
Randall	79106	\$720	\$816	\$1,044	\$1,416	\$1,632
Randall	79109	\$804	\$924	\$1,176	\$1,596	\$1,836
Randall	79110	\$864	\$984	\$1,260	\$1,704	\$1,968
Randall	79114	\$792	\$912	\$1,164	\$1,572	\$1,824
Randall	79118	\$888	\$1,020	\$1,296	\$1,752	\$2,028
Randall	79119	\$876	\$1,008	\$1,284	\$1,740	\$2,004
Randall	79121	\$780	\$900	\$1,140	\$1,548	\$1,788
Randall	79124	\$900	\$1,032	\$1,308	\$1,776	\$2,052
Reagan	76932	\$904	\$968	\$1,222	\$1,510	\$1,783
Reagan	79739	\$904	\$968	\$1,222	\$1,510	\$1,783
Real	78801	\$769	\$824	\$1,040	\$1,465	\$1,519
Real	78828	\$769	\$824	\$1,040	\$1,465	\$1,519
Real	78833	\$769	\$824	\$1,040	\$1,465	\$1,519
Real	78873	\$769	\$824	\$1,040	\$1,465	\$1,519
Real	78879	\$769	\$824	\$1,040	\$1,465	\$1,519
Real	78880	\$769	\$824	\$1,040	\$1,465	\$1,519
Red River	75412	\$672	\$690	\$908	\$1,123	\$1,326
Red River	75416	\$672	\$690	\$908	\$1,123	\$1,326
Red River	75417	\$672	\$690	\$908	\$1,123	\$1,326
Red River	75426	\$672	\$690	\$908	\$1,123	\$1,326
Red River	75435	\$672	\$690	\$908	\$1,123	\$1,326
Red River	75436	\$672	\$690	\$908	\$1,123	\$1,326
Red River	75550	\$672	\$690	\$908	\$1,123	\$1,326
Red River	75554	\$720	\$720	\$912	\$1,128	\$1,452
Red River	75559	\$720	\$720	\$912	\$1,128	\$1,452
Reeves	79718	\$743	\$881	\$1,003	\$1,426	\$1,465
Reeves	79770	\$743	\$881	\$1,003	\$1,426	\$1,465
Reeves	79772	\$743	\$881	\$1,003	\$1,426	\$1,465
Reeves	79780	\$743	\$881	\$1,003	\$1,426	\$1,465
Reeves	79785	\$743	\$881	\$1,003	\$1,426	\$1,465
Refugio	77950	\$690	\$817	\$932	\$1,152	\$1,476
Refugio	77990	\$690	\$817	\$932	\$1,152	\$1,476

Refugio	78340	\$690	\$817	\$932	\$1,152	\$1,476
Refugio	78377	\$690	\$817	\$932	\$1,152	\$1,476
Refugio	78393	\$690	\$817	\$932	\$1,152	\$1,476
Roberts	79059	\$730	\$782	\$986	\$1,301	\$1,440
Roberts	79065	\$730	\$782	\$986	\$1,301	\$1,440
Roberts	79070	\$730	\$782	\$986	\$1,301	\$1,440
Roberts	79081	\$730	\$782	\$986	\$1,301	\$1,440
Robertson	76629	\$744	\$840	\$984	\$1,416	\$1,704
Robertson	76653	\$864	\$984	\$1,176	\$1,668	\$2,016
Robertson	76687	\$756	\$840	\$984	\$1,416	\$1,704
Robertson	77807	\$912	\$1,020	\$1,176	\$1,668	\$1,908
Robertson	77808	\$1,020	\$1,128	\$1,308	\$1,860	\$2,124
Robertson	77837	\$744	\$840	\$984	\$1,416	\$1,704
Robertson	77856	\$900	\$996	\$1,152	\$1,632	\$1,872
Robertson	77859	\$744	\$840	\$984	\$1,416	\$1,704
Robertson	77865	\$744	\$840	\$984	\$1,416	\$1,704
Robertson	77867	\$792	\$888	\$1,032	\$1,452	\$1,704
Robertson	77870	\$911	\$1,009	\$1,170	\$1,662	\$1,898
Robertson	77882	\$911	\$1,009	\$1,170	\$1,662	\$1,898
Rockwall	75032	\$1,548	\$1,656	\$1,956	\$2,496	\$3,276
Rockwall	75087	\$1,560	\$1,668	\$1,980	\$2,520	\$3,312
Rockwall	75088	\$1,776	\$1,896	\$2,244	\$2,856	\$3,756
Rockwall	75089	\$1,896	\$2,028	\$2,400	\$3,060	\$4,020
Rockwall	75098	\$1,656	\$1,776	\$2,100	\$2,676	\$3,516
Rockwall	75126	\$1,680	\$1,788	\$2,124	\$2,712	\$3,552
Rockwall	75132	\$1,596	\$1,716	\$2,028	\$2,580	\$3,384
Rockwall	75160	\$1,104	\$1,176	\$1,392	\$1,776	\$2,328
Rockwall	75189	\$1,608	\$1,728	\$2,040	\$2,604	\$3,420
Runnels	76821	\$707	\$726	\$955	\$1,181	\$1,295
Runnels	76861	\$708	\$828	\$1,068	\$1,404	\$1,704
Runnels	76865	\$707	\$726	\$955	\$1,181	\$1,295
Runnels	76875	\$707	\$726	\$955	\$1,181	\$1,295
Runnels	76882	\$707	\$726	\$955	\$1,181	\$1,295
Runnels	76933	\$707	\$726	\$955	\$1,181	\$1,295
Runnels	79519	\$780	\$816	\$1,056	\$1,440	\$1,800
Runnels	79530	\$780	\$816	\$1,056	\$1,440	\$1,800
Runnels	79538	\$707	\$726	\$955	\$1,181	\$1,295
Runnels	79566	\$780	\$816	\$1,056	\$1,440	\$1,800
Runnels	79567	\$780	\$816	\$1,056	\$1,440	\$1,800
Rusk	75603	\$780	\$864	\$1,056	\$1,404	\$1,632
Rusk	75633	\$768	\$780	\$1,020	\$1,296	\$1,560

Rusk	75652	\$756	\$756	\$996	\$1,260	\$1,524
Rusk	75654	\$696	\$708	\$924	\$1,176	\$1,404
Rusk	75658	\$766	\$770	\$1,014	\$1,284	\$1,547
Rusk	75662	\$972	\$972	\$1,176	\$1,476	\$1,920
Rusk	75666	\$768	\$780	\$1,020	\$1,296	\$1,560
Rusk	75667	\$708	\$708	\$936	\$1,188	\$1,428
Rusk	75669	\$696	\$708	\$936	\$1,176	\$1,416
Rusk	75680	\$766	\$770	\$1,014	\$1,284	\$1,547
Rusk	75681	\$708	\$708	\$936	\$1,188	\$1,428
Rusk	75682	\$828	\$840	\$1,080	\$1,368	\$1,668
Rusk	75684	\$972	\$972	\$1,176	\$1,476	\$1,920
Rusk	75687	\$768	\$780	\$1,020	\$1,296	\$1,560
Rusk	75689	\$766	\$770	\$1,014	\$1,284	\$1,547
Rusk	75691	\$816	\$816	\$1,080	\$1,368	\$1,644
Rusk	75760	\$684	\$696	\$912	\$1,152	\$1,392
Rusk	75784	\$792	\$792	\$1,044	\$1,320	\$1,596
Rusk	75946	\$840	\$852	\$1,116	\$1,416	\$1,704
Rusk	75975	\$684	\$696	\$912	\$1,152	\$1,392
Sabine	75930	\$672	\$797	\$908	\$1,290	\$1,326
Sabine	75931	\$672	\$797	\$908	\$1,290	\$1,326
Sabine	75948	\$672	\$797	\$908	\$1,290	\$1,326
Sabine	75959	\$672	\$797	\$908	\$1,290	\$1,326
Sabine	75968	\$672	\$797	\$908	\$1,290	\$1,326
Sabine	75972	\$672	\$797	\$908	\$1,290	\$1,326
San Augustine	75929	\$737	\$757	\$996	\$1,231	\$1,454
San Augustine	75930	\$737	\$757	\$996	\$1,231	\$1,454
San Augustine	75935	\$737	\$757	\$996	\$1,231	\$1,454
San Augustine	75961	\$737	\$757	\$996	\$1,231	\$1,454
San Augustine	75972	\$737	\$757	\$996	\$1,231	\$1,454
San Jacinto	77320	\$672	\$797	\$908	\$1,228	\$1,232
San Jacinto	77327	\$984	\$1,068	\$1,272	\$1,704	\$2,172
San Jacinto	77328	\$984	\$1,068	\$1,272	\$1,704	\$2,172
San Jacinto	77331	\$672	\$797	\$908	\$1,228	\$1,232
San Jacinto	77358	\$1,008	\$1,080	\$1,284	\$1,704	\$2,184
San Jacinto	77359	\$672	\$797	\$908	\$1,228	\$1,232
San Jacinto	77364	\$672	\$797	\$908	\$1,228	\$1,232
San Jacinto	77371	\$984	\$1,068	\$1,272	\$1,704	\$2,172
San Jacinto	77378	\$1,008	\$1,092	\$1,296	\$1,716	\$2,208
San Patricio	78335	\$984	\$1,092	\$1,344	\$1,776	\$2,064
San Patricio	78336	\$924	\$1,020	\$1,260	\$1,656	\$1,944
San Patricio	78352	\$852	\$936	\$1,176	\$1,548	\$1,848

San Patricio	78359	\$876	\$972	\$1,200	\$1,584	\$1,848
San Patricio	78362	\$1,080	\$1,200	\$1,476	\$1,944	\$2,268
San Patricio	78368	\$852	\$936	\$1,176	\$1,548	\$1,848
San Patricio	78370	\$852	\$936	\$1,176	\$1,548	\$1,848
San Patricio	78374	\$1,176	\$1,308	\$1,608	\$2,124	\$2,472
San Patricio	78387	\$852	\$936	\$1,176	\$1,548	\$1,848
San Patricio	78389	\$960	\$1,068	\$1,308	\$1,728	\$2,016
San Patricio	78390	\$852	\$936	\$1,176	\$1,548	\$1,848
San Saba	76832	\$731	\$750	\$988	\$1,220	\$1,442
San Saba	76869	\$731	\$750	\$988	\$1,220	\$1,442
San Saba	76871	\$731	\$750	\$988	\$1,220	\$1,442
San Saba	76872	\$731	\$750	\$988	\$1,220	\$1,442
San Saba	76877	\$731	\$750	\$988	\$1,220	\$1,442
Schleicher	76935	\$792	\$948	\$1,188	\$1,572	\$1,956
Schleicher	76936	\$730	\$782	\$986	\$1,301	\$1,440
Scurry	79512	\$776	\$913	\$1,049	\$1,296	\$1,732
Scurry	79516	\$776	\$913	\$1,049	\$1,296	\$1,732
Scurry	79517	\$776	\$913	\$1,049	\$1,296	\$1,732
Scurry	79526	\$776	\$913	\$1,049	\$1,296	\$1,732
Scurry	79527	\$776	\$913	\$1,049	\$1,296	\$1,732
Scurry	79532	\$776	\$913	\$1,049	\$1,296	\$1,732
Scurry	79545	\$776	\$913	\$1,049	\$1,296	\$1,732
Scurry	79546	\$776	\$913	\$1,049	\$1,296	\$1,732
Scurry	79549	\$776	\$913	\$1,049	\$1,296	\$1,732
Shackelford	76430	\$730	\$782	\$986	\$1,301	\$1,440
Shackelford	76464	\$768	\$792	\$1,032	\$1,392	\$1,776
Shackelford	79504	\$768	\$792	\$1,032	\$1,392	\$1,776
Shackelford	79533	\$768	\$792	\$1,032	\$1,392	\$1,776
Shackelford	79601	\$768	\$792	\$1,032	\$1,392	\$1,776
Shelby	75643	\$672	\$716	\$908	\$1,282	\$1,465
Shelby	75935	\$672	\$716	\$908	\$1,282	\$1,465
Shelby	75954	\$672	\$716	\$908	\$1,282	\$1,465
Shelby	75973	\$672	\$716	\$908	\$1,282	\$1,465
Shelby	75974	\$672	\$716	\$908	\$1,282	\$1,465
Shelby	75975	\$684	\$696	\$912	\$1,152	\$1,392
Sherman	73960	\$672	\$797	\$908	\$1,290	\$1,380
Sherman	79022	\$672	\$797	\$908	\$1,290	\$1,380
Sherman	79040	\$672	\$797	\$908	\$1,290	\$1,380
Sherman	79084	\$672	\$797	\$908	\$1,290	\$1,380
Sherman	79086	\$672	\$797	\$908	\$1,290	\$1,380
Smith	75140	\$1,020	\$1,032	\$1,248	\$1,572	\$2,004

Smith	75647	\$972	\$1,068	\$1,248	\$1,716	\$1,992
Smith	75662	\$972	\$972	\$1,176	\$1,476	\$1,920
Smith	75684	\$972	\$972	\$1,176	\$1,476	\$1,920
Smith	75701	\$1,104	\$1,116	\$1,344	\$1,692	\$2,160
Smith	75702	\$972	\$972	\$1,176	\$1,476	\$1,920
Smith	75703	\$1,104	\$1,116	\$1,344	\$1,692	\$2,160
Smith	75704	\$972	\$972	\$1,176	\$1,476	\$1,920
Smith	75705	\$1,080	\$1,080	\$1,308	\$1,644	\$2,100
Smith	75706	\$972	\$972	\$1,176	\$1,476	\$1,920
Smith	75707	\$1,224	\$1,224	\$1,488	\$1,872	\$2,400
Smith	75708	\$972	\$972	\$1,176	\$1,476	\$1,920
Smith	75709	\$1,140	\$1,152	\$1,392	\$1,752	\$2,256
Smith	75710	\$1,020	\$1,032	\$1,248	\$1,572	\$2,004
Smith	75711	\$1,020	\$1,032	\$1,248	\$1,572	\$2,004
Smith	75712	\$1,020	\$1,032	\$1,248	\$1,572	\$2,004
Smith	75713	\$1,020	\$1,032	\$1,248	\$1,572	\$2,004
Smith	75750	\$972	\$972	\$1,176	\$1,476	\$1,920
Smith	75757	\$972	\$972	\$1,176	\$1,476	\$1,920
Smith	75762	\$1,272	\$1,272	\$1,536	\$1,932	\$2,496
Smith	75771	\$1,092	\$1,104	\$1,332	\$1,680	\$2,148
Smith	75773	\$972	\$972	\$1,176	\$1,476	\$1,920
Smith	75789	\$984	\$996	\$1,200	\$1,512	\$1,932
Smith	75790	\$1,020	\$1,032	\$1,248	\$1,572	\$2,004
Smith	75791	\$1,128	\$1,140	\$1,380	\$1,740	\$2,220
Smith	75792	\$1,056	\$1,056	\$1,284	\$1,620	\$2,064
Smith	75798	\$1,022	\$1,028	\$1,244	\$1,570	\$2,003
Smith	75799	\$1,022	\$1,028	\$1,244	\$1,570	\$2,003
Somervell	76033	\$996	\$1,128	\$1,344	\$1,788	\$2,220
Somervell	76043	\$739	\$833	\$1,000	\$1,420	\$1,630
Somervell	76048	\$739	\$833	\$1,000	\$1,420	\$1,630
Somervell	76070	\$1,068	\$1,212	\$1,440	\$1,908	\$2,376
Somervell	76077	\$739	\$833	\$1,000	\$1,420	\$1,630
Somervell	76433	\$739	\$833	\$1,000	\$1,420	\$1,630
Somervell	76690	\$739	\$833	\$1,000	\$1,420	\$1,630
Starr	78361	\$672	\$698	\$908	\$1,176	\$1,326
Starr	78536	\$672	\$698	\$908	\$1,176	\$1,326
Starr	78545	\$672	\$698	\$908	\$1,176	\$1,326
Starr	78547	\$672	\$698	\$908	\$1,176	\$1,326
Starr	78548	\$672	\$698	\$908	\$1,176	\$1,326
Starr	78563	\$768	\$768	\$984	\$1,284	\$1,416
Starr	78582	\$768	\$768	\$984	\$1,284	\$1,416

Starr	78584	\$672	\$698	\$908	\$1,176	\$1,326
Starr	78585	\$672	\$698	\$908	\$1,176	\$1,326
Starr	78588	\$672	\$698	\$908	\$1,176	\$1,326
Starr	78591	\$672	\$698	\$908	\$1,176	\$1,326
Starr	78595	\$708	\$708	\$912	\$1,176	\$1,308
Stephens	76424	\$672	\$714	\$908	\$1,290	\$1,326
Stephens	76429	\$672	\$714	\$908	\$1,290	\$1,326
Stephens	76430	\$672	\$714	\$908	\$1,290	\$1,326
Stephens	76437	\$768	\$792	\$1,032	\$1,392	\$1,776
Stephens	76450	\$672	\$714	\$908	\$1,290	\$1,326
Stephens	76464	\$768	\$792	\$1,032	\$1,392	\$1,776
Stephens	76470	\$672	\$714	\$908	\$1,290	\$1,326
Stephens	76481	\$672	\$714	\$908	\$1,290	\$1,326
Stephens	76491	\$672	\$714	\$908	\$1,290	\$1,326
Sterling	76951	\$792	\$948	\$1,188	\$1,572	\$1,956
Stonewall	79502	\$730	\$782	\$986	\$1,301	\$1,440
Stonewall	79540	\$730	\$782	\$986	\$1,301	\$1,440
Stonewall	79546	\$730	\$782	\$986	\$1,301	\$1,440
Sutton	76874	\$672	\$768	\$908	\$1,198	\$1,326
Sutton	76950	\$672	\$768	\$908	\$1,198	\$1,326
Swisher	79042	\$684	\$768	\$984	\$1,344	\$1,524
Swisher	79052	\$672	\$698	\$908	\$1,228	\$1,232
Swisher	79088	\$672	\$698	\$908	\$1,228	\$1,232
Swisher	79094	\$708	\$816	\$1,032	\$1,404	\$1,620
Tarrant	75022	\$1,932	\$2,064	\$2,448	\$3,120	\$4,092
Tarrant	75028	\$1,932	\$2,064	\$2,448	\$3,120	\$4,104
Tarrant	75050	\$1,224	\$1,320	\$1,572	\$2,016	\$2,616
Tarrant	75051	\$1,044	\$1,128	\$1,332	\$1,704	\$2,232
Tarrant	75052	\$1,356	\$1,488	\$1,764	\$2,280	\$2,940
Tarrant	75053	\$1,188	\$1,296	\$1,536	\$1,992	\$2,568
Tarrant	75054	\$1,692	\$1,908	\$2,280	\$3,024	\$3,768
Tarrant	75261	\$1,128	\$1,284	\$1,524	\$2,028	\$2,520
Tarrant	76001	\$1,524	\$1,716	\$2,052	\$2,724	\$3,396
Tarrant	76002	\$1,692	\$1,908	\$2,280	\$3,024	\$3,768
Tarrant	76003	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76004	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76005	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76006	\$1,212	\$1,380	\$1,644	\$2,184	\$2,712
Tarrant	76007	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76008	\$1,668	\$1,896	\$2,256	\$3,000	\$3,732
Tarrant	76010	\$1,032	\$1,164	\$1,392	\$1,848	\$2,304

Tarrant	76011	\$1,080	\$1,224	\$1,464	\$1,944	\$2,424
Tarrant	76012	\$1,056	\$1,200	\$1,428	\$1,896	\$2,364
Tarrant	76013	\$1,044	\$1,188	\$1,416	\$1,884	\$2,340
Tarrant	76014	\$1,212	\$1,380	\$1,644	\$2,184	\$2,712
Tarrant	76015	\$1,224	\$1,392	\$1,656	\$2,196	\$2,736
Tarrant	76016	\$1,512	\$1,716	\$2,040	\$2,712	\$3,372
Tarrant	76017	\$1,188	\$1,344	\$1,608	\$2,136	\$2,652
Tarrant	76018	\$1,560	\$1,764	\$2,100	\$2,784	\$3,468
Tarrant	76019	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76020	\$948	\$1,068	\$1,284	\$1,704	\$2,112
Tarrant	76021	\$1,272	\$1,440	\$1,716	\$2,280	\$2,832
Tarrant	76022	\$1,176	\$1,344	\$1,596	\$2,124	\$2,640
Tarrant	76028	\$1,188	\$1,344	\$1,608	\$2,136	\$2,652
Tarrant	76034	\$1,692	\$1,908	\$2,280	\$3,024	\$3,768
Tarrant	76036	\$1,284	\$1,452	\$1,728	\$2,292	\$2,856
Tarrant	76039	\$1,416	\$1,608	\$1,920	\$2,544	\$3,168
Tarrant	76040	\$1,092	\$1,236	\$1,476	\$1,956	\$2,436
Tarrant	76051	\$1,488	\$1,692	\$2,016	\$2,676	\$3,336
Tarrant	76052	\$1,620	\$1,812	\$2,160	\$2,856	\$3,564
Tarrant	76053	\$1,116	\$1,272	\$1,512	\$2,004	\$2,496
Tarrant	76054	\$1,464	\$1,656	\$1,980	\$2,628	\$3,276
Tarrant	76060	\$1,032	\$1,164	\$1,392	\$1,848	\$2,304
Tarrant	76063	\$1,428	\$1,620	\$1,932	\$2,568	\$3,192
Tarrant	76071	\$996	\$1,032	\$1,188	\$1,524	\$1,656
Tarrant	76092	\$1,572	\$1,776	\$2,112	\$2,796	\$3,492
Tarrant	76094	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76095	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76096	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76099	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76101	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76102	\$1,500	\$1,704	\$2,028	\$2,688	\$3,348
Tarrant	76103	\$876	\$984	\$1,176	\$1,560	\$1,944
Tarrant	76104	\$972	\$1,104	\$1,320	\$1,752	\$2,184
Tarrant	76105	\$912	\$1,032	\$1,236	\$1,644	\$2,040
Tarrant	76106	\$972	\$1,104	\$1,320	\$1,752	\$2,184
Tarrant	76107	\$1,200	\$1,356	\$1,620	\$2,148	\$2,676
Tarrant	76108	\$1,104	\$1,248	\$1,488	\$1,980	\$2,460
Tarrant	76109	\$1,260	\$1,428	\$1,704	\$2,268	\$2,820
Tarrant	76110	\$972	\$1,092	\$1,308	\$1,740	\$2,160
Tarrant	76111	\$1,008	\$1,152	\$1,368	\$1,812	\$2,256
Tarrant	76112	\$1,008	\$1,152	\$1,368	\$1,812	\$2,256

Tarrant	76113	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76114	\$1,008	\$1,140	\$1,356	\$1,800	\$2,244
Tarrant	76115	\$924	\$1,044	\$1,248	\$1,656	\$2,064
Tarrant	76116	\$1,056	\$1,200	\$1,428	\$1,896	\$2,364
Tarrant	76117	\$960	\$1,092	\$1,296	\$1,716	\$2,148
Tarrant	76118	\$1,008	\$1,152	\$1,368	\$1,812	\$2,256
Tarrant	76119	\$912	\$1,032	\$1,236	\$1,644	\$2,040
Tarrant	76120	\$1,032	\$1,164	\$1,392	\$1,848	\$2,304
Tarrant	76121	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76122	\$1,127	\$1,277	\$1,523	\$2,022	\$2,518
Tarrant	76123	\$1,692	\$1,908	\$2,280	\$3,024	\$3,768
Tarrant	76124	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76126	\$1,224	\$1,392	\$1,656	\$2,196	\$2,736
Tarrant	76127	\$1,692	\$1,908	\$2,280	\$3,024	\$3,768
Tarrant	76129	\$1,260	\$1,428	\$1,704	\$2,268	\$2,820
Tarrant	76130	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76131	\$1,560	\$1,776	\$2,112	\$2,808	\$3,492
Tarrant	76132	\$1,212	\$1,380	\$1,644	\$2,184	\$2,712
Tarrant	76133	\$1,176	\$1,344	\$1,596	\$2,124	\$2,640
Tarrant	76134	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76135	\$1,008	\$1,152	\$1,368	\$1,812	\$2,256
Tarrant	76136	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76137	\$1,428	\$1,620	\$1,932	\$2,568	\$3,192
Tarrant	76140	\$1,248	\$1,404	\$1,680	\$2,232	\$2,772
Tarrant	76147	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76148	\$1,488	\$1,680	\$2,004	\$2,664	\$3,312
Tarrant	76155	\$1,236	\$1,404	\$1,668	\$2,220	\$2,760
Tarrant	76161	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76162	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76163	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76164	\$936	\$1,056	\$1,260	\$1,668	\$2,088
Tarrant	76177	\$1,464	\$1,644	\$1,956	\$2,580	\$3,240
Tarrant	76179	\$1,584	\$1,788	\$2,136	\$2,832	\$3,528
Tarrant	76180	\$1,248	\$1,416	\$1,692	\$2,244	\$2,796
Tarrant	76182	\$1,284	\$1,452	\$1,728	\$2,292	\$2,856
Tarrant	76185	\$1,128	\$1,272	\$1,524	\$2,028	\$2,520
Tarrant	76190	\$1,127	\$1,277	\$1,523	\$2,022	\$2,518
Tarrant	76191	\$1,127	\$1,277	\$1,523	\$2,022	\$2,518
Tarrant	76192	\$1,127	\$1,277	\$1,523	\$2,022	\$2,518
Tarrant	76193	\$1,127	\$1,277	\$1,523	\$2,022	\$2,518
Tarrant	76195	\$1,127	\$1,277	\$1,523	\$2,022	\$2,518

Tarrant	76196	\$1,127	\$1,277	\$1,523	\$2,022	\$2,518
Tarrant	76197	\$1,127	\$1,277	\$1,523	\$2,022	\$2,518
Tarrant	76199	\$1,127	\$1,277	\$1,523	\$2,022	\$2,518
Tarrant	76244	\$1,692	\$1,908	\$2,280	\$3,024	\$3,768
Tarrant	76248	\$1,440	\$1,632	\$1,944	\$2,580	\$3,216
Tarrant	76262	\$1,380	\$1,512	\$1,788	\$2,316	\$2,988
Taylor	79508	\$768	\$792	\$1,032	\$1,392	\$1,776
Taylor	79519	\$780	\$816	\$1,056	\$1,440	\$1,800
Taylor	79530	\$780	\$816	\$1,056	\$1,440	\$1,800
Taylor	79536	\$768	\$804	\$1,044	\$1,404	\$1,788
Taylor	79541	\$780	\$816	\$1,056	\$1,440	\$1,800
Taylor	79561	\$768	\$792	\$1,032	\$1,392	\$1,776
Taylor	79562	\$780	\$828	\$1,068	\$1,452	\$1,800
Taylor	79563	\$768	\$792	\$1,032	\$1,392	\$1,776
Taylor	79566	\$780	\$816	\$1,056	\$1,440	\$1,800
Taylor	79567	\$780	\$816	\$1,056	\$1,440	\$1,800
Taylor	79601	\$768	\$792	\$1,032	\$1,392	\$1,776
Taylor	79602	\$768	\$792	\$1,032	\$1,392	\$1,776
Taylor	79603	\$768	\$792	\$1,032	\$1,392	\$1,776
Taylor	79604	\$780	\$816	\$1,056	\$1,440	\$1,800
Taylor	79605	\$804	\$852	\$1,104	\$1,500	\$1,872
Taylor	79606	\$840	\$876	\$1,128	\$1,536	\$1,932
Taylor	79607	\$1,092	\$1,140	\$1,488	\$1,992	\$2,544
Taylor	79608	\$780	\$816	\$1,056	\$1,440	\$1,800
Taylor	79697	\$764	\$809	\$1,044	\$1,423	\$1,771
Taylor	79698	\$764	\$809	\$1,044	\$1,423	\$1,771
Taylor	79699	\$768	\$792	\$1,032	\$1,392	\$1,776
Terrell	78851	\$730	\$782	\$986	\$1,301	\$1,440
Terrell	79735	\$730	\$782	\$986	\$1,301	\$1,440
Terrell	79848	\$730	\$782	\$986	\$1,301	\$1,440
Terry	79316	\$688	\$706	\$929	\$1,255	\$1,260
Terry	79345	\$672	\$792	\$972	\$1,380	\$1,644
Terry	79355	\$688	\$706	\$929	\$1,255	\$1,260
Terry	79359	\$688	\$706	\$929	\$1,255	\$1,260
Terry	79373	\$636	\$744	\$912	\$1,296	\$1,536
Terry	79376	\$688	\$706	\$929	\$1,255	\$1,260
Terry	79378	\$688	\$706	\$929	\$1,255	\$1,260
Throckmorton	76372	\$672	\$720	\$908	\$1,284	\$1,326
Throckmorton	76374	\$660	\$732	\$912	\$1,236	\$1,464
Throckmorton	76430	\$672	\$720	\$908	\$1,284	\$1,326
Throckmorton	76483	\$672	\$720	\$908	\$1,284	\$1,326

Throckmorton	76491	\$672	\$720	\$908	\$1,284	\$1,326
Titus	75455	\$690	\$730	\$908	\$1,210	\$1,349
Titus	75456	\$690	\$730	\$908	\$1,210	\$1,349
Titus	75487	\$690	\$730	\$908	\$1,210	\$1,349
Titus	75493	\$690	\$730	\$908	\$1,210	\$1,349
Titus	75558	\$690	\$730	\$908	\$1,210	\$1,349
Titus	75571	\$690	\$730	\$908	\$1,210	\$1,349
Titus	75686	\$780	\$888	\$1,044	\$1,440	\$1,656
Tom Green	76861	\$708	\$828	\$1,068	\$1,404	\$1,704
Tom Green	76886	\$792	\$948	\$1,188	\$1,572	\$1,956
Tom Green	76901	\$828	\$996	\$1,248	\$1,656	\$2,052
Tom Green	76902	\$792	\$948	\$1,188	\$1,572	\$1,956
Tom Green	76903	\$708	\$840	\$1,068	\$1,404	\$1,740
Tom Green	76904	\$864	\$1,032	\$1,296	\$1,716	\$2,124
Tom Green	76905	\$912	\$1,104	\$1,380	\$1,824	\$2,268
Tom Green	76906	\$792	\$948	\$1,188	\$1,572	\$1,956
Tom Green	76908	\$816	\$984	\$1,236	\$1,644	\$2,040
Tom Green	76909	\$792	\$948	\$1,188	\$1,572	\$1,956
Tom Green	76934	\$732	\$864	\$1,104	\$1,464	\$1,776
Tom Green	76935	\$792	\$948	\$1,188	\$1,572	\$1,956
Tom Green	76937	\$792	\$948	\$1,188	\$1,572	\$1,956
Tom Green	76939	\$864	\$1,032	\$1,296	\$1,716	\$2,124
Tom Green	76940	\$792	\$948	\$1,188	\$1,572	\$1,956
Tom Green	76945	\$792	\$948	\$1,188	\$1,572	\$1,956
Tom Green	76955	\$864	\$1,044	\$1,308	\$1,728	\$2,136
Tom Green	76957	\$792	\$948	\$1,188	\$1,572	\$1,956
Tom Green	76958	\$780	\$936	\$1,176	\$1,560	\$1,932
Travis	73301	\$1,310	\$1,483	\$1,741	\$2,240	\$2,633
Travis	76574	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Travis	78610	\$1,332	\$1,512	\$1,776	\$2,280	\$2,688
Travis	78612	\$1,356	\$1,536	\$1,800	\$2,316	\$2,724
Travis	78613	\$1,428	\$1,620	\$1,896	\$2,436	\$2,868
Travis	78615	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Travis	78616	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Travis	78617	\$1,428	\$1,620	\$1,896	\$2,436	\$2,868
Travis	78620	\$1,224	\$1,392	\$1,632	\$2,100	\$2,472
Travis	78621	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Travis	78634	\$1,440	\$1,632	\$1,920	\$2,472	\$2,904
Travis	78640	\$1,476	\$1,680	\$1,968	\$2,532	\$2,976
Travis	78641	\$1,560	\$1,764	\$2,076	\$2,676	\$3,144
Travis	78642	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388

Travis	78645	\$1,296	\$1,464	\$1,716	\$2,208	\$2,592
Travis	78652	\$1,452	\$1,644	\$1,932	\$2,484	\$2,916
Travis	78653	\$1,464	\$1,656	\$1,944	\$2,496	\$2,940
Travis	78654	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Travis	78660	\$1,440	\$1,632	\$1,920	\$2,472	\$2,904
Travis	78663	\$1,260	\$1,428	\$1,680	\$2,148	\$2,532
Travis	78664	\$1,248	\$1,416	\$1,656	\$2,136	\$2,508
Travis	78669	\$1,176	\$1,332	\$1,584	\$2,040	\$2,436
Travis	78691	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78701	\$1,968	\$2,232	\$2,616	\$3,360	\$3,960
Travis	78702	\$1,296	\$1,464	\$1,716	\$2,208	\$2,592
Travis	78703	\$1,368	\$1,548	\$1,824	\$2,352	\$2,760
Travis	78704	\$1,548	\$1,752	\$2,064	\$2,652	\$3,120
Travis	78705	\$1,704	\$1,932	\$2,268	\$2,916	\$3,432
Travis	78708	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78709	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78710	\$1,310	\$1,483	\$1,741	\$2,240	\$2,633
Travis	78711	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78712	\$1,716	\$1,944	\$2,280	\$2,940	\$3,456
Travis	78713	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78714	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78715	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78716	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78718	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78719	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Travis	78720	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78721	\$1,188	\$1,344	\$1,572	\$2,028	\$2,388
Travis	78722	\$1,452	\$1,644	\$1,932	\$2,484	\$2,916
Travis	78723	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Travis	78724	\$1,272	\$1,440	\$1,692	\$2,172	\$2,556
Travis	78725	\$1,560	\$1,764	\$2,076	\$2,676	\$3,144
Travis	78726	\$1,272	\$1,440	\$1,692	\$2,172	\$2,556
Travis	78727	\$1,512	\$1,704	\$2,004	\$2,580	\$3,036
Travis	78728	\$1,260	\$1,416	\$1,668	\$2,148	\$2,520
Travis	78729	\$1,416	\$1,608	\$1,884	\$2,424	\$2,844
Travis	78730	\$1,416	\$1,608	\$1,884	\$2,424	\$2,844
Travis	78731	\$1,356	\$1,536	\$1,800	\$2,316	\$2,724
Travis	78732	\$1,704	\$1,932	\$2,268	\$2,916	\$3,432
Travis	78733	\$1,872	\$2,112	\$2,484	\$3,192	\$3,756
Travis	78734	\$1,908	\$2,160	\$2,532	\$3,252	\$3,828
Travis	78735	\$1,560	\$1,764	\$2,076	\$2,676	\$3,144

Travis	78736	\$1,560	\$1,764	\$2,076	\$2,676	\$3,144
Travis	78737	\$1,968	\$2,232	\$2,616	\$3,360	\$3,960
Travis	78738	\$1,632	\$1,848	\$2,172	\$2,796	\$3,288
Travis	78739	\$1,968	\$2,232	\$2,616	\$3,360	\$3,960
Travis	78741	\$1,188	\$1,344	\$1,572	\$2,028	\$2,388
Travis	78742	\$1,164	\$1,320	\$1,560	\$2,004	\$2,388
Travis	78744	\$1,188	\$1,344	\$1,572	\$2,028	\$2,388
Travis	78745	\$1,380	\$1,560	\$1,836	\$2,364	\$2,772
Travis	78746	\$1,704	\$1,932	\$2,268	\$2,916	\$3,432
Travis	78747	\$1,512	\$1,716	\$2,016	\$2,592	\$3,048
Travis	78748	\$1,392	\$1,572	\$1,848	\$2,376	\$2,796
Travis	78749	\$1,488	\$1,692	\$1,980	\$2,544	\$3,000
Travis	78750	\$1,368	\$1,548	\$1,812	\$2,328	\$2,736
Travis	78751	\$1,620	\$1,836	\$2,160	\$2,784	\$3,264
Travis	78752	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Travis	78753	\$1,188	\$1,344	\$1,572	\$2,028	\$2,388
Travis	78754	\$1,308	\$1,476	\$1,740	\$2,244	\$2,628
Travis	78755	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78756	\$1,356	\$1,536	\$1,800	\$2,316	\$2,724
Travis	78757	\$1,272	\$1,440	\$1,692	\$2,172	\$2,556
Travis	78758	\$1,284	\$1,452	\$1,704	\$2,196	\$2,580
Travis	78759	\$1,452	\$1,644	\$1,932	\$2,484	\$2,916
Travis	78760	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78761	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78762	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78763	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78764	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78765	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78766	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78767	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78768	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Travis	78772	\$1,310	\$1,483	\$1,741	\$2,240	\$2,633
Travis	78774	\$1,310	\$1,483	\$1,741	\$2,240	\$2,633
Travis	78778	\$1,310	\$1,483	\$1,741	\$2,240	\$2,633
Travis	78779	\$1,310	\$1,483	\$1,741	\$2,240	\$2,633
Travis	78799	\$1,332	\$1,500	\$1,764	\$2,268	\$2,664
Trinity	75834	\$770	\$792	\$1,042	\$1,288	\$1,595
Trinity	75845	\$770	\$792	\$1,042	\$1,288	\$1,595
Trinity	75847	\$770	\$792	\$1,042	\$1,288	\$1,595
Trinity	75851	\$770	\$792	\$1,042	\$1,288	\$1,595
Trinity	75856	\$770	\$792	\$1,042	\$1,288	\$1,595

Trinity	75862	\$770	\$792	\$1,042	\$1,288	\$1,595
Trinity	75865	\$770	\$792	\$1,042	\$1,288	\$1,595
Trinity	75904	\$770	\$792	\$1,042	\$1,288	\$1,595
Trinity	75926	\$770	\$792	\$1,042	\$1,288	\$1,595
Tyler	75936	\$672	\$797	\$908	\$1,205	\$1,326
Tyler	75938	\$672	\$797	\$908	\$1,205	\$1,326
Tyler	75942	\$672	\$797	\$908	\$1,205	\$1,326
Tyler	75979	\$672	\$797	\$908	\$1,205	\$1,326
Tyler	75990	\$672	\$797	\$908	\$1,205	\$1,326
Tyler	77616	\$672	\$797	\$908	\$1,205	\$1,326
Tyler	77624	\$672	\$797	\$908	\$1,205	\$1,326
Tyler	77660	\$672	\$797	\$908	\$1,205	\$1,326
Tyler	77664	\$852	\$912	\$1,116	\$1,452	\$1,512
Upshur	75451	\$816	\$936	\$1,104	\$1,524	\$1,752
Upshur	75494	\$780	\$888	\$1,044	\$1,440	\$1,656
Upshur	75604	\$852	\$972	\$1,140	\$1,572	\$1,812
Upshur	75605	\$864	\$996	\$1,176	\$1,608	\$1,836
Upshur	75640	\$1,032	\$1,176	\$1,416	\$1,896	\$2,160
Upshur	75644	\$744	\$852	\$1,008	\$1,392	\$1,596
Upshur	75645	\$936	\$1,068	\$1,260	\$1,740	\$2,004
Upshur	75647	\$972	\$1,068	\$1,248	\$1,716	\$1,992
Upshur	75683	\$708	\$804	\$948	\$1,308	\$1,500
Upshur	75686	\$780	\$888	\$1,044	\$1,440	\$1,656
Upshur	75693	\$984	\$1,128	\$1,332	\$1,836	\$2,112
Upshur	75755	\$720	\$828	\$972	\$1,344	\$1,548
Upshur	75765	\$816	\$936	\$1,104	\$1,524	\$1,752
Upton	79752	\$672	\$797	\$908	\$1,198	\$1,326
Upton	79755	\$672	\$797	\$908	\$1,198	\$1,326
Upton	79778	\$672	\$797	\$908	\$1,198	\$1,326
Uvalde	78801	\$680	\$797	\$908	\$1,234	\$1,555
Uvalde	78802	\$680	\$797	\$908	\$1,234	\$1,555
Uvalde	78833	\$680	\$797	\$908	\$1,234	\$1,555
Uvalde	78838	\$680	\$797	\$908	\$1,234	\$1,555
Uvalde	78870	\$680	\$797	\$908	\$1,234	\$1,555
Uvalde	78881	\$680	\$797	\$908	\$1,234	\$1,555
Uvalde	78884	\$864	\$1,020	\$1,236	\$1,596	\$1,956
Val Verde	76950	\$739	\$744	\$979	\$1,361	\$1,429
Val Verde	78837	\$739	\$744	\$979	\$1,361	\$1,429
Val Verde	78840	\$739	\$744	\$979	\$1,361	\$1,429
Val Verde	78841	\$739	\$744	\$979	\$1,361	\$1,429
Val Verde	78842	\$739	\$744	\$979	\$1,361	\$1,429

Val Verde	78843	\$739	\$744	\$979	\$1,361	\$1,429
Val Verde	78847	\$739	\$744	\$979	\$1,361	\$1,429
Val Verde	78871	\$739	\$744	\$979	\$1,361	\$1,429
Van Zandt	75103	\$745	\$768	\$1,008	\$1,432	\$1,453
Van Zandt	75117	\$745	\$768	\$1,008	\$1,432	\$1,453
Van Zandt	75124	\$745	\$768	\$1,008	\$1,432	\$1,453
Van Zandt	75127	\$745	\$768	\$1,008	\$1,432	\$1,453
Van Zandt	75140	\$1,020	\$1,032	\$1,248	\$1,572	\$2,004
Van Zandt	75147	\$924	\$996	\$1,176	\$1,500	\$1,968
Van Zandt	75169	\$912	\$972	\$1,152	\$1,464	\$1,932
Van Zandt	75474	\$1,044	\$1,116	\$1,320	\$1,680	\$2,208
Van Zandt	75752	\$745	\$768	\$1,008	\$1,432	\$1,453
Van Zandt	75754	\$745	\$768	\$1,008	\$1,432	\$1,453
Van Zandt	75756	\$745	\$768	\$1,008	\$1,432	\$1,453
Van Zandt	75758	\$745	\$768	\$1,008	\$1,432	\$1,453
Van Zandt	75778	\$745	\$768	\$1,008	\$1,432	\$1,453
Van Zandt	75790	\$1,020	\$1,032	\$1,248	\$1,572	\$2,004
Victoria	77901	\$960	\$1,044	\$1,296	\$1,656	\$1,896
Victoria	77902	\$948	\$1,032	\$1,284	\$1,644	\$1,884
Victoria	77903	\$948	\$1,032	\$1,284	\$1,644	\$1,884
Victoria	77904	\$1,044	\$1,140	\$1,416	\$1,812	\$2,076
Victoria	77905	\$864	\$948	\$1,176	\$1,500	\$1,716
Victoria	77951	\$792	\$912	\$1,116	\$1,440	\$1,596
Victoria	77968	\$792	\$912	\$1,116	\$1,440	\$1,596
Victoria	77973	\$948	\$1,032	\$1,284	\$1,644	\$1,884
Victoria	77974	\$948	\$1,032	\$1,284	\$1,644	\$1,884
Victoria	77976	\$996	\$1,080	\$1,344	\$1,716	\$1,968
Victoria	77977	\$792	\$912	\$1,116	\$1,440	\$1,596
Victoria	77979	\$792	\$912	\$1,116	\$1,440	\$1,596
Victoria	77988	\$816	\$912	\$1,116	\$1,440	\$1,608
Victoria	77995	\$792	\$912	\$1,116	\$1,440	\$1,596
Walker	75852	\$822	\$1,019	\$1,237	\$1,529	\$2,118
Walker	75862	\$822	\$1,019	\$1,237	\$1,529	\$2,118
Walker	77318	\$1,236	\$1,332	\$1,584	\$2,100	\$2,700
Walker	77320	\$822	\$1,019	\$1,237	\$1,529	\$2,118
Walker	77334	\$822	\$1,019	\$1,237	\$1,529	\$2,118
Walker	77340	\$822	\$1,019	\$1,237	\$1,529	\$2,118
Walker	77341	\$822	\$1,019	\$1,237	\$1,529	\$2,118
Walker	77342	\$822	\$1,019	\$1,237	\$1,529	\$2,118
Walker	77358	\$1,008	\$1,080	\$1,284	\$1,704	\$2,184
Walker	77367	\$822	\$1,019	\$1,237	\$1,529	\$2,118

Walker	77378	\$1,008	\$1,092	\$1,296	\$1,716	\$2,208
Walker	77831	\$822	\$1,019	\$1,237	\$1,529	\$2,118
Walker	77873	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Waller	77355	\$1,176	\$1,260	\$1,500	\$1,992	\$2,556
Waller	77363	\$1,128	\$1,212	\$1,440	\$1,908	\$2,448
Waller	77423	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Waller	77445	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Waller	77446	\$1,152	\$1,236	\$1,476	\$1,956	\$2,520
Waller	77447	\$1,296	\$1,392	\$1,656	\$2,196	\$2,820
Waller	77466	\$1,020	\$1,104	\$1,308	\$1,740	\$2,232
Waller	77484	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Waller	77493	\$1,488	\$1,608	\$1,908	\$2,532	\$3,252
Waller	77494	\$1,704	\$1,824	\$2,172	\$2,880	\$3,696
Waller	77868	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Ward	79719	\$846	\$869	\$1,144	\$1,417	\$1,669
Ward	79742	\$846	\$869	\$1,144	\$1,417	\$1,669
Ward	79756	\$846	\$869	\$1,144	\$1,417	\$1,669
Ward	79777	\$846	\$869	\$1,144	\$1,417	\$1,669
Ward	79788	\$846	\$869	\$1,144	\$1,417	\$1,669
Washington	77426	\$780	\$936	\$1,104	\$1,512	\$1,884
Washington	77833	\$732	\$936	\$1,104	\$1,524	\$1,884
Washington	77834	\$899	\$961	\$1,096	\$1,472	\$1,772
Washington	77835	\$732	\$912	\$1,080	\$1,500	\$1,824
Washington	77868	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Washington	77880	\$899	\$961	\$1,096	\$1,472	\$1,772
Washington	78932	\$899	\$961	\$1,096	\$1,472	\$1,772
Washington	78946	\$899	\$961	\$1,096	\$1,472	\$1,772
Webb	78040	\$804	\$804	\$996	\$1,296	\$1,464
Webb	78041	\$924	\$924	\$1,152	\$1,500	\$1,656
Webb	78042	\$900	\$912	\$1,128	\$1,464	\$1,620
Webb	78043	\$888	\$888	\$1,104	\$1,428	\$1,584
Webb	78044	\$900	\$912	\$1,128	\$1,464	\$1,620
Webb	78045	\$1,272	\$1,284	\$1,584	\$2,052	\$2,268
Webb	78046	\$864	\$876	\$1,080	\$1,404	\$1,548
Webb	78344	\$900	\$912	\$1,128	\$1,464	\$1,620
Webb	78369	\$900	\$912	\$1,128	\$1,464	\$1,620
Webb	78371	\$900	\$912	\$1,128	\$1,464	\$1,620
Wharton	77420	\$1,452	\$1,560	\$1,860	\$2,472	\$3,168
Wharton	77432	\$718	\$811	\$970	\$1,369	\$1,660
Wharton	77434	\$718	\$811	\$970	\$1,369	\$1,660
Wharton	77435	\$984	\$1,068	\$1,272	\$1,704	\$2,172

Wharton	77436	\$718	\$811	\$970	\$1,369	\$1,660
Wharton	77437	\$718	\$811	\$970	\$1,369	\$1,660
Wharton	77443	\$718	\$811	\$970	\$1,369	\$1,660
Wharton	77448	\$718	\$811	\$970	\$1,369	\$1,660
Wharton	77453	\$718	\$811	\$970	\$1,369	\$1,660
Wharton	77454	\$718	\$811	\$970	\$1,369	\$1,660
Wharton	77455	\$718	\$811	\$970	\$1,369	\$1,660
Wharton	77467	\$718	\$811	\$970	\$1,369	\$1,660
Wharton	77485	\$984	\$1,068	\$1,272	\$1,704	\$2,172
Wharton	77488	\$718	\$811	\$970	\$1,369	\$1,660
Wheeler	79003	\$672	\$740	\$908	\$1,151	\$1,326
Wheeler	79011	\$672	\$740	\$908	\$1,151	\$1,326
Wheeler	79014	\$672	\$740	\$908	\$1,151	\$1,326
Wheeler	79057	\$672	\$740	\$908	\$1,151	\$1,326
Wheeler	79061	\$672	\$740	\$908	\$1,151	\$1,326
Wheeler	79079	\$672	\$740	\$908	\$1,151	\$1,326
Wheeler	79096	\$672	\$740	\$908	\$1,151	\$1,326
Wichita	76301	\$672	\$744	\$924	\$1,260	\$1,464
Wichita	76302	\$792	\$864	\$1,080	\$1,476	\$1,680
Wichita	76305	\$660	\$732	\$912	\$1,236	\$1,464
Wichita	76306	\$792	\$876	\$1,092	\$1,488	\$1,692
Wichita	76307	\$768	\$852	\$1,056	\$1,440	\$1,644
Wichita	76308	\$780	\$864	\$1,068	\$1,452	\$1,656
Wichita	76309	\$720	\$792	\$984	\$1,344	\$1,524
Wichita	76310	\$780	\$864	\$1,068	\$1,452	\$1,656
Wichita	76311	\$1,152	\$1,272	\$1,584	\$2,160	\$2,460
Wichita	76354	\$828	\$912	\$1,128	\$1,536	\$1,752
Wichita	76360	\$696	\$768	\$948	\$1,296	\$1,476
Wichita	76367	\$888	\$984	\$1,224	\$1,668	\$1,896
Wichita	76369	\$768	\$852	\$1,056	\$1,440	\$1,644
Wilbarger	76360	\$696	\$768	\$948	\$1,296	\$1,476
Wilbarger	76364	\$672	\$690	\$908	\$1,123	\$1,326
Wilbarger	76373	\$672	\$690	\$908	\$1,123	\$1,326
Wilbarger	76384	\$672	\$690	\$908	\$1,123	\$1,326
Wilbarger	79225	\$672	\$690	\$908	\$1,123	\$1,326
Wilbarger	79247	\$672	\$690	\$908	\$1,123	\$1,326
Willacy	78561	\$672	\$690	\$908	\$1,228	\$1,232
Willacy	78569	\$744	\$768	\$972	\$1,272	\$1,428
Willacy	78580	\$672	\$690	\$908	\$1,228	\$1,232
Willacy	78590	\$672	\$690	\$908	\$1,228	\$1,232
Willacy	78594	\$672	\$690	\$908	\$1,228	\$1,232

Willacy	78598	\$672	\$690	\$908	\$1,228	\$1,232
Williamson	76511	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Williamson	76527	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Williamson	76530	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Williamson	76537	\$1,188	\$1,344	\$1,584	\$2,040	\$2,400
Williamson	76571	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Williamson	76573	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Williamson	76574	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Williamson	76577	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Williamson	76578	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Williamson	78605	\$1,344	\$1,524	\$1,788	\$2,304	\$2,700
Williamson	78613	\$1,428	\$1,620	\$1,896	\$2,436	\$2,868
Williamson	78615	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Williamson	78621	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Williamson	78626	\$1,200	\$1,356	\$1,596	\$2,052	\$2,412
Williamson	78627	\$1,344	\$1,524	\$1,788	\$2,304	\$2,700
Williamson	78628	\$1,224	\$1,380	\$1,620	\$2,088	\$2,448
Williamson	78630	\$1,344	\$1,524	\$1,788	\$2,304	\$2,700
Williamson	78633	\$1,824	\$2,064	\$2,424	\$3,120	\$3,660
Williamson	78634	\$1,440	\$1,632	\$1,920	\$2,472	\$2,904
Williamson	78641	\$1,560	\$1,764	\$2,076	\$2,676	\$3,144
Williamson	78642	\$1,152	\$1,320	\$1,560	\$2,004	\$2,388
Williamson	78646	\$1,344	\$1,524	\$1,788	\$2,304	\$2,700
Williamson	78651	\$1,310	\$1,483	\$1,741	\$2,240	\$2,633
Williamson	78660	\$1,440	\$1,632	\$1,920	\$2,472	\$2,904
Williamson	78664	\$1,248	\$1,416	\$1,656	\$2,136	\$2,508
Williamson	78665	\$1,512	\$1,704	\$2,004	\$2,580	\$3,036
Williamson	78673	\$1,310	\$1,483	\$1,741	\$2,240	\$2,633
Williamson	78674	\$1,344	\$1,524	\$1,788	\$2,304	\$2,700
Williamson	78680	\$1,344	\$1,524	\$1,788	\$2,304	\$2,700
Williamson	78681	\$1,440	\$1,632	\$1,920	\$2,472	\$2,904
Williamson	78682	\$1,310	\$1,483	\$1,741	\$2,240	\$2,633
Williamson	78683	\$1,344	\$1,524	\$1,788	\$2,304	\$2,700
Williamson	78717	\$1,416	\$1,608	\$1,884	\$2,424	\$2,844
Williamson	78727	\$1,512	\$1,704	\$2,004	\$2,580	\$3,036
Williamson	78728	\$1,260	\$1,416	\$1,668	\$2,148	\$2,520
Williamson	78729	\$1,416	\$1,608	\$1,884	\$2,424	\$2,844
Williamson	78750	\$1,368	\$1,548	\$1,812	\$2,328	\$2,736
Williamson	78759	\$1,452	\$1,644	\$1,932	\$2,484	\$2,916
Wilson	78064	\$864	\$1,080	\$1,236	\$1,524	\$2,040
Wilson	78101	\$948	\$1,128	\$1,368	\$1,752	\$2,160

Wilson	78112	\$876	\$1,032	\$1,248	\$1,608	\$1,980
Wilson	78113	\$960	\$1,140	\$1,368	\$1,752	\$2,184
Wilson	78114	\$876	\$1,044	\$1,260	\$1,620	\$2,004
Wilson	78121	\$1,032	\$1,212	\$1,476	\$1,896	\$2,340
Wilson	78140	\$852	\$996	\$1,212	\$1,560	\$1,920
Wilson	78143	\$876	\$1,032	\$1,248	\$1,608	\$1,980
Wilson	78147	\$768	\$900	\$1,092	\$1,404	\$1,728
Wilson	78152	\$996	\$1,176	\$1,428	\$1,836	\$2,268
Wilson	78160	\$876	\$1,044	\$1,260	\$1,620	\$2,004
Wilson	78161	\$960	\$1,140	\$1,380	\$1,776	\$2,196
Wilson	78223	\$852	\$996	\$1,212	\$1,560	\$1,920
Winkler	79745	\$679	\$727	\$918	\$1,304	\$1,340
Winkler	79789	\$679	\$727	\$918	\$1,304	\$1,340
Wise	76020	\$948	\$1,068	\$1,284	\$1,704	\$2,112
Wise	76020	\$948	\$1,068	\$1,284	\$1,704	\$2,112
Wise	76023	\$1,092	\$1,104	\$1,272	\$1,704	\$1,788
Wise	76023	\$1,092	\$1,104	\$1,272	\$1,704	\$1,788
Wise	76052	\$1,620	\$1,812	\$2,160	\$2,856	\$3,564
Wise	76052	\$1,620	\$1,812	\$2,160	\$2,856	\$3,564
Wise	76071	\$996	\$1,032	\$1,188	\$1,524	\$1,656
Wise	76071	\$996	\$1,032	\$1,188	\$1,524	\$1,656
Wise	76073	\$1,020	\$1,044	\$1,188	\$1,596	\$1,668
Wise	76073	\$1,020	\$1,044	\$1,188	\$1,596	\$1,668
Wise	76078	\$1,260	\$1,284	\$1,464	\$1,956	\$2,112
Wise	76078	\$1,260	\$1,284	\$1,464	\$1,956	\$2,112
Wise	76082	\$1,056	\$1,176	\$1,404	\$1,860	\$2,280
Wise	76082	\$1,056	\$1,176	\$1,404	\$1,860	\$2,280
Wise	76225	\$1,008	\$1,032	\$1,176	\$1,524	\$1,620
Wise	76225	\$1,008	\$1,032	\$1,176	\$1,524	\$1,620
Wise	76234	\$1,092	\$1,104	\$1,260	\$1,692	\$1,788
Wise	76234	\$1,092	\$1,104	\$1,260	\$1,692	\$1,788
Wise	76246	\$1,020	\$1,044	\$1,188	\$1,596	\$1,668
Wise	76246	\$1,020	\$1,044	\$1,188	\$1,596	\$1,668
Wise	76247	\$1,536	\$1,644	\$1,944	\$2,472	\$3,252
Wise	76247	\$1,536	\$1,644	\$1,944	\$2,472	\$3,252
Wise	76249	\$1,380	\$1,476	\$1,752	\$2,232	\$2,928
Wise	76249	\$1,380	\$1,476	\$1,752	\$2,232	\$2,928
Wise	76259	\$1,368	\$1,464	\$1,740	\$2,220	\$2,904
Wise	76259	\$1,368	\$1,464	\$1,740	\$2,220	\$2,904
Wise	76267	\$1,020	\$1,044	\$1,188	\$1,596	\$1,668
Wise	76267	\$1,020	\$1,044	\$1,188	\$1,596	\$1,668

Wise	76270	\$1,008	\$1,032	\$1,176	\$1,524	\$1,644
Wise	76270	\$1,008	\$1,032	\$1,176	\$1,524	\$1,644
Wise	76426	\$1,008	\$1,032	\$1,176	\$1,524	\$1,620
Wise	76426	\$1,008	\$1,032	\$1,176	\$1,524	\$1,620
Wise	76431	\$1,008	\$1,032	\$1,176	\$1,560	\$1,644
Wise	76431	\$1,008	\$1,032	\$1,176	\$1,560	\$1,644
Wise	76458	\$1,020	\$1,044	\$1,188	\$1,596	\$1,668
Wise	76458	\$1,020	\$1,044	\$1,188	\$1,596	\$1,668
Wise	76487	\$1,152	\$1,272	\$1,512	\$2,004	\$2,424
Wise	76487	\$1,152	\$1,272	\$1,512	\$2,004	\$2,424
Wood	75410	\$782	\$788	\$1,037	\$1,282	\$1,514
Wood	75431	\$782	\$788	\$1,037	\$1,282	\$1,514
Wood	75440	\$782	\$788	\$1,037	\$1,282	\$1,514
Wood	75444	\$782	\$788	\$1,037	\$1,282	\$1,514
Wood	75451	\$816	\$936	\$1,104	\$1,524	\$1,752
Wood	75471	\$782	\$788	\$1,037	\$1,282	\$1,514
Wood	75480	\$782	\$788	\$1,037	\$1,282	\$1,514
Wood	75494	\$780	\$888	\$1,044	\$1,440	\$1,656
Wood	75497	\$782	\$788	\$1,037	\$1,282	\$1,514
Wood	75755	\$720	\$828	\$972	\$1,344	\$1,548
Wood	75765	\$816	\$936	\$1,104	\$1,524	\$1,752
Wood	75773	\$972	\$972	\$1,176	\$1,476	\$1,920
Wood	75783	\$782	\$788	\$1,037	\$1,282	\$1,514
Yoakum	79323	\$756	\$896	\$1,021	\$1,262	\$1,492
Yoakum	79355	\$756	\$896	\$1,021	\$1,262	\$1,492
Yoakum	79376	\$756	\$896	\$1,021	\$1,262	\$1,492
Young	76372	\$676	\$761	\$913	\$1,204	\$1,333
Young	76374	\$660	\$732	\$912	\$1,236	\$1,464
Young	76389	\$660	\$732	\$912	\$1,260	\$1,512
Young	76424	\$676	\$761	\$913	\$1,204	\$1,333
Young	76427	\$676	\$761	\$913	\$1,204	\$1,333
Young	76450	\$676	\$761	\$913	\$1,204	\$1,333
Young	76460	\$676	\$761	\$913	\$1,204	\$1,333
Young	76481	\$676	\$761	\$913	\$1,204	\$1,333
Young	76491	\$676	\$761	\$913	\$1,204	\$1,333
Zapata	78067	\$672	\$755	\$908	\$1,202	\$1,326
Zapata	78076	\$672	\$755	\$908	\$1,202	\$1,326
Zapata	78360	\$672	\$755	\$908	\$1,202	\$1,326
Zapata	78361	\$672	\$755	\$908	\$1,202	\$1,326
Zapata	78564	\$672	\$755	\$908	\$1,202	\$1,326
Zapata	78584	\$672	\$755	\$908	\$1,202	\$1,326

Zavala	78061	\$672	\$797	\$908	\$1,146	\$1,326
Zavala	78829	\$672	\$797	\$908	\$1,146	\$1,326
Zavala	78839	\$672	\$797	\$908	\$1,146	\$1,326
Zavala	78872	\$672	\$797	\$908	\$1,146	\$1,326



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 423

Agenda Date: 11/9/2023

Agenda #: 5.

Report on the Application Submitted by TDHCA to the U.S. Environmental Protection Agency for Solar for All grant funds

BACKGROUND

As part of the Inflation Reduction Act (IRA), the U.S. Environmental Protection Agency (EPA) was authorized to establish the Greenhouse Gas Reduction Fund (GGRF), from which EPA has launched a \$7 billion Solar for All competition. Solar for All is intended to tackle the financial and non-financial barriers that limit the ability of low-income and disadvantaged communities across the country to benefit from the rapid growth in distributed solar capacity. Solar for All grantees will provide subsidies and other financial assistance to residential rooftop and residential-serving community solar projects in and benefiting low-income and disadvantaged communities. In addition, grantees can provide project-deployment technical assistance such as workforce development, community outreach, and other project-deployment support (e.g., interconnection technical assistance, siting and permitting support) to help overcome barriers to solar deployment. Grantees may use the first year of the five-year grant performance period as a program-planning year.

The Solar for All competition will award roughly 60 grants to states, territories, Tribal governments, municipalities, and eligible nonprofit recipients to enable millions of low-income households to access affordable, resilient, and clean solar energy.

TDHCA's Solar for All Application

On October 10, 2023, the Texas Department of Housing Community Affairs (TDHCA) submitted a Solar for All application requesting a maximum award of \$400 million.

If awarded, TDHCA plans to make at least 80% of program funds (\$320,000,000) available as financial assistance to promote solar delivery (either developing new rooftop projects, or improving or expanding upon existing rooftop projects) in existing multifamily affordable rental properties serving low-income households. During the five-year grant performance period, TDHCA plans to fund solar projects at approximately 300 properties in total with an average of 100 units per property, thus increasing access to solar for 30,000 low-income households. Eligible costs will include solar installation as well as storage and enabling upgrades, as needed. Currently, the program design is for all assistance to be in the form of grants or forgivable loans, but TDHCA may update the type of financial assistance during the planning year.

The remaining 20% of funds (\$80,000,000) would cover administrative costs and technical assistance.

During the program-planning year, TDHCA will procure a technical assistance (TA) vendor that will serve as the program's solar subject matter expert. Working with the TA vendor, affordable housing providers, and other stakeholders, TDHCA will develop criteria and review applications for:

- Participating solar installers. TDHCA will seek to qualify approved solar installers for projects funded by the program, prioritizing:
 - Geographical coverage (urban, suburban, and rural areas across the state);
 - Historically underutilized business status;

- Installers that commit to transparency in interconnection agreements, discourage excessive fees associated with interconnection processes, and mobilize all other applicable best practice criteria aligned with strong interconnection standards;
 - Installers that commit to “high road” labor practices, including providing family-sustaining benefits, predictable work schedules, retirement contributions, safe working conditions, the free and fair choice to join a union, and supportive services for those who need them; and
 - Installers that plan to use Registered Apprenticeship labor on projects to grow the skilled workforce and promote job quality.
- Participating properties. In selecting properties to receive Solar for All funds, TDHCA will consider:
 - Geographical coverage (urban, suburban, and rural areas across the state);
 - Eligibility for and plans to pursue other LMI solar financing opportunities, such as the Low-Income Communities Bonus Energy Investment Credit and the Energy Community Tax Credit;
 - Size of proposed solar project/number of tenant units impacted; and.
 - Suitability of property for proposed solar project.

Along with the application, TDHCA submitted letters of support from several stakeholders expressing support for the Department’s proposed Solar for All plan. Stakeholders who provided letters of support included the Texas Public Utilities Commission, Texas State Energy Conservation Office, Texas Association of Affordable Housing Providers, Sierra Club Lone Star Chapter, CPS Energy, and the Texas Solar Energy Society.

The EPA has shared that they expect to notify applicants of their selections in March 2024, followed by issuance of awards in July 2024.



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 424

Agenda Date: 11/9/2023

Agenda #: 6.

Report on the Department's 4th Quarter Investment Report relating to funds held under Bond Trust Indentures

**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 #: 426

Agenda Date: 11/9/2023

Agenda #: 7.

Report on TDHCA One-Time or Temporary Allocations - Pandemic Response and Other Initiatives

BACKGROUND



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

TDHCA One-Time or Temporary Allocations – Pandemic Response and Other Initiatives Report for November 9, 2023

This report reflects one-time or temporary federally awarded allocations of funds, in addition to those funds focused specifically on the programs TDHCA has targeted to assist with Texas' response to COVID-19. Programs reflected include those that were reprogramming of existing funds and those awarded through the administration of federal bills. All completed programs are reported at the end of the report.

PERFORMANCE TO DATE ACROSS ALL OPEN AND CLOSED PROGRAMS

Cumulative Performance to Date Across All Programs Reported			
Total of All Funding	Total Funds Obligated ^{1,2}	Total Funds Spent ¹	Total Served to Date ^{3,4,5,6}
\$4,620,927,150	\$4,221,560,723 (91.36%)	\$3,919,102,367 (85%)	484,044 households 4,627,461 persons 229 units committed

1. May include administrative funds obligated and expended. 2. For TRR and HAF, funds are only considered 'Obligated' when they are expended. 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. For comparability purposes, if the average Texas household size of 2.83 is applied to the number of households served and converted to an estimate of individuals, that estimate would be 1,369,845; when combined with the 4,627,461 of individuals reported that would result in an estimated 5,997,306 individuals assisted with these programs. 5. An additional 588,415 meals were served through the HSS Program that are not otherwise reflected in either the count of households or persons served. 6. Units committed are from either HOME-ARP or ERA Multifamily development funds.

OPEN PROGRAMS

Program	Timelines / Contract Periods	Planned Activities	Waivers and Initial Approvals Needed	Program Status	Staffing Admin Funds	Served to Date	Total Program Funding Obligated (%) Expended (%)	Other Notes
CARES ACT FUNDS								
CDBG CARES – Phases I, II and III	<p>Board approved general use of the funds for CDBG Phase I in April 2020 and Plan Amendments in October 2020, January 2021, and July 2021</p> <p>Funds must be expended by November 3, 2026</p> <p>90-day closeout period</p>	<p>Completed Activities: rental assistance in 40 cities/counties; mortgage payment assistance in 40 counties; legal services; assistance for providers of persons with disabilities; and food expenses.</p> <p>Pending remaining activity: community resiliency awards. <i>See Also Attached Report.</i></p> <p><i>Geography:</i> Varies by activity type. <i>Income Eligibility:</i> For persons at or below 80% of AMI.</p>	HUD agreement executed November 3, 2020. All Plan Amendments approved.	<p><i>See Attached Report.</i></p> <p>In April 2023 HUD removed the requirement that 80% of funds must be expended by November 3, 2023.</p>	<p>8 positions filled.</p> <p>All FTEs are Art. IX</p> <p>Up to 7% admin and TA budget (\$9,484,238)</p>	3,533,842 Persons	<p>1st allocation: \$40,000,886 2nd Allocation: \$63,546,200 3rd Allocation: \$38,299,172</p> <p>Total: \$141,846,258</p> <p>\$141,830,391* 99.99%</p> <p>\$92,297,453* 65.08%</p>	* Figure includes TDHCA admin funds.
ESG CARES – Phase 1 & 2	<ul style="list-style-type: none"> ESG1 awards made July 23, 2020 and ESG2 awards made January 14, 2021 Deadline to expend 80% by March 31, 2022 was removed by HUD; new benchmark for June 2022 has been met Expend original allocation by September 30, 2023 Expend any reallocated funds by June 30, 2024 	<ul style="list-style-type: none"> ESG1: Existing subs were offered funds. ESG Coordinators decided via local process for their CoC, in three areas without ESG Coordinators awards offered to CoC awardees (also used for Legal/ HMIS) ESG2: Funding provided for Homelessness Prevention, Rapid Rehousing, HMIS, Street Outreach & Emergency Shelter <i>Geography:</i> Locations of all funded grantees <i>Income Eligibility:</i> 50% AMI for homeless prevention 	TDHCA received a grant agreement for an additional \$5,854,004 in reallocated funds; funds were awarded on March 9, 2023. These funds will expire June 30, 2024.	<ul style="list-style-type: none"> 153 contracts executed: 20 active, 4 expired, 129 closed 16 contracts expiring Sept. 30, 2023; staff monitoring expenditures and will be reallocating \$550,000 CV2 funds to Subrecipients that have eligible expenditures. The 6 CV3 contracts are on track to fully expend their funds by the June 30, 2024 deadline. 	<p>2 Art. IX FTE (2 FTEs have left and will not be replaced)</p> <p>Up to 5 % admin (\$5,187,681)</p>	91,196 persons	<p>\$103,646,620*</p> <p>\$103,634,196** 99.99%</p> <p>\$96,668,643** 93.27%</p>	<p>*Figure includes reallocated funds received September 2022.</p> <p>**Figure includes TDHCA admin funds.</p>

Program	Timelines / Contract Periods	Planned Activities	Waivers and Initial Approvals Needed	Program Status	Staffing Admin Funds	Served to Date	Total Program Funding Obligated (%) Expended (%)	Other Notes
CORONAVIRUS RELIEF BILL – PART OF THE CONSOLIDATED APPROPRIATIONS ACT OF 2021								
Texas Rent Relief (TRR) Program (Funded with ERA1 and ERA2)	<p>The program dedicates funds through Treasury specifically for rental and utility assistance.</p> <p>The first allocation (Consolidated Appropriations Act) is ERA1. The second allocation (American Rescue Plan Act, Section 3201) is ERA2.</p> <p>ERA1: All direct assistance was obligated by program deadline of December 29, 2022. Final report was submitted to Treasury in April, 2023.</p> <p>ERA2: Required to obligate all funds by September 30, 2025.</p>	<p>Program provides up to 18 months of rental and utility assistance including arrears. Households may reapply every 3 months. A portion of ERA funds are for Housing Stability Services (see following row). \$11.5M of ERA2 funds were designated by the Board for other affordable rental housing which is being administered by TDHCA's Multifamily Direct Loans (MFDL) program. Established a 10% set-aside for eviction diversion; households facing eviction are prioritized for processing. Treasury has provided periodic updated FAQs as informal guidance.</p> <p><i>Geography:</i> Statewide. <i>Income Eligibility:</i> For households at or <80% AMI.</p>	<p><u>Treasury Reallocation:</u> To date, TRR has received \$299.1M in reallocated funds from the Treasury and local/county programs in Texas.</p>	<p>After committing all remaining available assistance, TDHCA announced on July 7, 2023 that TRR was closing. As of October 6, 2023, TRR has made all final payments to approved households.</p> <p>Now that all direct assistance funds have been distributed, TRR staff will continue working on reconciliation, audit, reporting, and closeout.</p> <p>The Board has approved the first ERA award for affordable housing, \$1.55M for Freedom's Path at Waco. Funds are administered by the MFDL program and are in the process of being contracted and closed.</p>	<p>TRR Positions filled include Director and 8 staff positions. Staffing also includes a separate team for the Housing Stability Services activity (see below).</p> <p>All FTES are Art. IX</p> <p><i>Admin Allowed (All ERA):</i> 10% ERA1 15% ERA2 \$331,164,695</p>	323,124 households served*	<p><u>Total ERA Budget:</u> \$2,689,725,564</p> <p><u>TRR Direct Assistance Expended*:</u> \$2,221,318,459</p> <p><u>TRR Admin:</u> Total Available: \$243,561,484 Obligated: \$243,213,729 99.86% Expended**: \$ 234,431,270 96.25%</p> <p><u>Other ERA:</u> HSS: \$213,345,621 (see row below) MFDL: \$11,500,000</p>	<p>* Per internal report 10/25/23. Subject to some payment adjustments as staff continues to work on reconciliation and closeout.</p> <p>** Per internal report as of 10/25/23. Expended admin funds are a subset of obligated admin funds.</p>

Program	Timelines / Contract Periods	Planned Activities	Waivers and Initial Approvals Needed	Program Status	Staffing Admin Funds	Served to Date	Total Program Funding Obligated (%) Expended (%)	Other Notes
Housing Stability Services (HSS) Program (funded by ERA1 and 2)	<p>These funds are a subset of the ERA funds in the row above. A portion of the funds from ERA1 and ERA2 are authorized for housing stability.</p> <p>ERA1: All program funds were expended by the December 29, 2022, deadline and the final report was submitted to Treasury on April 27, 2023.</p> <p>ERA2: Must expend funds by September 30, 2025</p>	<p>Program provides funds to local communities or nonprofits for them to provide eligible Texans with a variety of services that help household maintain or obtain stable housing including legal services, outreach services, shelter services, community services, and services offered at permanent supportive housing properties.</p> <p><i>Geography:</i> Available where Subrecipients are located. <i>Income Eligibility:</i> For households at or below 80% AMI.</p> <p>Any ERA1 and ERA2 funds reallocated by Treasury (as noted by TRR above) and allocated to HSS will be reflected in this row.</p>	Treasury has provided periodic updated FAQs as informal program guidance. As guidance is released, HSS policies are adjusted.	<p><u>ERA1:</u> 28 Subrecipient contracts completed and closed.</p> <p><u>ERA2:</u> 47 contracts executed with Subrecipients; MOU with TVC executed for SFY 2023-24.</p> <p>18 Subrecipients were awarded both ERA1 and ERA2 contracts.</p>	<p>6 Art. IX FTEs plus support of 2 staff at TVC</p> <p>ERA1: \$798,506.20</p> <p>ERA2: \$2,720,850.72</p>	<p><u>ERA 1</u> 583,247 meals served</p> <p><u>ERA 1</u> 43,051 households</p> <p><u>ERA 2</u> 5,168 meals served</p> <p><u>ERA 2</u> 45,054 households</p>	<p>Total* \$213,345,621</p> <p><u>HSS ERA1</u> Obligated and Expended \$63,295,298.06 100%</p> <p><u>HSS ERA2</u> Obligated: \$148,550,331 99.00%</p> <p>Expended*: \$69,495,692 46.78%</p>	*figure includes TDHCA Admin funds
Low-Income Household Water Assistance Program (LIHWAP1)	<p>Part of the appropriation bill; provides dedicated funds through HHS for the Low-Income Household Drinking Water and Wastewater Emergency Assistance Program</p> <p>Must obligate and expend funds by: March 31, 2024. This is an extension from the original deadline of September 30, 2023.</p>	<p>Program provides funds to assist low-income households by providing funds to owners/operators of public water and treatment systems to reduce arrearages charged. Funds are directed through the LIHEAP network of subs and a statewide program operated by a web-based vendor called Texas Utility Help.</p> <p><i>Geography:</i> Statewide <i>Income Eligibility:</i> 150% federal poverty level</p>	HHS approved TDHCA's LIHWAP Plan on October 22, 2021. HHS approved an extension to March 31, 2024.	<p>33 contracts have been executed. Lubbock declined funds. Statewide availability of these funds through a web-based platform also began in July 2022.</p>	<p>3 Art. IX FTEs</p> <p>Admin 15%</p> <p>Any FTES will be Art. IX</p>	<p>141,880 persons</p>	<p>\$51,801,876</p> <p>\$44,031,595 85%*</p> <p>\$35,206,339 67.96%</p>	<p>\$638M Nationally</p> <p>*Remaining 15% is for admin. All program funds are obligated.</p>

Program	Timelines / Contract Periods	Planned Activities	Waivers and Initial Approvals Needed	Program Status	Staffing Admin Funds	Served to Date	Total Program Funding Obligated (%) Expended (%)	Other Notes
AMERICAN RESCUE PLAN (ARPA) – Public Law 117-2								
HOME ARP Program	Section 3205 of the American Rescue Plan. Dedicates funds through HUD allowing flexible uses that can include typical HOME activities as well as homeless services and non-congregate shelter Must expend funds by September 30, 2030	Funds are programmed for development of rental housing, development of non-congregate shelter, and operating costs/capacity building for eligible nonprofit organizations. <i>Geography:</i> Statewide for rental, and focused on high needs areas for non-congregate shelter. <i>Households Eligibility:</i> (See Other Notes)	The previous waiver from the Governor relating to limits on using the funds in rural areas allowed the funds to assist homeless persons in urban and rural areas.	Awarded \$47.4M in rental development, with \$12.3M remaining available. Awarded \$3.3M in nonprofit capacity building/operating, with \$0 remaining available, Non-congregate shelter Invitation to Apply pending.	A HOME-ARP Division has been established, with six FTEs. All FTEs are Art. IX 10% for admin/planning (\$13,296,915)	229 rental units obligated	*\$119,672,232 \$36,589,846 31% \$0 0%	*Excludes admin. Eligibility: homeless, at risk of homelessness, those fleeing Domestic Violence, populations with housing instability
LIHEAP ARP	Passed as Section 2911 of the American Rescue Plan, dedicates funds through HHS for home energy costs. Must expend funds by: September 30, 2023	99% of funds were programmed in April 2021 to CEAP subs using a modified formula; 1% for state admin. Some funds also have been directed to a statewide web-based vendor. <i>Geography:</i> Available statewide <i>Income Eligibility:</i> 150% of federal poverty level	None needed.	On March 1, 2022, flexibilities were granted. A statewide provider to provide CEAP ARP was selected in May 2022 and made funds available in July 2022; that provider closed its portal on September 15, 2023. Close out complete of subrecipients. Small amount of refunds due.	FTEs noted under CARES LIHEAP will be utilized for both allocations. .13% admin \$181,532	201,743 persons	\$134,407,308 \$134,407,308 100% \$132,252,630 98.40%	No changes to this program this month. \$4.5B nationally.
LIHWAP2	Passed as Section 2912 of the American Rescue Plan, dedicates funds through HHS for home water costs Must obligate and expend funds by: March 31, 2024. This is an extension from the original deadline of September 30, 2023	See LIHWAP1 above. HHS will administer LIHWAP1 and 2 under one LIHWAP Plan. Because of the different funding sources, separate contracts will be required. <i>Geography:</i> Statewide <i>Income Eligibility:</i> TBD	Executed agreement for funds on April 22, 2021. HHS approved TDHCA's LIHWAP Plan on October 22, 2021. HHS approved an extension to March 31, 2024.	This allocation of funds was directed to the statewide provider.	FTEs noted under Appropriation Act LIHWAP will be utilized for both allocations. Admin: currently 14.43%	167,109 Persons	\$40,597,082 \$40,597,082 100% \$34,342,330 84.59%	\$500M Nationally

Program	Timelines / Contract Periods	Planned Activities	Waivers and Initial Approvals Needed	Program Status	Staffing Admin Funds	Served to Date	Total Program Funding Obligated (%) Expended (%)	Other Notes
Homeowner Assistance Fund (HAF)	<p>Passed as section 3206 of the American Rescue Plan, dedicates funds through Treasury specifically for preventing mortgage delinquencies, defaults, foreclosures, loss of utilities and displacement.</p> <p>Must expend funds by September 30, 2026</p>	<p>The HAF Plan avoids displacement through giving assistance payments up to \$65,000 per qualified household for: 1) Mortgage payments and mortgage reinstatement assistance including up to three months of full monthly payment assistance to qualified homeowners; 2) payments to resolve delinquent property charges, including past due property taxes, insurance premiums, condo and homeowner association fees, and cooperative maintenance or common charges; and 3) up to \$10,000 in utility payment assistance (within the \$65,000 cap).</p>	<p>Treasury approved the HAF Plan on January 28, 2022. Subsequent plan and budget amendments have been submitted and approval received.</p> <p><i>Geography:</i> Statewide <i>Income Eligibility:</i> Household income at or below greater of 100% AMI or 100% of national median income.</p>	<p>The program became available statewide on March 2, 2022.</p> <p>Closure of the program to new applications occurred October 10, 2023.</p>	<p>The HAF Division includes 16.75 FTEs.</p> <p>All FTEs are Art. IX</p> <p>Up to 15% (\$126,332,101) for admin</p> <p>Reduction in some program staff begins in December 2023</p>	54,389 hholds	<p>Total HAF Budget: \$842,214,006</p> <p><u>HAF Direct Assistance Expended:</u> \$619,055,317 73.50%</p> <p><u>HAF Admin:</u> Total Available: \$100,667,686 Expended: \$62,487,944 62.07%</p> <p><u>Other HAF Expended:</u> Subrecipients: \$13,405,377 (see row below)</p>	\$9.9B nationally.
HAF Subrecipient Activities	<p>These funds are a subset of the HAF funds in the row above. \$26.5 million is programmed in the HAF Plan for Subrecipient Activities.</p> <p>Must expend funds by September 30, 2026</p>	<p>Program provides funds to local communities or nonprofits for them to provide one or more of three eligible types of assistance: 1) serve as an Intake Center to assist households in applying for HAF funds, 2) provide Housing Counseling Services, and/or 3) provide Legal Services related to Homeownership.</p> <p><i>Geography:</i> Available where Subrecipients are located. <i>Income Eligibility:</i> Household income at or below greater of 100% AMI or 100% of national median income.</p>	See above for HAF	<p>23 Subrecipient agreements are active and providing housing counseling and legal services. Contracts have been amended to remove excess funding from Housing and Legal activities to return to the Program. 12 contracts have been closed and 1 terminated to date, 12 additional contracts will close by the end of the year.</p>	<p>HAF Subrecipient Activity Division has 5 FTEs, and 2 PTEs.</p> <p>Reduction in some program staff begins in December 2023</p>	<p><u>Intake</u> 9350</p> <p><u>Legal Services</u> 1932</p> <p><u>Housing Counsel</u> 3498</p> <p><u>Forecl. Prevent.</u> 350</p> <p><u>Outreach Events</u> 1676</p>	<p>Total \$26,595,969</p> <p>Obligated: \$17,067,345.82 64.17%</p> <p>Expended: \$13,405,376.57 50.40%</p>	

Program	Timelines / Contract Periods	Planned Activities	Waivers and Initial Approvals Needed	Program Status	Staffing Admin Funds	Served to Date	Total Program Funding Obligated (%) Expended (%)	Other Notes
Emergency Housing Vouchers (EHV)	<p>Passed as Section 3202 of the American Rescue Plan, dedicates vouchers through HUD for emergency rental assistance.</p> <p>HUD Authority to Recapture May Occur as Early As: 1 Year from Funding (if vouchers are unissued)</p> <p>Can Reissue EHV until: Sept. 30, 2023</p> <p>Renewal Funds Available for 'Occupied Units' through: Sept. 30, 2030</p>	<p>TDHCA was allocated 798 vouchers by HUD. The award includes funds for the vouchers (\$7,933,560) plus funds to provide services (\$2,793,000) and funds for admin (\$763,788). 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.</p> <p><i>Geography:</i> Balance of State Continuum of Care counties underserved by an EHV-awarded PHA, Heart of Texas Homeless Coalition service area and Tarrant County Homeless Coalition (TCHC) service area</p> <p><i>Income Eligibility:</i> Not to exceed 50% of AMI</p>	<p>Waivers authorized by HUD have expired. TDHCA was able to maximize the use of these waivers, assisting households that normally would not be offered a voucher. TDHCA updated its PHA Admin Plan to reflect our plan for the service fee (see last column) and other program elements.</p>	<p>Executed contracts with all CoC partners: the Heart of Texas Homeless Coalition, Texas Homeless Network (the Balance of State CoC), and Tarrant County Homeless Coalition (TCHC).</p> <p>Vouchers Issued: 707 Vouchers on the Street: 247 Housed: 474 Vouchers Declined after issuance: 45</p> <p>Note that with rental assistance programs, funds expend fairly slowly as they are only drawn and expended as rent for the eligible household is paid each month. This is an expected level of financial activity for the number housed.</p>	<p>Program is being administered by the Section 8 area.</p> <p>4 new positions are now in place. All paid for by EHV Admin and CSBG Admin.</p> <p>FTES are Art. IX</p>	<p>474 of 798 Housed 59%</p>	<p>Total \$11,490,348</p> <p>Rent Payments Avail: \$7,933,560</p> <p>HAP Obligated: \$3,454,958 43.55%</p> <p>HAP Expended: \$3,403,958 42.91%</p> <p>Service Contracts Avail: \$2,793,000</p> <p>Obligated: \$2,793,000 100%</p> <p>Expended: \$1,242,065 44.47%</p>	<p>\$5 billion Nationally</p> <p>A service fee of \$3,500 per unit is authorized separate from the rental assistance payment. The fee total is not tied to each voucher, but is a combined total of funds for services. Services may include: housing search assistance; deposits, holding fees, and application fees; owner-related uses; and other eligible uses.</p>

Program	Timelines / Contract Periods	Planned Activities	Waivers and Initial Approvals Needed	Program Status	Staffing Admin Funds	Served to Date	Total Program Funding Obligated (%) Expended (%)	Other Notes
INFRASTRUCTURE INVESTMENT AND JOBS ACT – Public Law 117-58								
LIHEAP IJA*	<p>Passed as Section 501 of the Infrastructure Investment and Jobs Act (PL 117-58), dedicates funds through HHS for home energy costs.</p> <p>Must expend funds by: September 30, 2026</p>	<p>Funds nationally to be released in annual increments of \$100 million each year for the next 5 years. These funds will be made available to each state as part of its annual LIHEAP allocation; the Department therefore will handle these as part of our annual allocation.</p> <p><i>Geography:</i> Available statewide <i>Income Eligibility:</i> 150% of poverty</p>	None needed.	<p>On March 1, 2022, flexibilities were granted. The statewide provider has been the recipient of these funds to date. That provider closed its portal on September 15, 2023.</p> <p>To date, two annual allocations have been received in the amounts of \$7,532,384 and \$9,627,413</p>	FTEs noted under CARES LIHEAP will be utilized for both allocations.	18,983 persons	<p><u>Estimated 5-Year Total</u>*: \$37,661,920</p> <p><u>Received by TDHCA</u>: \$17,159,797</p> <p><u>Obligated</u>: \$17,159,797 Of Rcvd: 100% Of 5-Year: 46%</p> <p>Expended: \$15,486,768 Of Rcvd: 90.25% Of 5-Year: 41.12%</p>	<p>\$500 million nationally</p> <p>*Note that the funds will only become available annually, therefore expenditure will be reflected slowly over 5 Years.</p>
BIL WAP (Bipartisan Infrastructure Law Weatherization Assistance Program)	<p>Passed as Section 40551 of the Infrastructure Investment and Jobs Act (Public Law 117-58), dedicates funds through Department of Energy for home weatherization.</p> <p>Law has no date by which funds must be expended; DOE strongly recommends activities be completed within 5 years of receipt of the funds.</p>	<p>Single family and multifamily weatherization of units. Additional restrictions added to the program through the bill beyond typical DOE WAP include Davis-Bacon, Buy American, NEPA, etc. In addition, DOE has applied several Administration priorities, including a focus on workforce development and Diversity in delivering funds.</p> <p>Because this award amount is more than 20 times the typical annual DOE award, Board granted authority in December 2021 to procure a statewide DOE WAP vendor to augment the work of the network.</p> <p><i>Geography:</i> Available statewide <i>Income Eligibility:</i> 200% of poverty</p>	None needed at this time.	<p>In September 2022 DOE directed TDHCA to proceed with release of its 5-Year Plan for public comment. Staff had obtained Board authority to do so in May 2022. The Plan has now been approved.</p> <p>Statewide subrecipient Request for Applications has been released. Network subrecipient contracts for the first half of funds are now executed.</p>	4 Current FTE's \$11,349,839 6.55% Admin	36 hholds	<p>\$173,162,598*</p> <p>Obligated: \$30,183,967 17.43%</p> <p>Expended: \$1,318,484 0.76%</p>	<p>*\$142,944,233 for Program and \$30,218,365 for Training and TA</p> <p>15% of grant made available initially As of March 23, 2023 50% of the grant is available</p>

Program	Timelines / Contract Periods	Planned Activities	Waivers and Initial Approvals Needed	Program Status	Staffing Admin Funds	Served to Date	Total Program Funding Obligated (%) Expended (%)	Other Notes
CONTINUING APPROPRIATIONS ACT, 2023 – Public Law 117-180								
LIHEAP (23CR) Supplemental Funding	<p>Passed as an additional contribution to the 2023 LIHEAP allocation through the <i>Continuing Appropriations Act (CR), 2023</i> (Public Law 117-180), dedicates funds through HHS for home energy costs.</p> <p>Must expend funds by: September 30, 2024</p>	<p>Funds nationally of an additional \$1 billion added to the annual 2023 allocation.</p> <p><i>Geography:</i> Available statewide <i>Income Eligibility:</i> 150% of poverty</p>	None needed.	On March 1, 2022, flexibilities were granted. A statewide provider to provide LIHEAP was selected in May 2022 and made funds available in July 2022. That statewide provider has been used for these funds as well. That provider closed its portal on September 15, 2023.	FTEs noted under CARES LIHEAP, and regular non-temporary LIHEAP, will be utilized.	65,279 persons	<p>Total \$84,732,886</p> <p>\$82,190,900 97%</p> <p>\$56,546,468 66.73%</p>	\$1 billion nationally
LIHEAP (23CR) Supplemental Disaster Funding	<p>Passed as an additional contribution to the 2023 LIHEAP allocation through the <i>Continuing Appropriations Act (CR), 2023</i> (Public Law 117-180), dedicates funds through HHS for home energy costs.</p> <p>Must expend funds by: September 30, 2024</p>	<p><i>Geography:</i> Available statewide <i>Income Eligibility:</i> 150% of poverty</p>	None needed.	On March 1, 2022, flexibilities were granted. A statewide provider to provide LIHEAP was selected in May 2022 and made funds available in July 2022. That statewide provider has been used for these funds as well. That provider closed its portal on September 15, 2023.	FTEs noted under CARES LIHEAP, and regular non-temporary LIHEAP, will be utilized.	69,822 persons	<p>Total \$55,322,964</p> <p>55,322,964 100%</p> <p>\$44,216,470 79.92%</p>	\$1 billion nationally

CLOSED / COMPLETED PROGRAMS

Program	Timelines / Contract Periods	Planned Activities	Waivers and Initial Approvals Needed	Program Status	Staffing Admin Funds	Served to Date	Total Program Funding Obligated (%) Drawn (%)	Other Notes
EARLY REPROGRAMMING OF EXISTING TDHCA PROGRAM FUNDS								
HOME Program Tenant Based Rental Assistance (TBRA) for COVID-19 DR	NA: Reservation Agreements	<p>Program provided 3-6 months of rental assistance through existing or new HOME subrecipients.</p> <p><i>Geography:</i> Was available where subrecipients applied. 23 administrators covered 120 counties</p> <p><i>Income Eligibility:</i> Households at or below 80% AMFI based on current circumstances</p>	All necessary waivers for this activity were authorized by the OOG and HUD via HUD's mega-waiver of April 10, 2020. HUD waivers were extended by HUD in December 2020 to expire September 30, 2021.	COMPLETED	<p>No added TDHCA staffing</p> <p>No added admin funds</p>	2,612 households	<p>\$11,026,701*</p> <p>\$11,026,701 100%</p> <p>\$11,026,701 100%</p>	* Total Program Funding was originally authorized up to \$11,290,076. Ultimately 97.7% of that (\$11,026,701) was obligated and utilized.
Reprogram 2019 and 2020 CSBG Discretionary and Admin. Funds	<ul style="list-style-type: none"> Board approval March 2020 Recipients contracts were effective March 26, 2020 Expenditure Deadline was August 31, 2020 	<p>Used the existing network of Community Action Agencies to provide direct client assistance to low income households economically impacted by COVID-19</p> <p><i>Geography:</i> Available statewide (excluding CWCCP and CSI)</p> <p><i>Income Eligibility:</i> 200% poverty (normally is 125%)</p>	None	<p>COMPLETED</p> <p>100% expended</p>	<p>No added TDHCA staffing</p> <p>No added admin funds</p>	9,468 persons	<p>\$1,434,352</p> <p>1,434,352 100%</p> <p>\$1,434,352 100%</p>	38 CAA subs
Recaptured 2018/2019 HHSP	<ul style="list-style-type: none"> Board approval March 2020 2018 had to be spent by August 31, 2020; 2019 had to be spent by December 31, 2020 	<p>Allow subrecipients to perform HHSP eligible activities in addressing homelessness and those at risk of homelessness</p> <p><i>Geography:</i> Available 9 largest metro areas</p> <p><i>Income Eligibility:</i> Generally 30% AMFI if applicable</p>	Approval from Comptroller granted	<p>COMPLETED</p> <p>100% expended</p>	<p>No added TDHCA staffing</p> <p>No added admin funds</p>	462 persons	<p>\$191,939.53</p> <p>\$191,939.53 100%</p> <p>\$191,939.53 100%</p>	9 subs

Program	Timelines / Contract Periods	Planned Activities	Waivers and Initial Approvals Needed	Program Status	Staffing Admin Funds	Served to Date	Total Program Funding Obligated (%) Drawn (%)	Other Notes
CARES ACT FUNDS								
LIHEAP CARES	<ul style="list-style-type: none"> Board approved April 2020 Expend deadline was Sept. 30, 2021 45 day closeout period 	99% to CEAP subs for households affected by COVID-19; 1% for state admin (no weatherization) <i>Geography:</i> Available statewide <i>Income Eligibility:</i> 150% of poverty	The flexibilities allowed by USHHS were accepted	COMPLETED	1 Art. IX FTE for CEAP TA/capacity (1 Filled) 1% admin (\$892,670)	181,215 persons	\$94,023,896 \$93,483,658 99% \$63,898,418 68% FINAL	An estimated \$29,676,554 was not expended by subrecipients by the deadline. Unused funds were returned to HHS.
Housing Choice Voucher Program Admin	Expend deadline was Dec. 31, 2021 <ul style="list-style-type: none"> 1st Award: \$117,268 2nd Award: \$140,871 	<ul style="list-style-type: none"> Software upgrades with Housing Pro to allow more efficient remote interface Landlord incentive payments Ordered 3 tablets for inspections October 2020 Board approved use of funds for retention payments to existing owners to ensure their ongoing participation in the program 	Received HUD interpretation that using funds for software upgrades are acceptable. \$11,620 was paid for the system purchase.	COMPLETED*	No added TDHCA staffing.	142 Landlord renewals 17 new landlords added	\$258,139 \$83,700 32.42% \$83,700 32.42% FINAL	* \$174,439 of admin was returned to HUD. Funds were not allowed to be used for direct household assistance nor were there higher admin expenses.
Housing Choice Voucher Program MVP	Had to issue vouchers by December 31, 2021. Orig. Allocation: \$105,034*	15 additional MVP vouchers consistent with our award of MVP, which for TDHCA is for Project Access households. Received award from HUD. Issued the 15 vouchers on May 22, 2020. All 15 were leased.	None needed.	COMPLETED 100% of vouchers utilized	No added TDHCA staffing. No added admin funds.	15 families	\$110,302 <u>HAP Paid*</u> \$53,664 48.65% FINAL	Effective Dec. 31, 2021, the funding authority for the 15 housed families was rolled into TDHCA's regular yearly HAP authority.

Program	Timelines / Contract Periods	Planned Activities	Waivers and Initial Approvals Needed	Program Status	Staffing Admin Funds	Served to Date	Total Program Funding Obligated (%) Drawn (%)	Other Notes
CSBG CARES	<ul style="list-style-type: none"> Board approved April 2020 Must expend 90% by August 31, 2022 45 day closeout period 	<p>90% to CAAs using regular CSBG formula for households affected by COVID-19; 2% (\$949,120) to Texas Homeless Network (THN); 7% for an eviction diversion pilot program; 1% for state admin</p> <p><i>Geography:</i> Available statewide <i>Income Eligibility:</i> 200% of poverty (normally is 125%)</p>	The flexibilities allowed by USHHS have been accepted.	COMPLETED (reporting figures now final)	<p>1 Art. IX FTE for CSBG reporting</p> <p>1% admin (\$474,560)</p>	146,462 persons	<p>\$48,102,282</p> <p>\$48,102,282 100%</p> <p>\$47,942,629 99.67% FINAL*</p>	<p>40 CAA subs</p> <p>*Not 100% because of refunds received after program close-out.</p>



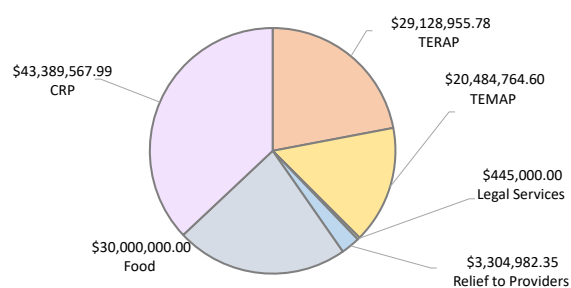
As of October 20, 2023

Texas Department of Housing and Community Affairs

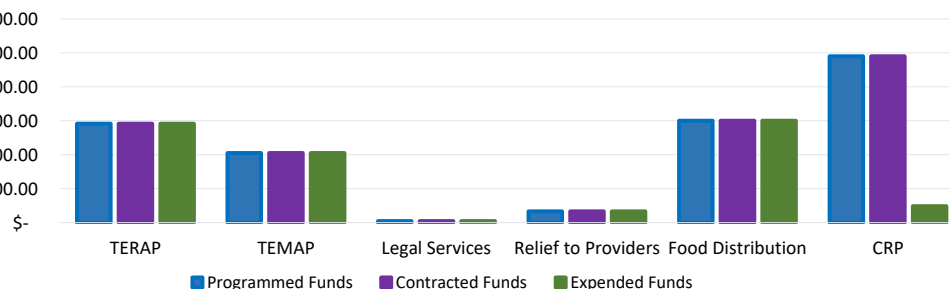
CDBG CARES (Coronavirus Aid, Relief, and Economic Security) Act Programs

Texas Emergency Rental Assistance Program (TERAP)	Texas Emergency Mortgage Assistance Program (TEMAP)	Legal Services to Persons with Disabilities	Relief to Service Providers for Persons with Disabilities	Food Distribution	Community Resiliency Program
COMPLETED Rental assistance (up to six months, including arrears) to income-eligible households impacted by COVID-19 to help provide housing stability during the pandemic. Funds can also be used for eviction diversion, which provides rental assistance to tenants who have been sued for eviction. TERAP was initially funded for \$33,981,073.89, however small amounts of funds have been unused or deobligated*.	COMPLETED Mortgage assistance (up to six months, including arrears) to income-eligible homeowners who have been economically impacted by COVID-19 to help provide housing stability during the pandemic.	COMPLETED Legal services assistance for persons with disabilities to obtain or retain housing as a result of COVID-19. Legal services include legal advice and legal representation by licensed attorneys in good standing with the State Bar of Texas.	COMPLETED Assistance to help providers continue serving residential persons with disabilities during the pandemic by reimbursing for allowable expenses undertaken to prevent, prepare for, or respond to COVID-19. Assistance was initially programmed for \$5,000,000, but \$1,695,017.65 was unused and deobligated by the administrator*.	COMPLETED Assistance to eligible food bank providers that have been economically impacted by COVID-19. Funds will be utilized to reimburse food banks for bulk food purchases to be distributed statewide.	Assistance to low- and moderate-income persons, and rural and small metro communities, to create, expand or enhance public facilities that provide medical care, social services, and/or emergency housing to prevent the transmission of COVID-19 and allow for adequate social distancing or remote access.
Start Date: January 15, 2021 Persons Assisted: 16,606	Start Date: June 15, 2021 Persons Assisted to Date: 11,777	Start Date: April 1, 2021 Persons Assisted: 750	Start Date: April 15, 2021 Persons Assisted: 3,592 Providers Assisted: 50	Start Date: October 1, 2021 Persons Assisted: 3,501,117	Start Date: May 2022
Program Administrators: 41 entitlement city and county governments throughout Texas	Program Administrators: 48 cities, counties and other local and regional service providers	Program Administrator: Disability Rights Texas	Program Administrator: My Health My Resources of Tarrant County	Program Administrator: Feeding Texas, a network of 21 member food banks	Program Administrators: 18 Non-Entitlement Communities throughout Texas
Service Area: 41 entitlement cities and counties	Service area: Statewide - All 254 counties in Texas	Service area: Statewide - All 254 counties in Texas	Service area: Statewide - All 254 counties in Texas	Service area: Statewide - All 254 counties in Texas	Service Area: Non-Entitlement communities in Texas
Programmed Funds: \$29,128,955.78	Programmed Funds: \$20,484,764.60	Programmed Funds: \$445,000.00	Programmed Funds: \$3,304,982.35	Programmed Funds: \$30,000,000.00	Programmed Funds: \$48,982,450.61
Contracted Funds: \$29,128,955.78	Contracted Funds: \$20,484,764.60	Contracted Funds: \$445,000.00	Contracted Funds: \$3,304,982.35	Contracted Funds: \$30,000,000.00	Contracted Funds: \$48,982,450.61
Expended Funds: \$29,128,955.78	Expended Funds: \$20,484,764.60	Expended Funds: \$445,000.00	Expended Funds: \$3,304,982.35	Expended Funds: \$30,000,000.00	Expended Funds: \$4,854,587.22

CDBG CARES Funds by Program



CDBG CARES Program Funds by Status



* In the case of funds unused by administrators or deobligated, funds will be reprogrammed and used for awards under the Community Resiliency Program or another existing program.



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 428

Agenda Date: 11/9/2023

Agenda #: 8.

Report on the Department's 4th Quarter Investment Report in accordance with the Public Funds Investment Act

BACKGROUND

The Department's investment portfolio consists of two distinct parts. One part is related to bond funds under trust indentures that are not subject to the Public Funds Investment Act (PFIA), and the remaining portion is related to accounts excluded from the indentures but covered by the PFIA. The Department's total investment portfolio is \$3,010,986,367 of which \$2,939,582,123 is not subject to the PFIA. This report addresses the remaining \$71,404,244 (see page 1 of the Internal Management Report) in investments covered by the PFIA. These investments are deposited in the General Fund, Housing Trust Fund, Compliance, and Housing Initiative accounts, which are all held at the Texas Treasury Safekeeping Trust Company (TTSTC), primarily in the form of overnight repurchase agreements. These investments are fully collateralized and secured by U.S. Government Securities. A repurchase agreement is the daily purchase of a security with an agreement to repurchase that security at a specific price and date, which in this case was September 1, 2023, with an effective interest rate of 5.25%. These investments safeguard principal while maintaining liquidity. The overnight repurchase agreements, subject to the PFIA, earned \$871,232 in interest during the quarter.

Below is a description of each fund group and its corresponding accounts.

- The **General Fund** accounts maintain funds for administrative purposes to fund expenses related to the Department's ongoing operations. These accounts contain balances related to bond residuals, fee income generated from the Mortgage Credit Certificate (MCC) Program, escrow funds, single family and multifamily bond administration fees, and balances associated with the Below Market Interest Rate (BMIR) Program.
- The **State Housing Trust Fund** accounts maintain funds related to programs set forth by the Housing Trust Fund funding plan. The Housing Trust Fund provides loans and grants to finance, acquire, rehabilitate, and develop decent and safe affordable housing.
- The **Compliance** accounts maintain funds from compliance monitoring fees and asset management fees collected from multifamily developers. The number of low income units and authority to collect these fees is outlined in the individual Land Use Restriction Agreements (LURAs) that are issued to each Developer. These fees are generated for the purpose of offsetting expenses incurred by the Department related to the monitoring and administration of these properties.

- The **Housing Initiative** accounts maintain funds from fees collected from Developers in connection with the Department's Tax Credit Program. The majority of fees collected are application fees and commitment fees. The authority for the collection of these fees is outlined in the Department's Multifamily Rules. These fees are generated for the purpose of offsetting expenses incurred by the Department related to the administration of the Tax Credit Program.
- The **Ending Homelessness Trust Fund** account maintains funds from donations collected from individuals through the Texas Department of Motor Vehicles in connection with the Department's Ending Homelessness Program. The authority for the collection of these donations is outlined in Tex. Transp. Code §502.415. These donations are collected and disbursed for the purpose of providing grants to counties and municipalities to combat homelessness.

This report is in the format required by the Public Funds Investment Act. It shows in detail the types of investments, their maturities, their carrying (face amount) values, and fair values at the beginning and end of the quarter. The detail for investment activity is on Pages 1 and 2.

During the 4th Quarter, as it relates to the investments covered by the PFIA, the carrying value increased by \$8,225,185 (see page 1) for an ending balance of \$71,404,244. The change is described below by fund groups.

General Fund: The General Fund increased by \$2,570,044. This consists primarily of \$1,841,285 received in multifamily bond fees, \$148,900 in MCC Fees, and \$525,000 transferred from the Taxable Mortgage Program.

The State Housing Trust Fund: The Housing Trust Fund increased by \$377,867. This consists primarily of \$1,217,023 received in loan repayments and interest earnings offset by disbursements including \$752,628 for loans, grants, and escrow payments.

Compliance: Compliance funds increased by \$2,177,843. This consists primarily of \$1,953,723 received in compliance fees.

Housing Initiative: Housing Initiative funds increased by \$3,006,811. This consists primarily of \$2,660,672 received in fees related to tax credit activities.

Ending Homelessness Fund: Ending Homelessness funds increased by \$92,620. This consists of \$92,683 in donations and interest earnings on current investment balances.

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOUSING FINANCE DIVISION**

**PUBLIC FUNDS INVESTMENT ACT
INTERNAL MANAGEMENT REPORT (SEC. 2256.023)
QUARTER ENDING AUGUST 31, 2023**

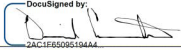
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOUSING FINANCE DIVISION
PUBLIC FUNDS INVESTMENT ACT
Internal Management Report (Sec. 2256.023)
Quarter Ending August 31, 2023

		FAIR VALUE (MARKET) @ 5/31/2023	CARRYING VALUE @ 5/31/2023	ACCRETION / PURCHASES	AMORTIZATION/ SALES	MATURITIES	TRANSFERS	CARRYING VALUE @ 8/31/2023	FAIR VALUE (MARKET) @ 8/31/2023	CHANGE IN FAIR VALUE (MARKET)	ACCRUED INT RECVBL GAIN	RECOGNIZED GAIN
Investment Type												
NON-INDENTURE RELATED:												
General Fund	Repurchase Agreements	6,742,144.00	6,742,144.00	2,746,686.13	(176,641.89)	-	-	9,312,188.24	9,312,188.24	-	1,358.04	-
Housing Trust Fund	Repurchase Agreements	16,159,458.87	16,159,458.87	1,042,089.16	(664,221.99)	-	-	16,537,326.04	16,537,326.04	-	2,411.95	-
Compliance	Repurchase Agreements	13,269,390.02	13,269,390.02	2,177,843.15	-	-	-	15,447,233.17	15,447,233.17	-	2,252.72	-
Housing Initiatives	Repurchase Agreements	26,378,917.29	26,378,917.29	3,006,811.15	-	-	-	29,385,728.44	29,385,728.44	-	4,285.63	-
Ending Homelessness Trust Fund	Repurchase Agreements	629,149.29	629,149.29	92,619.48	-	-	-	721,768.77	721,768.77	-	105.26	-
NON-INDENTURE RELATED TOTAL		63,179,059.47	63,179,059.47	9,066,049.07	(840,863.88)	0.00	0.00	71,404,244.66	71,404,244.66	0.00	10,413.60	0.00

(b) (8) The Department is in compliance with regards to investing its funds in a manner which will provide by priority the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Department cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformation to all applicable state statutes governing the investment of public funds including Section 2306 of the Department's enabling legislation and specifically, Section 2256 of the Texas Government Code, the Public Funds Investment Act.

Per Section 2256.007(d) of the Texas Government Code, the Public Funds Investment Act:
David Cervantes completed 8.0 hrs. of training on the Texas Public Funds Investment Act on October 18 and 19, 2021
Scott Fletcher completed 5.0 hrs. of training on the Texas Public Funds Investment Act on August 5, 2022

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David Cervantes
Director of Administration

Date: October 17, 2023

DocuSigned by:



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Scott Fletcher
Director of Bond Finance

Date: October 17, 2023

Texas Department of Housing and Community Affairs Non-Indenture Related Investment Summary For Period Ending August 31, 2023														
Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 5/31/2023	Beginning Market Value 5/31/2023	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 8/31/2023	Ending Market Value 8/31/2023	Change In Market Value	Recognized Gain
Repo Agmt	General Fund	5.25	8/31/2023	9/1/2023	1,276,416.86	1,276,416.86	12,557.79	-	-		1,288,974.65	1,288,974.65	-	
Repo Agmt	General Fund	5.25	8/31/2023	9/1/2023	0.02	0.02	-	-	-		0.02	0.02	-	
Repo Agmt	General Fund	5.25	8/31/2023	9/1/2023	155,607.52	155,607.52	-	(150,527.51)	-		5,080.01	5,080.01	-	
Repo Agmt	General Fund	5.25	8/31/2023	9/1/2023	514,799.08	514,799.08	832,397.06	-	-		1,347,196.14	1,347,196.14	-	
Repo Agmt	General Fund	5.25	8/31/2023	9/1/2023	2,793,534.98	2,793,534.98	1,889,311.77	-	-		4,682,846.75	4,682,846.75	-	
Repo Agmt	General Fund	5.25	8/31/2023	9/1/2023	432,594.69	432,594.69	2,128.08	-	-		434,722.77	434,722.77	-	
Repo Agmt	General Fund	5.25	8/31/2023	9/1/2023	791,082.10	791,082.10	10,286.77	-	-		801,368.87	801,368.87	-	
Repo Agmt	General Fund	5.25	8/31/2023	9/1/2023	776,988.54	776,988.54	-	(26,114.38)	-		750,874.16	750,874.16	-	
Repo Agmt	General Fund	5.25	8/31/2023	9/1/2023	1,120.21	1,120.21	4.66	-	-		1,124.87	1,124.87	-	
General Fund Total					6,742,144.00	6,742,144.00	2,746,686.13	(176,641.89)	-	-	9,312,188.24	9,312,188.24	-	-
Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 5/31/2023	Beginning Market Value 5/31/2023	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 8/31/2023	Ending Market Value 8/31/2023	Change In Market Value	Recognized Gain
Repo Agmt	Housing Trust Fund	5.25	8/31/2023	9/1/2023	29,860.00	29,860.00	5,534.92	-	-		35,394.92	35,394.92	-	
Repo Agmt	Housing Trust Fund	5.25	8/31/2023	9/1/2023	145,030.81	145,030.81	36,434.10	-	-		181,464.91	181,464.91	-	
Repo Agmt	Housing Trust Fund	5.25	8/31/2023	9/1/2023	383,247.57	383,247.57	32,569.74	-	-		415,817.31	415,817.31	-	
Repo Agmt	General Revenue Appn	5.25	8/31/2023	9/1/2023	253,568.11	253,568.11	105,887.65	-	-		359,455.76	359,455.76	-	
Repo Agmt	General Revenue Appn	5.25	8/31/2023	9/1/2023	311,838.32	311,838.32	79,367.67	-	-		391,205.99	391,205.99	-	
Repo Agmt	General Revenue Appn	5.25	8/31/2023	9/1/2023	1,707,819.64	1,707,819.64	712,618.95	-	-		2,420,438.59	2,420,438.59	-	
Repo Agmt	General Revenue Appn	5.25	8/31/2023	9/1/2023	169,618.40	169,618.40	69,676.13	-	-		239,294.53	239,294.53	-	
Repo Agmt	General Revenue Appn	5.25	8/31/2023	9/1/2023	228,497.90	228,497.90	-	-	-		228,497.90	228,497.90	-	
Repo Agmt	Housing Trust Fund-GR	5.25	8/31/2023	9/1/2023	24,750.00	24,750.00	-	(24,750.00)	-		-	-	-	
Repo Agmt	Housing Trust Fund-GR	5.25	8/31/2023	9/1/2023	546,455.65	546,455.65	-	(171,248.00)	-		375,207.65	375,207.65	-	
Repo Agmt	Housing Trust Fund-GR	5.25	8/31/2023	9/1/2023	4,198,981.58	4,198,981.58	-	(120,025.35)	-		4,078,956.23	4,078,956.23	-	
Repo Agmt	Bootstrap -GR	5.25	8/31/2023	9/1/2023	3,852,598.14	3,852,598.14	-	(298,698.64)	-		3,553,899.50	3,553,899.50	-	
Repo Agmt	Bootstrap -GR	5.25	8/31/2023	9/1/2023	4,307,192.75	4,307,192.75	-	(49,500.00)	-		4,257,692.75	4,257,692.75	-	
Housing Trust Fund Total					16,159,458.87	16,159,458.87	1,042,089.16	(664,221.99)	-	-	16,537,326.04	16,537,326.04	-	-
Repo Agmt	Multi Family	5.25	8/31/2023	9/1/2023	884,284.37	884,284.37	281,958.28	-	-		1,166,242.65	1,166,242.65	-	
Repo Agmt	Multi Family	5.25	8/31/2023	9/1/2023	1,082,408.38	1,082,408.38	137,888.42	-	-		1,220,296.80	1,220,296.80	-	
Repo Agmt	Low Income Tax Credit Prog.	5.25	8/31/2023	9/1/2023	11,302,697.27	11,302,697.27	1,757,996.45	-	-		13,060,693.72	13,060,693.72	-	
Compliance Total					13,269,390.02	13,269,390.02	2,177,843.15	-	-	-	15,447,233.17	15,447,233.17	-	-
Repo Agmt	Asset Management	5.25	8/31/2023	9/1/2023	2,199,542.06	2,199,542.06	294,797.43	-	-		2,494,339.49	2,494,339.49	-	
Repo Agmt	Low Income Tax Credit Prog.	5.25	8/31/2023	9/1/2023	30,000.00	30,000.00	-	-	-		30,000.00	30,000.00	-	
Repo Agmt	Low Income Tax Credit Prog.	5.25	8/31/2023	9/1/2023	2,619,388.68	2,619,388.68	147,210.23	-	-		2,766,598.91	2,766,598.91	-	
Repo Agmt	Low Income Tax Credit Prog.	5.25	8/31/2023	9/1/2023	21,177,262.94	21,177,262.94	2,560,233.59	-	-		23,737,496.53	23,737,496.53	-	
Repo Agmt	Low Income Tax Credit Prog.	5.25	8/31/2023	9/1/2023	352,723.61	352,723.61	4,569.90	-	-		357,293.51	357,293.51	-	
Housing Initiatives Total					26,378,917.29	26,378,917.29	3,006,811.15	-	-	-	29,385,728.44	29,385,728.44	-	-
Repo Agmt	Homelessness - HB4102	5.25	8/31/2023	9/1/2023	629,149.29	629,149.29	92,619.48	-	-		721,768.77	721,768.77	-	
Homelessness - HB4102 Total					629,149.29	629,149.29	92,619.48	-	-	-	721,768.77	721,768.77	-	-
Total Non-Indenture Related Investment Summary					63,179,059.47	63,179,059.47	9,066,049.07	(840,863.88)	-	-	71,404,244.66	71,404,244.66	-	-



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 429

Agenda Date: 11/9/2023

Agenda #: 9.

Executive Director's Report

ORAL PRESENTATION



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 418

Agenda Date: 11/9/2023

Agenda #: 10.

Presentation, discussion, and possible action authorizing the Department to submit an application in response to the U.S. Department of Housing and Urban Development's Notice of Funding Opportunity for Section 811 Project Rental Assistance for Persons with Disabilities funds, and if successfully awarded to operate such program

RECOMMENDED ACTION

WHEREAS, on October 12, 2023, the U.S. Department of Housing and Urban Development (HUD) released a Notice of Funding Opportunity (NOFO) for the Section 811 Project Rental Assistance (PRA) Program to enable State Housing Agencies to provide project-based rental assistance in the development of supportive housing for low-income persons with disabilities;

WHEREAS, the Texas Department of Housing and Community Affairs (TDHCA or the Department) currently operates a Section 811 PRA Program supported by previous awards from HUD in 2012 and 2013 totaling \$24 million, and is pending contract execution with HUD for an award made in 2019 for an additional \$7 million;

WHEREAS, TDHCA's existing Section 811 Program operates successfully and has the appropriate expertise, partnerships and systems in place to pursue additional funds and, if awarded to perform such work;

WHEREAS, it is anticipated that if awarded, to be successful with these funds some aspect of 811 participation from properties may be released in a Request for Applications, and may also need to be integrated into the 2025 draft Qualified Allocation Plan (QAP); and

WHEREAS, the Department, as required by HUD, has an existing collaboration with the Texas Health and Human Services Commission and the Department of Family and Protective Services established through an Inter-Agency Partnership Agreement;

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 submit an application for up to \$8 million in funding in response to the NOFO and provide any other appropriate responsive documents to HUD; and

FURTHER RESOLVED, that if HUD makes an award from this NOFO to the Department, the Department is authorized to proceed with accepting such an award, including releasing any needed Requests for Applications and including 811 participation in the draft 2025 QAP for public comment, and implementing the program in accordance with the rules and policies in place for the Section 811 Project Rental Assistance Program.

BACKGROUND

On October 12, 2023, HUD released a NOFO announcing the availability of \$106 million for the Section 811 PRA Program which seeks to identify, stimulate, and support sustainable state approaches that will transform the provision of housing for persons with disabilities while

providing access to appropriate supports and services. HUD expects to make approximately 13 awards with a maximum award amount of \$8 million. The NOFO allows state housing agencies to creatively combine or bundle Section 811 PRA funds with existing state administered affordable rental housing finance and development programs.

Like the existing 811 PRA Program that TDHCA operates, the NOFO requires that funds be used as project-based rental assistance for housing units integrated within multifamily properties that are set-aside for extremely low-income persons with disabilities who are eligible for community-based long-term care services and supports provided under a State Medicaid Program or other comparable long-term services program. The NOFO also allows limited use for the Department's administrative costs.

If awarded this fourth round of 811 funding, the Department anticipates that we may seek to garner participation through the issuance of a Request for Applications in specific areas of the state. We also anticipate that there will need to be incentives integrated into the 2025 QAP to encourage participation from multifamily properties. Initially staff is suggesting that higher points would be awarded for committing units to the 811 program on an existing property in an applicant's portfolio, and only lower points awarded if 811 is added to the property being applied for in 2025. The 811 PRA Program has had success with the program generated from prior year program incentives; the QAP included incentives for 811 participation from 2016 to 2019. TDHCA, together with our Texas Health and Human Services partners, have established a robust referral network to ensure these units can be filled once funding is made available.

The Department is designing its application to substantially mirror the current Section 811 PRA program design including serving the same target populations and the same geographic areas as there is already sufficient demand without further expansion. Staff recommends the Department be authorized to apply to HUD for the Section 811 PRA NOFO, and to have the flexibility in designing TDHCA's application to develop a responsive program design, and be authorized to include the 811 program incentives in the draft 2025 QAP that will be released for comment.



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 435

Agenda Date: 11/9/2023

Agenda #: 11.

Presentation, discussion, and possible action authorizing amendments to two Texas Homeowner Assistance Fund vendor contracts to extend the length of their contract terms: a contract with CohnReznick for quality assurance and quality control services and a contract with TexHahn Media for outreach and marketing services as required by Texas Government Code, Chapter 2155

RECOMMENDED ACTION

WHEREAS, Texas Gov't Code §2155.088 requires that "after a contract for goods or services is awarded under this chapter, the governing body of a state agency, if applicable, must hold a meeting to consider a material change to the contract and why that change is necessary," and the statute specifies that a material change includes "extending the length of or postponing the completion of a contract for six months or more; or increasing the total consideration to be paid under a contract by at least 10 percent, including by substituting certain goods, materials, products, or services";

WHEREAS, the Department has two vendor contracts that were entered into utilizing the authority granted under the Governor's COVID Disaster Declaration, now in need of amendments that meet this materiality standard which are needed to continue to ensure consistent timely accountable program management of the Homeowner Assistance Fund Program (HAF);

WHEREAS, the first of these contracts, Contract #332-22-3005, relates to the Department's contract with TexHahn Media, Inc. (Hahn) for the provision of media and outreach services and revises the contract end date from December 31, 2023, to June 30, 2024, so that Hahn can address the Department's continuing need for such services;

WHEREAS, the second of these contracts, Contract #332-22-3007, relates to the Department's contract with CohnReznick, LLP (CohnReznick) for the provision of quality assurance/quality control (QA/QC) services, fraud services and invoice and funding batch reconciliation tasks and revises the contract end date from January 14, 2023, to June 30, 2024, so that CohnReznick can address the Department's continuing need for such service; and

WHEREAS, no additional funds are being added to either contract;

NOW, therefore, it is hereby

RESOLVED, that in compliance with Texas Gov't Code §2155.088, the requested material amendments to the contracts with Hahn (Contract # 332-22-3005) and CohnReznick (Contract #332-22-3007, are hereby authorized.

BACKGROUND

TexHahn Media, Inc.

The Department contracted with Hahn on May 31, 2022, to provide paid media and outreach services for achieving the Department's marketing and outreach goals, and the contract is scheduled to expire on December 31, 2023. The HAF program is no longer accepting applications from households, however, there continues to be a need for Hahn's assistance for the ramp down of the program and for administrative tasks relating to the program closure. Because the services provided by Hahn continue to be an integral part of the HAF program, the contract is being amended to extend the contract expiration date to June 30, 2024, so that Hahn can address the Department's continuing need for such services. No additional funding is being requested at this time.

CohnReznick, LLP

The Department contracted with CohnReznick on January 13, 2022, to provide QA/QC and fraud services; invoice and funding batch reconciliation tasks were later amended into the contract. The Contract is scheduled to expire on January 14, 2023. The HAF program is no longer accepting applications but there continues to be a need for QA/QC services and reconciliation tasks to continue to perform such services on existing applications as they are reviewed. Because preventing and detecting fraud and reconciliation tasks has been, and continues to be, an integral part of the HAF program, the contract is being amended to extend the contract expiration date to June 30, 2024, so that CohnReznick can address the Department's continuing need for such services. No additional funding is being requested at this time.

The Department's administration of its pandemic funds has required the services of vendors for the HAF program. In the engagement of these vendors, the Department has utilized the Governor's COVID Disaster Declaration that provides that ". . . to the extent that the enforcement of any state statute or administrative rule regarding contracting or procurement would impede any state agency's emergency response that is necessary to cope with this declared disaster, I hereby suspend such statutes and rules for the duration of this declared disaster for that limited purpose." Because that waiver is no longer in effect, staff is seeking the required Board approval for material changes to contracts for goods and services that extend a contract for more than six months.



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 24-012

Agenda Date: 11/9/2023

Agenda #: 12.

Presentation, discussion, and possible action on Resolution No. 24-012 authorizing the filing of one or more applications for reservation to the Texas Bond Review Board with respect to Qualified Mortgage Bonds and containing other provisions relating to the subject

**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 #: 420

Agenda Date: 11/9/2023

Agenda #: 13.

Presentation, discussion, and possible action regarding a material amendment to the Housing Tax Credit Application for Gala at Ridgmar (HTC #22251)

RECOMMENDED ACTION

WHEREAS, Gala at Ridgmar (Development) received an award of 9% Housing Tax Credits (HTCs) in 2022 for the new construction of 91 multifamily units for the elderly population in Fort Worth, Tarrant County;

WHEREAS, Gala at Ridgmar, LP (Applicant) requests approval for significant changes to the site plan and architectural design plans as a result of a reduction from two buildings to one building;

WHEREAS, the Applicant also requests approval for a decrease in the number of units from 91 to 77, by removing the 14 market rate units, and a material reduction to the Net Rentable Area (NRA) from 72,700 square feet to 61,500 square feet, a reduction of 11,200 square feet or 15.41%;

WHEREAS, the Applicant also requests approval to decrease the Development site acreage from 3.97 acres to 2.39 acres, which results in a 40.55% increase in residential density from 22.92 to 32.22 units per acre;

WHEREAS, Board approval is required for a modification of the number of Units or bedroom mix of the Units as directed by Tex. Gov't Code §2306.6712(d)(2) and 10 TAC §10.405(a)(4)(B), for a significant modification of the site plan and architectural design as directed by Tex. Gov't Code §2306.6712(d)(1) and (5) and 10 TAC §10.405(a)(4)(A) and (E), and for a modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F), and the Owner has complied with the amendment requirements under 10 TAC §10.405(a); 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 Gala at Ridgmar 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

Gala at Ridgmar was approved for a 9% HTC award in 2022 for the construction of 91 units, of which 77 are designated as low-income units, of multifamily housing for the elderly population in Fort Worth, Tarrant County. In a letter dated July 18, 2023, Amy Dosen, the representative for the Applicant, requested approval for a material amendment to the Application.

The Applicant requests to reduce the site plan from having two buildings to a single building configuration and decreasing the number of units from 91 to 77, by removing the 14 market units. The Net Rentable Area will change from 72,700 square feet to 61,500 square feet, a reduction of 11,200 square feet (15.41%). The change proposes 39 one-bedroom units and 38 two-bedroom units as opposed to the original plan of 46 one-bedroom units and 45 two-bedroom units. There are no changes to the unit mix or income targeting for the low-income units, nor changes to the square footage of the units. The Applicant states the reduction to the number of market units is needed to offset the increased construction costs that have occurred since the submission of the Application. The total Common Area square footage changed from 3,034 to 4,698 square feet, an increase of 1,664 square feet (54.85%). Additionally, the Applicant requests approval to decrease the Development site acreage from 3.97 acres to 2.39 acres, which results in a 40.55% increase in residential density from 22.92 to 32.22 units per acre. The decrease in the number of units has reduced the required parking spaces under the Fort Worth zoning ordinance from 135 to 106. There will be 99 on-site parking spaces, and there are 18 parallel parking spaces on the street, for a total of 117 parking spaces that will count towards the 106 parking spaces required. The pool will be eliminated as a Development amenity. Attached is a table that compares the changes between the original Application and the requested amendment.

The Applicant states that the labor and supply shortages resulting in construction cost increases, and the rising interest rates were not reasonably foreseeable or preventable at the time of Application. Additionally, the Applicant states that without the proposed amendments, the Development will be infeasible. The Development was re-underwritten with the proposed amendment and revised financial information. The analysis supports no change to the HTC allocation and demonstrates the Development remains feasible.

Staff confirmed that the revised design plans and parking will continue to meet accessibility requirements. Additionally, staff reviewed the original Application and scoring documentation against this amendment request and has concluded that none of the changes would have resulted in selection or threshold criteria changes that would have affected the selection of the Application in the competitive round.

Staff recommends approval of the amendment as presented herein.

**Material Alterations as defined in Tex. Gov't Code §2306.6712(d)(1), (2), (4), (5), and (6)
and 10 TAC §10.405(a)(4)(A), (B), (D), (E), and (F)**

Application

Total Units: 91 (77 low-income and 14 market rate)

Net Rentable Area (NRA): 72,700 sq. ft.

HTC		UNIT MIX			
Type	Gross Rent	# Units	# Beds	# Baths	NRA
TC 30%	\$454	4	1	1	700
TC 50%	\$758	17	1	1	700
TC 60%	\$909	18	1	1	700
MR		7	1	1	700
TC 30%	\$546	4	2	1	900
TC 50%	\$910	14	2	1	900
TC 60%	\$1,092	20	2	1	900
MR		7	2	1	900
TOTALS/AVERAGES:		91			72,700

Common Area: 3,034 square feet

Acres: 3.97

Parking Spaces: 177



Amendment

Total Units: 77 (all low-income)

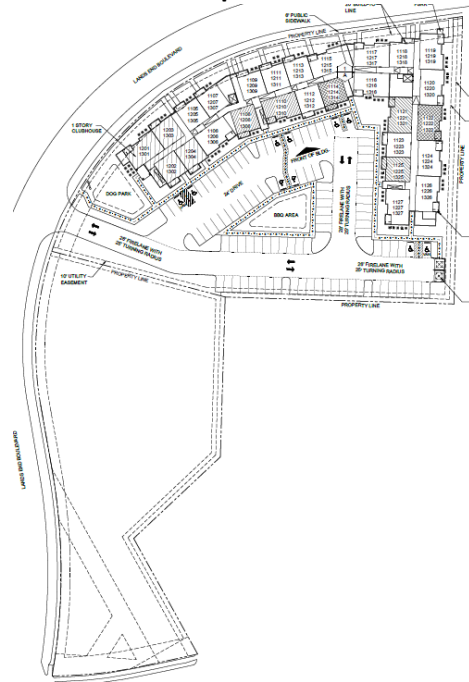
NRA: 61,500 sq. ft., a decrease of 11,200 sq. ft. or 15.41%

HTC		UNIT MIX			
Type	Gross Rent	# Units	# Beds	# Baths	NRA
TC 30%	\$538	4	1	1	700
TC 50%	\$897	17	1	1	700
TC 60%	\$1,077	18	1	1	700
TC 30%	\$646	4	2	1	900
TC 50%	\$1,077	14	2	1	900
TC 60%	\$1,293	20	2	1	900
TOTALS/AVERAGES:		77			61,500

Common Area: 4,698 sq. ft. , an increase of 1,664 sq. ft. or 54.385%

Acres: 2.39

Parking Spaces: 117 (99 on-site and 18 street parking spaces), a reduction of 60 spaces





October 16, 2023

Addendum to Underwriting ReportTDHCA Application #: **22251** Program(s): **9% HTC****Gala at Ridgemar**Address/Location: **NEC Plaza Pkwy and Lands End Blvd**City: **Fort Worth** County: **Tarrant** Zip: **76116**

	APPLICATION HISTORY
Report Date	PURPOSE
10/16/23	9% HTC Amendment
12/08/22	Original Underwriting Report

ALLOCATION

TDHCA Program	Previous Allocation				RECOMMENDATION				
	Amount	Rate	Amort	Term	Amount	Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,597,937				\$1,597,937				

CONDITIONS STATUS

- 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: Architect certification 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	8
50% of AMI	50% of AMI	31
60% of AMI	60% of AMI	38

ANALYSIS

22251 Gala at Ridgemar received a \$1,597,937 LIHTC award from TDHCA in December 2022. The applicant has submitted an amendment request in light of significant changes related to increased costs of construction, rising interest rates, and decreased LIHTC equity pricing, since the time of application.

The amendment includes reducing the site plan to a single three-story building configuration and decreasing the number of units from 91 to 77 by removing the previously proposed 14 market rate units from the application. This change reduced the total Net Rentable Area (NRA) by 11,200 SF. The total Common Area SF increased by 1,664 SF. The reconfigured site plan enables the applicant to limit the scope of all improvements to one of two neighboring parcels which the application originally included.

The site plan has been reorganized based on a more compact, single building design. Additionally, the decrease in the number of units has reduced the required parking spaces under the Fort Worth zoning ordinance (MU - 1) from 170 (original underwriting) to 117. The applicant has confirmed with the City of Fort Worth that parallel parking on a public street can be used to fulfill off-street parking requirements in the MU-1 district. There are currently 18 parallel parking spaces on the street adjacent to the development site, which will be counted towards the parking requirement. There will be 99 on-site parking spaces and 18 parallel parking spaces on the street for a total of 117 spaces. The requirement is 106 parking spaces. The Development is meeting the requirement.

The site plan from the original application included 3.97 acres, comprised of two tracts of land: Tract 1 at 2.39 acres (\$1,110,000) and Tract 2 at 1.58 acres (\$740K). The reconfigured site plan limits the development to the 2.39-acre tract.

Operating Pro Forma

The number of total units decreased from 91 to 77 by removing the 14 market rent units. Utility Allowances (UA) for one bedroom units decreased from \$67 to \$52 and also decreased for the two bedroom units from \$79 to \$64.

Effective Gross Income decreased by \$33,566 and Total Expenses decreased by \$118,572 and as a result, Net Operating Income (NOI) increased by \$85k.

Development Cost

The applicant's Building Costs have increased by \$1,015,561 and Total Housing Development Costs have increased by \$234,989.

Applicant included \$38K for Off-Site utilities.

Developer fee increased by \$364,019 from previous underwriting.

Site acquisition decreased by \$740,000 by removing the purchase of the 2nd land tract.

Sources of Funds

The construction loan lender changed from Legacy Bank & Trust to Merchants Capital. Construction loan increased from \$15M to \$16M and the interest increased from 4.6% to 7.72%.

The applicant changed the permanent lender from Legacy Bank and Trust to Merchants Capital. The permanent loan amount increased by \$43,274. The interest rate increased from 5.1% to 6.33%.

The Equity Investor changed from Hunt Capital to Merchants Capital and the capital contribution decreased by \$798,889 and the capital price went from \$0.91 down to \$0.86.

The Deferred Developer Fee increased by \$540,504. Deferred fee pays off in 15 years with a projected 15-Yr Cash Flow after Deferred Fee of \$95,453.

The Applicant added \$450K of cash flow debt as a financial source.

The underwriting analysis assumes a (\$5,200) Adjustment to Debt Per §11.302(c)(2) to achieve the minimum 1.15x debt coverage ratio.

Underwriter recommends an annual tax credit allocation of \$1,597,937 as previously awarded.

Underwriter: Mario Castellanos

Manager of Real Estate Analysis: Robert Castillo

Director of Real Estate Analysis: Jeanna Adams

UNIT MIX/RENT SCHEDULE
<i>Gala at Ridgemar, Fort Worth, 9% HTC #22251</i>

LOCATION DATA	
CITY:	Fort Worth
COUNTY:	Tarrant
Area Median Income	\$97,700
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2023

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	39	50.6%	0	0
2	38	49.4%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL	77	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	799 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average	# Units	-	8	-	31	38	-	-	-	77
Income	% Total	0.0%	10.4%	0.0%	40.3%	49.4%	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%	\$538	4	1	1	700	\$538	\$52	\$486	\$0	\$0.69	\$486	\$1,944	\$1,944	\$486	\$1	\$0	\$1,150	\$1.64	\$1,175
TC 50%	\$897	17	1	1	700	\$897	\$52	\$845	\$0	\$1.21	\$845	\$14,365	\$14,365	\$845	\$1	\$0	\$1,150	\$1.64	\$1,175
TC 60%	\$1,077	18	1	1	700	\$1,077	\$52	\$1,025	\$0	\$1.46	\$1,025	\$18,450	\$18,450	\$1,025	\$1	\$0	\$1,150	\$1.64	\$1,175
TC 30%	\$646	4	2	1	900	\$646	\$64	\$582	\$0	\$0.65	\$582	\$2,328	\$2,328	\$582	\$1	\$0	\$1,150	\$1.28	\$1,175
TC 50%	\$1,077	14	2	1	900	\$1,077	\$64	\$1,013	\$0	\$1.13	\$1,013	\$14,182	\$14,182	\$1,013	\$1	\$0	\$1,300	\$1.44	\$1,550
TC 60%	\$1,293	20	2	1	900	\$1,293	\$64	\$1,229	\$0	\$1.37	\$1,229	\$24,580	\$24,580	\$1,229	\$1	\$0	\$1,300	\$1.44	\$1,550
TOTALS/AVERAGES:		77			61,500				\$0	\$1.23	\$985	\$75,849	\$75,849	\$985	\$1.23	\$0	\$1,216	\$1.52	\$1,341

ANNUAL POTENTIAL GROSS RENT:	\$910,188	\$910,188	
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STABILIZED PRO FORMA

Gala at Ridgemar, Fort Worth, 9% HTC #22251

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database	Forth Worth Comps	% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$1.23	\$985	\$910,188	\$952,356	\$952,356	\$910,188	\$985	\$1.23		0.0%	\$0
Late fees, app fess, pet fees						\$30.00	21,840							
Total Secondary Income						\$30.00		21,840	\$27,720	\$30.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$937,908	\$974,196	\$974,196	\$937,908				0.0%	\$0
Vacancy & Collection Loss				7.5% PGI		(70,343)	(73,065)	(73,065)	(70,343)	7.5% PGI			0.0%	-
Rental Concessions						-			-				0.0%	-
EFFECTIVE GROSS INCOME						\$867,565	\$901,131	\$901,131	\$867,565				0.0%	\$0

General & Administrative	\$35,340	\$459/Unit	\$28,116	\$365	3.17%	\$0.45	\$357	\$27,526	\$32,530	\$32,558	\$28,116	\$365	\$0.46	3.24%	-2.1%	(590)
Management	\$33,066	3.7% EGI	\$34,629	\$450	3.75%	\$0.53	\$423	\$32,534	\$40,551	\$40,551	\$32,534	\$423	\$0.53	3.75%	0.0%	0
Payroll & Payroll Tax	\$103,115	\$1,339/Unit	\$88,711	\$1,152	10.67%	\$1.50	\$1,202	\$92,535	\$109,359	\$109,359	\$92,535	\$1,202	\$1.50	10.67%	0.0%	-
Repairs & Maintenance	\$55,647	\$723/Unit	\$46,596	\$605	5.56%	\$0.78	\$627	\$48,266	\$57,092	\$59,150	\$50,050	\$650	\$0.81	5.77%	-3.6%	(1,784)
Electric/Gas	\$17,667	\$229/Unit	\$10,400	\$135	1.29%	\$0.18	\$146	\$11,234	\$13,277	\$14,641	\$10,400	\$135	\$0.17	1.20%	8.0%	834
Water, Sewer, & Trash	\$59,997	\$779/Unit	\$46,008	\$598	4.88%	\$0.69	\$550	\$42,351	\$50,052	\$66,756	\$46,008	\$598	\$0.75	5.30%	-7.9%	(3,657)
Property Insurance	\$34,982	\$0.57 /sf	\$49,349	\$641	4.44%	\$0.63	\$500	\$38,500	\$42,985	\$41,342	\$34,982	\$454	\$0.57	4.03%	10.1%	3,518
Property Tax (@ 100%) 2.687999	\$76,111	\$988/Unit	\$80,577	\$1,046	9.58%	\$1.35	\$1,079	\$83,083	\$145,255	\$108,245	\$80,577	\$1,046	\$1.31	9.29%	3.1%	2,506
Reserve for Replacements					2.22%	\$0.31	\$250	\$19,250	\$22,750	\$22,750	\$19,250	\$250	\$0.31	2.22%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.36%	\$0.05	\$40	\$3,080	\$3,080	\$3,080	\$3,080	\$40	\$0.05	0.36%	0.0%	-
TOTAL EXPENSES					45.92%	\$6.48	\$5,173	\$398,359	\$516,931	\$498,432	\$397,532	\$5,163	\$6.46	45.82%	0.2%	\$ 827
NET OPERATING INCOME ("NOI")					54.08%	\$7.63	\$6,094	\$469,206	\$384,200	\$402,699	\$470,032	\$6,104	\$7.64	54.18%	-0.2%	\$ (827)

CONTROLLABLE EXPENSES	\$2,882/Unit			\$2,949/Unit	
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Gala at Ridgemar, Fort Worth, 9% HTC #22251

		DEBT / GRANT SOURCES																		
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE								AS UNDERWRITTEN DEBT/GRANT STRUCTURE										
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Prior Underwriting		Principal	Term	Amort	Rate	Pmt	Cumulative				
UW	App	Applicant	TDHCA						DCR	LTC										
DEBT (Must Pay)	Fee	1.15	1.15	408,005	6.33%	35	18	\$5,738,274	\$5,695,000	\$5,695,000	\$5,738,274	18	35	6.33%	\$408,006	1.15	26.9%			
Adjustment to Debt Per §11.302(c)(2)		0.00%									(\$5,200)	18	35	6.33%	(\$370)	1.15	0.0%			
CASH FLOW DEBT / GRANTS																				
City of Fort Worth		1.15	1.15		0.00%	0	0	\$2,500	\$2,500	\$2,500	\$2,500	0	0	0.00%		1.15	0.0%			
GCRE Upward Mobility Fund		1.15	1.15		0.00%	0	0	\$450,000			\$450,000	0	0	0.00%		1.15	2.1%			
				\$408,005	TOTAL DEBT / GRANT SOURCES			\$6,190,774	\$5,697,500	\$5,697,500	\$6,185,574	TOTAL DEBT SERVICE			\$407,636	1.15	29.0%			
NET CASH FLOW		\$62,027	\$61,201	APPLICANT NET OPERATING INCOME														\$469,206	\$61,570	NET CASH FLOW

EQUITY SOURCES														
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE								
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Prior Underwriting		Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
						Applicant	TDHCA							
Merchants Capital	LIHTC Equity	64.4%	\$1,597,937	\$0.86	\$13,740,884	\$14,539,773	\$14,539,773	\$13,740,884	\$0.86	\$1,597,937	64.4%	\$20,752	Previous Allocation	
Gardner Development	Deferred Developer Fees	6.7%	(58% Deferred)		\$1,421,397	\$880,893	\$880,893	\$1,426,597	(58% Deferred)		6.7%	Total Developer Fee:	\$2,469,865	
General Partner Equity	Owner Contribution	0.0%			\$100			\$100			0.0%			
Additional (Excess) Funds Req'd		0.0%						\$0			0.0%			
TOTAL EQUITY SOURCES		71.0%			\$15,162,381	\$15,420,666	\$15,420,666	\$15,167,581			71.0%			
TOTAL CAPITALIZATION						\$21,353,155	\$21,118,166	\$21,118,166	\$21,353,155	15-Yr Cash Flow after Deferred Fee:			\$95,453	

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS				COST VARIANCE				
Eligible Basis		Total Costs			Prior Underwriting		Total Costs		Eligible Basis		%	\$	
Acquisition	New Const. Rehab				Applicant	TDHCA			New Const. Rehab	Acquisition			
Land Acquisition		\$14,286 / Unit	\$1,100,000		\$1,850,000	\$1,850,000	\$1,100,000	\$14,286 / Unit			0.0%	\$0	
Building Acquisition	\$0	\$ / Unit	\$0		\$0	\$0	\$0	\$ / Unit		\$0	0.0%	\$0	
Closing Costs & Acq legal fees			\$0		\$15,000	\$15,000	\$0				0.0%	\$0	
Off-Sites		\$495 / Unit	\$38,115		\$0	\$0	\$38,115	\$495 / Unit			0.0%	\$0	
Site Work	\$979,161	\$17,666 / Unit	\$1,360,311		\$2,335,137	\$2,335,137	\$1,360,311	\$17,666 / Unit	\$979,161		0.0%	\$0	
Site Amenities	\$397,256	\$5,159 / Unit	\$397,256		\$520,300	\$520,300	\$397,256	\$5,159 / Unit	\$397,256		0.0%	\$0	
Building Cost	\$9,519,097	\$154.78 /sf	\$123,625/Unit	\$9,519,097	\$8,503,536	\$8,680,860	\$9,519,099	\$123,625/Unit	\$154.78 /sf	\$9,519,097	0.0%	(\$2)	
Contingency	\$556,106	5.10%	4.91%	\$556,106	\$714,370	\$714,370	\$556,106	4.91%	5.10%	\$556,106	0.0%	\$0	
Contractor Fees	\$1,175,873	10.27%	9.91%	\$1,175,873	\$1,642,858	\$1,642,858	\$1,175,873	9.91%	10.27%	\$1,175,873	0.0%	\$0	
Soft Costs	\$0	\$1,797,428	\$23,993 / Unit	\$1,847,428	\$1,525,960	\$1,525,960	\$1,847,428	\$23,993 / Unit	\$1,797,428	\$0	0.0%	\$0	
Financing	\$0	\$1,621,583	\$31,534 / Unit	\$2,428,095	\$1,404,648	\$1,404,648	\$2,428,095	\$31,534 / Unit	\$1,621,583	\$0	0.0%	\$0	
Developer Fee	\$0	\$2,406,976	15.00%	\$2,406,976	\$2,105,846	\$2,105,846	\$2,406,976	15.00%	\$2,406,976	\$0	0.0%	\$0	
Reserves		7 Months	\$461,009	\$500,510	\$500,510	\$500,510	\$461,009	7 Months			0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$18,453,480	\$277,314 / Unit	\$21,353,155	\$21,118,166	\$21,295,490	\$21,353,157	\$277,314 / Unit	\$18,453,480	\$0	0.0%	(\$2)
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	\$18,453,480	\$277,314/unit	\$21,353,155	\$21,118,166	\$21,295,490	\$21,353,157	\$277,314/unit	\$18,453,480	\$0	0.0%	(\$2)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$21,353,155							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Gala at Ridgemar, Fort Worth, 9% HTC #22251

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$18,453,480	\$0	\$18,453,480
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$18,453,480	\$0	\$18,453,480
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$23,989,523	\$0	\$23,989,523
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$23,989,523	\$0	\$23,989,523
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	\$0	\$2,159,057	\$0	\$2,159,057
CREDITS ON QUALIFIED BASIS	\$2,159,057		\$2,159,057	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8599	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$2,159,057	\$18,566,034	----	----	----
Needed to Fill Gap	\$1,763,837	\$15,167,481	----	----	----
Previous Allocation	\$1,597,937	\$13,740,884	\$1,597,937	\$0	\$0

Long-Term Pro Forma

Gala at Ridgemar, Fort Worth, 9% HTC #22251

	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%	\$867,565	\$884,916	\$902,615	\$920,667	\$939,080	\$1,036,820	\$1,144,733	\$1,263,878	\$1,395,424	\$1,540,661	\$1,701,014
TOTAL EXPENSES	3.00%	\$398,359	\$409,984	\$421,952	\$434,272	\$446,955	\$516,200	\$596,271	\$688,872	\$795,976	\$919,866	\$1,063,188
NET OPERATING INCOME ("NOI")		\$469,206	\$474,932	\$480,662	\$486,395	\$492,125	\$520,621	\$548,462	\$575,006	\$599,448	\$620,795	\$637,826
EXPENSE/INCOME RATIO		45.9%	46.3%	46.7%	47.2%	47.6%	49.8%	52.1%	54.5%	57.0%	59.7%	62.5%
MUST -PAY DEBT SERVICE												
Merchants Capital		\$408,006	\$408,006	\$408,006	\$408,006	\$408,006	\$408,006	\$408,006	\$408,006	\$408,006	\$408,006	\$408,006
Adjustment to Debt Per §11.302(c)(2)		(\$370)	(\$370)	(\$370)	(\$370)	(\$370)	(\$370)	(\$370)	(\$370)	(\$370)	(\$370)	(\$370)
TOTAL DEBT SERVICE		\$407,636	\$407,636	\$407,636	\$407,636	\$407,636	\$407,636	\$407,636	\$407,636	\$407,636	\$407,636	\$407,636
DEBT COVERAGE RATIO		1.15	1.17	1.18	1.19	1.21	1.28	1.35	1.41	1.47	1.52	1.56
ANNUAL CASH FLOW		\$61,570	\$67,296	\$73,026	\$78,759	\$84,489	\$112,985	\$140,826	\$167,370	\$191,812	\$213,159	\$230,190
Deferred Developer Fee Balance		\$1,365,027	\$1,297,731	\$1,224,705	\$1,145,946	\$1,061,457	\$553,375	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$95,453	\$879,884	\$1,791,084	\$2,815,648	\$3,934,537

July [18], 2023

Lucy Webber
TDHCA
221 East 11th Street
Austin, TX 78701-2401

Re: Gala at Ridgmar (TDHCA #22251) – Request to Amend Application

Dear Ms. Webber

Gala at Ridgmar, LP, (the "Applicant") is requesting the consideration and approval of an amendment to TDHCA Application #22251, Gala at Ridgmar in light of significant changes related to increased costs of construction, rising interest rates, and decreased LIHTC equity pricing, since the time of Application.

To preserve financial feasibility, the Amendment proposes revisions to the development program within the Application strategically implemented to optimize the cost efficiency of the development program. This includes reducing the site plan to a single building configuration and decreasing the number of units from 91 to 77, by removing the previously proposed market rate units from the application. In addition, the reconfigured site plan enables the Applicant to limit the scope of all improvements to one of two neighboring parcels which the Application originally included, resulting in a decrease of the Purchase Price of \$740,000.

Please reference a condensed summary of the amendment request and associated changes to TDHCA Application #22251 on the following pages.

Regards,

Amy Dosen

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(I) Physical Changes to the Development Program

1. Unit Mix

The number of units has decreased by 14, from 91 to 77. The initial Application included 77 Low-Income units and 14 Market Rate units. The revised plans exclude the 14 Market Rate units, resulting in a new total of 77 Low-Income units and an 11,200 SF reduction in Net Rentable Area (NRA).

At the time of Application, the original proposal included 46 one-bedroom/one-bathroom units and 45 two-bedroom/one-bathroom units. This amendment proposes a revised plan with 39 one-bedroom/one-bathroom units and 38 two-bedroom/one-bathroom units.

There are no changes to the unit mix for Low-Income units, nor are there any changes to the square footage of the proposed units.

2. Affordability Mix

There is no change to the affordability mix or income targets proposed at Application for low-income units.

Prior Unit Mix

HTC		UNIT MIX			
Type	Gross Rent	# Units	# Beds	# Baths	NRA
TC 30%	\$454	4	1	1	700
TC 50%	\$758	17	1	1	700
TC 60%	\$909	18	1	1	700
MR		7	1	1	700
TC 30%	\$546	4	2	1	900
TC 50%	\$910	14	2	1	900
TC 60%	\$1,092	20	2	1	900
MR		7	2	1	900
TOTALS/AVERAGES:		91			72,700

Revised Unit Mix

HTC		UNIT MIX			
Type	Gross Rent	# Units	# Beds	# Baths	NRA
TC 30%	\$454	4	1	1	700
TC 50%	\$758	17	1	1	700
TC 60%	\$909	18	1	1	700
MR		0	1	1	700
TC 30%	\$546	4	2	1	900
TC 50%	\$910	14	2	1	900
TC 60%	\$1,092	20	2	1	900
MR		0	2	1	900
TOTALS/AVERAGES:		77			61,500

3. Site Plan

The site plan has been reorganized based on a more compact, single building design. Additionally, the decrease in the number of units has reduced the required parking spaces under the Fort Worth zoning ordinance from 135 to 99.

The overall reduction in building and amenity area on the site, removing the pool from the project, as well as the decrease in paving associated with parking, each contribute to lowering construction costs related to site amenities, landscaping, flatwork, paving, and utility infrastructure.

The Application originally included 3.97 acres, comprised of two tracts of land:

Tract	Acres	Cost
1	2.39	\$1,110,000
2	1.58	\$740,000

The reconfigured site plan limits the development to the 2.39-acre tract, enabling in a \$740,000 decrease in the purchase price, as well as decreased permitting and public infrastructure-related construction costs associated with developing the second tract.

Current Site Plan



Revised Site Plan



Noise Mitigation

The Applicant's Commitment for funding is conditioned upon the Applicant's adherence to the recommended mitigation efforts presented within the Applicant's noise assessment for the site, which include:

- Reconfigure site plan to increase the distance between noise source and noise sensitive uses.
- Incorporate natural or man-made barriers.

The Noise Assessment identified the Interstate I-30 Highway (approximately 980 feet) south of the site as a roadway contributing to the site's combined decibel noise level (DNL) of 67.

The reconfigured site plans implements both recommended mitigation steps above by both increasing the distance between the Interstate 30 Highway to the greatest extent possible as well as positioning the building to maximize the number of existing buildings to the south of the site are positioned between the site and Interstate I-30 Highway.



4. Building Plans

The units and tenant amenity spaces were condensed into one, three-story building to provide for a more cost-efficient development program, resulting in changes to the building configurations, elevations, and floor plans as detailed below.

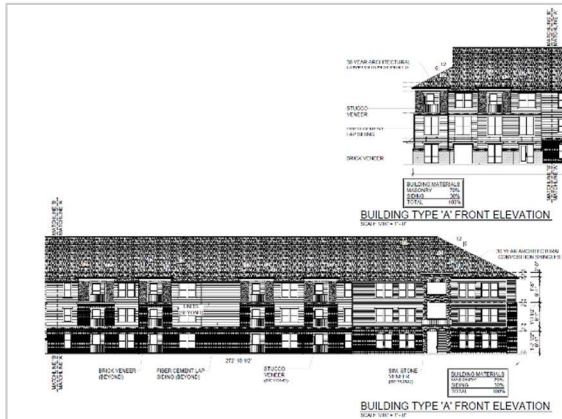
Prior Building Configuration

Building Type	A	B							Total Buildings
Floor/Stories	3	3							2
Number of Bldgs	1	1							2
Units per Bldg	55	36							91
Total Units	55	36							91
Ave. Unit Size (SF)	799								
Total NRA (SF)	72,790								
Common Area (SF)	3,034								

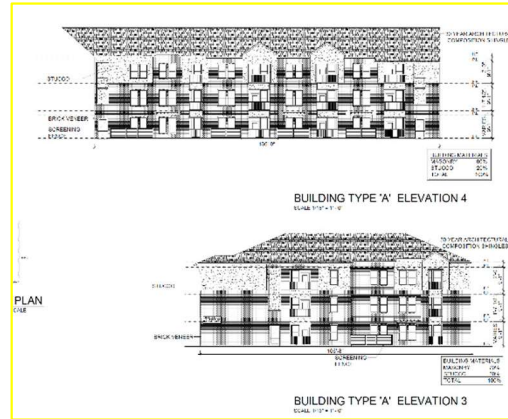
Revised Building Configuration

Building Type	A								Total Buildings
Floor/Stories	3								1
Number of Bldgs	1								1
Units per Bldg	77								77
Total Units	77								77
Ave. Unit Size (SF)	799								
Total NRA (SF)	61,500								
Common Area (SF)	3,034								

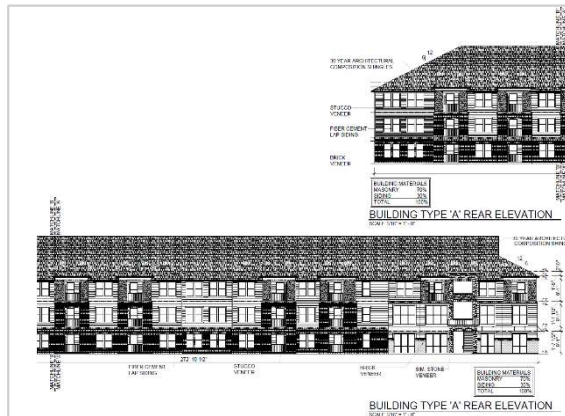
Prior Building A Front Building Elevation



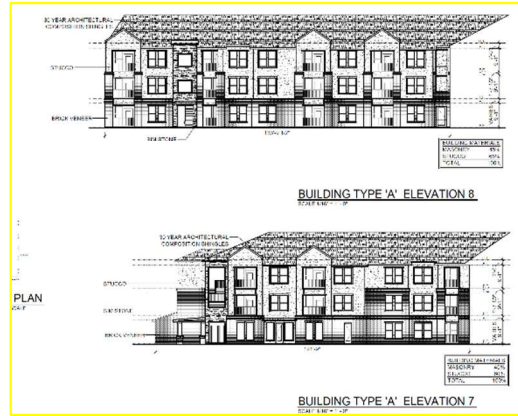
Revised Building A Front Building Elevation



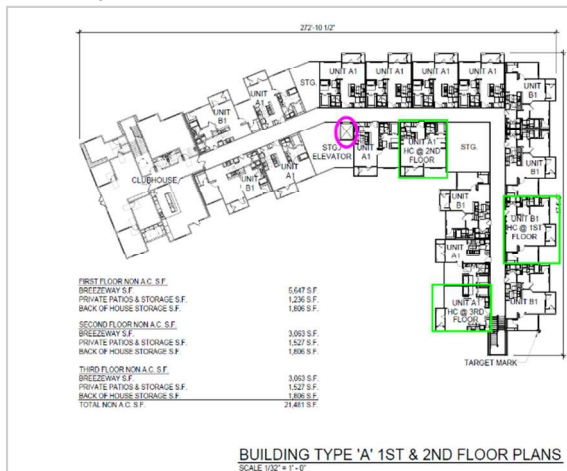
Prior Building A Rear Building Elevation



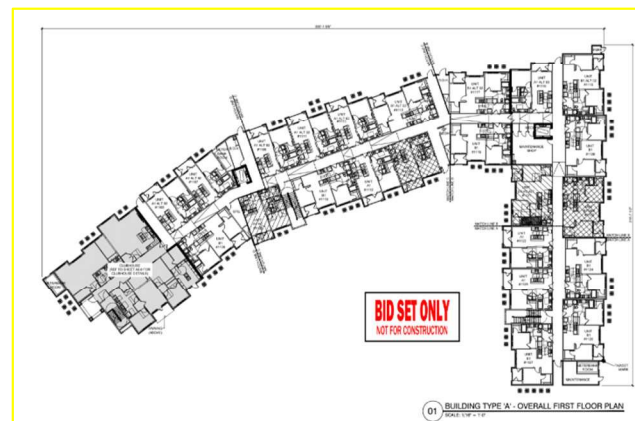
Revised Building A Rear Building Elevation



Prior Building A First and Second Floor Plan



Revised Building A First Floor Plan



77'-0" x 1/2"

ELEVATOR

TARGET MARK

77'-5"

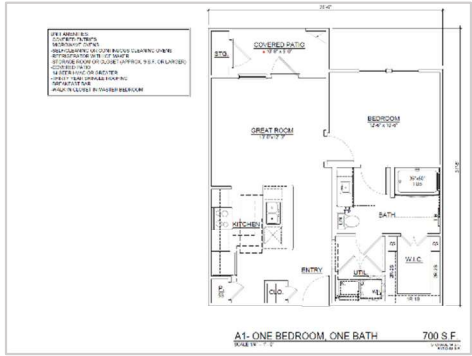
FIRST FLOOR NON A.C. S.F.	
BREEZEWAY S.F.	5,647 S.F.
PRIVATE PATIOS & STORAGE S.F.	1,236 S.F.
BACK OF HOUSE STORAGE S.F.	1,808 S.F.
SECOND FLOOR NON A.C. S.F.	
BREEZEWAY S.F.	3,063 S.F.
PRIVATE PATIOS & STORAGE S.F.	1,527 S.F.
BACK OF HOUSE STORAGE S.F.	1,806 S.F.
THIRD FLOOR NON A.C. S.F.	
BREEZEWAY S.F.	3,063 S.F.
PRIVATE PATIOS & STORAGE S.F.	1,527 S.F.
BACK OF HOUSE STORAGE S.F.	1,806 S.F.
TOTAL NON A.C. S.F.	21,481 S.F.

BUILDING TYPE 'A' THIRD FLOOR PLAN

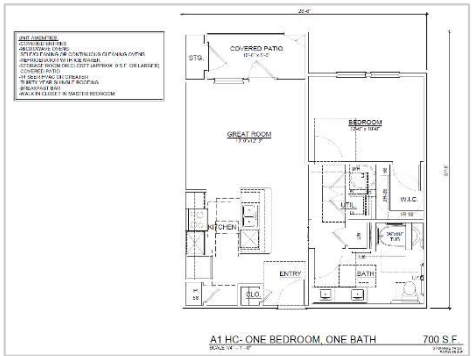
SCALE 1/32" = 1'-0"

There were minor revisions to the unit floor plans based on the revisions to overall building footprint, though the revisions resulted in no material changes to the unit square footages, bathroom counts or in-unit amenities.

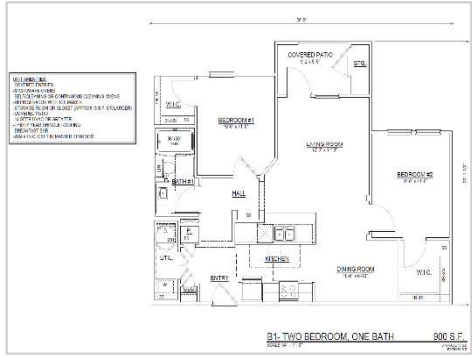
Prior One Bedroom – One Bathroom Floor Plan



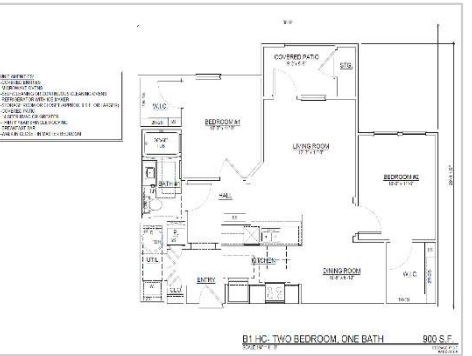
Prior One Bedroom – One Bathroom (Accessible) Floor Plan



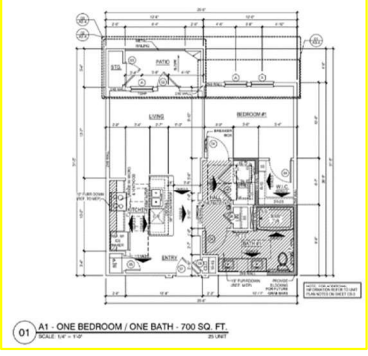
Prior Two Bedroom – One Bathroom Floor Plan



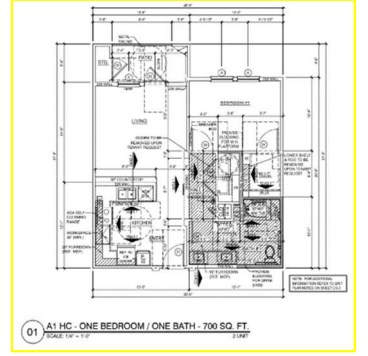
Prior Two Bedroom – One Bathroom (Accessible) Floor Plan



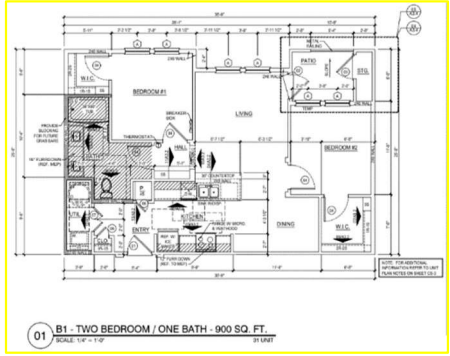
Current One Bedroom – One Bathroom Floor Plan



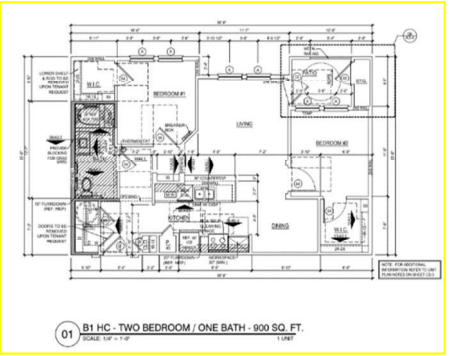
Current One Bedroom – One Bathroom (Accessible) Floor Plan



Current Two Bedroom – One Bathroom Floor Plan



Current One Bedroom – Two Bathroom (Accessible) Floor Plan



(II) Revisions within Underwriting Assumptions

6. Comparison of Unit Mix / Monthly Rent Schedule

The unit mix and associated rent schedules for the following two scenarios are reflected below:

- 1) Application Unit Mix / Monthly Rent Schedule at time of Application
- 2) Application Unit Mix / Monthly Rent Schedule under Current Conditions (reflects AML increase since application)
- 3) Revised Unit Mix / Monthly Rent Schedule (within the proposed changes to the development program)

The primary change to the unit mix and monthly rent schedule is the omission of seven (7) market rate one-bedroom floor plan units and the omission of seven (7) two-bedroom floor plan units. Area median incomes have also increased since the time of Application, resulting in an increase to total monthly rent for the one and two-bedroom LIHTC units.

[illegible][illegible]

<div>REVISED</div> <div>UNIT MIX / MONTHLY RENT SCHEDULE</div>	UNIT DISTRIBUTION														
	# Beds	# Units	% Total												
	1	39	50.6%												
	2	38	49.4%												
	TOTAL	77	100.0%												
	53%	Income	30%	50%	60%	TOTAL									
	Average Income	# Units	8	31	38	77									
		% Total	10.4%	40.3%	49.4%	100.0%									
	UNIT MIX / MONTHLY RENT SCHEDULE														
	HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA 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		
	TC 30%	\$538	4	1	1	700	\$538	\$52	\$486	\$0	\$0.69	\$486	\$1,944		
	TC 50%	\$897	17	1	1	700	\$897	\$52	\$845	\$0	\$1.21	\$845	\$14,365		
	TC 60%	\$1077	18	1	1	700	\$1077	\$52	\$1025	\$0	\$1.46	\$1025	\$18,450		
	TC 30%	\$646	4	2	1	900	\$646	\$64	\$582	\$0	\$0.65	\$582	\$2,328		
TC 50%	\$1077	14	2	1	900	\$1077	\$64	\$1013	\$0	\$1.13	\$1013	\$14,182			
TC 60%	\$1293	20	2	1	900	\$1293	\$64	\$1229	\$0	\$1.37	\$1229	\$24,580			
TOTALS/AVERAGES:		77				61,500				\$0	\$1.24	\$985	\$75,849		
ANNUAL POTENTIAL GROSS RENT:												\$910,188			

7. Stabilized First Year Pro Forma

The stabilized first year pro forma assumptions for the following two scenarios are reflected below:

- 1) Application Other Income, V&C, and Operating Expenses
- 2) Application Other Income, V&C, and Operating Expenses under Current Conditions (reflects AMI increase since application)
- 3) Revised Other Income, V&C, and Operating Expenses (within the proposed changes to the development program)

Assumptions within the first year pro forma NOI build up remain generally the same throughout the revision on a per unit basis, with minor adjustments to the operating expenses where costs are affected by the unit count decrease.

		% EGI	Per SF	Per Unit	Amount
1) APPLICATION OTHER INCOME, V&C LOSS, AND OPERATING EXPENSES AT TIME OF APPLICATION	POTENTIAL GROSS RENT		\$1.09	\$872	\$952,356
	Late fees, app fess, pet fees			\$20.00	\$21,840
	Total Secondary Income			\$20.00	
	POTENTIAL GROSS INCOME				\$974,196
	Vacancy & Collection Loss			7.5% PGI	(73,065)
	Rental Concessions				-
	EFFECTIVE GROSS INCOME				\$901,131
	General & Administrative	3.13%	\$0.45	\$357	\$32,530
	Management	3.90%	\$0.56	\$446	\$40,551
	Payroll & Payroll Tax	10.52%	\$1.50	\$1,202	\$109,359
	Repairs & Maintenance	5.49%	\$0.79	\$627	\$57,092
	Electric/Gas	1.28%	\$0.18	\$146	\$13,277
Water, Sewer, & Trash	4.81%	\$0.69	\$550	\$50,052	
Property Insurance	4.13%	\$0.59	\$472	\$42,985	
Property Tax (@ 100%) 2.687999	13.97%	\$2.00	\$1,596	\$145,255	
Reserve for Replacements	2.19%	\$0.31	\$250	\$22,750	
TDHCA Compliance fees (\$40/HTC unit)	0.30%	\$0.04	\$34	\$3,080	
TOTAL EXPENSES	57.36%	\$7.11	\$5,681	\$516,931	
NET OPERATING INCOME ("NOI")	42.64%	\$5.28	\$4,222	\$384,200	

		% EGI	Per SF	Per Unit	Amount
APPLICATION	POTENTIAL GROSS RENT		\$1.26	\$1,009	\$1,102,128
	Late fees, app fess, pet fees			\$20.00	\$21,840
	Total Secondary Income			\$20.00	
	POTENTIAL GROSS INCOME				\$1,123,968
	Vacancy & Collection Loss			7.5% PGI	(84,298)
	Rental Concessions				-
	EFFECTIVE GROSS INCOME				\$1,039,670
	General & Administrative	3.13%	\$0.45	\$357	\$32,530
	Management	3.85%	\$0.55	\$440	\$40,041
OTHER INCOME, V&C LOSS, AND OPERATING EXPENSES	Payroll & Payroll Tax	10.52%	\$1.50	\$1,202	\$109,359
	Repairs & Maintenance	5.49%	\$0.79	\$627	\$57,092
	Electric/Gas	1.28%	\$0.18	\$146	\$13,277
	Water, Sewer, & Trash	4.81%	\$0.69	\$550	\$50,052
	Property Insurance	4.13%	\$0.59	\$472	\$42,985
	Property Tax (@ 100%) 2.687999	13.97%	\$2.00	\$1,596	\$145,255
	Reserve for Replacements	2.19%	\$0.31	\$250	\$22,750
	TDHCA Compliance fees (\$40/HTC unit)	0.30%	\$0.04	\$34	\$3,080
	TOTAL EXPENSES	49.67%	\$7.10	\$5,675	\$516,421
	NET OPERATING INCOME ("NOI")	50.33%	\$7.20	\$5,750	\$523,249

		% EGI	Per SF	Per Unit	Amount
3) <div>REVISED OTHER INCOME, V&C LOSS, AND OPERATING EXPENSES</div>	POTENTIAL GROSS RENT		\$1.23	\$985	\$910,188
	Late fees, app fess, pet fees			\$25.00	\$23,100
	Total Secondary Income			\$25.00	
	POTENTIAL GROSS INCOME				\$933,288
	Vacancy & Collection Loss			5.0% PGI	(46,664)
	Rental Concessions				-
	EFFECTIVE GROSS INCOME				\$886,624
	General & Administrative	3.23%	\$0.47	\$372	\$28,655
	Management	3.75%	\$0.54	\$432	\$33,248
	Payroll & Payroll Tax	11.63%	\$1.68	\$1,339	\$103,085
	Repairs & Maintenance	4.56%	\$0.66	\$525	\$40,425
	Electric/Gas	5.43%	\$0.78	\$625	\$48,125
	Water, Sewer, & Trash	0.00%	\$0.00	\$0	\$0
	Property Insurance	4.34%	\$0.63	\$500	\$38,500
	Property Tax (@ 100%) 2.687999	9.66%	\$1.39	\$1,112	\$85,650
	Supportive Services	0.39%	\$0.06	\$40	\$3,465
	Reserve for Replacements	2.17%	\$0.31	\$250	\$19,250
	TDHCA Compliance fees (\$40/HTC unit)	0.35%	\$0.05	\$40	\$3,080
	TOTAL EXPENSES	45.51%	\$6.56	\$5,235	\$403,483
	NET OPERATING INCOME ("NOI")	54.49%	\$7.86	\$6,275	\$483,140

8. Itemized Cost Basis

The following three scenarios and their associated cost basis are reflected below:

- 1) Application Cost / Basis Items at time of Application
- 2) Application Cost / Basis Items under Current Conditions (assuming no changes to the development program)
- 3) Revised Cost / Basis Items (within the proposed changes to the development program)

Building Cost increases from \$117/SF to \$132/SF, along with an increase in construction loan interest rate from 4.6% to [7.7%], are the primary factors within an approximately [\$3.1 million] increase in project uses if the same Development Program within the Application were implemented under present day conditions.

		Eligible Basis		
		New Const.	Total Costs	
1) APPLICATION COST/ BASIS ITEMS AT TIME OF APPLICATION	Land Acquisition		\$20,330/ Unit	\$1,850,000
	Building Acquisition		\$0/ Unit	\$
	Closing costs & acq. legal fees			\$15,000
	Site Work	\$2,335,137	\$25,661/ Unit	\$2,335,137
	Site Amenities	\$520,300	\$5,718/ Unit	\$520,300
	Building Cost	\$6,439,039	\$117/ sf	\$93,445/ Unit
	Contingency	\$650,613	7.00%	6.29%
	Contractor Fees	\$1,392,308	14.00%	13.61%
	Soft Costs	\$1,525,960	\$16,769/ Unit	\$1,525,960
	Financing	\$1,175,618	\$15,436/ Unit	\$1,404,648
	Developer Fee	\$2,105,846	15.00%	13.04%
	Reserves		7 Months	
	TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	\$16,144,821	\$232,068 / Unit	

		Eligible Basis				COST VARIANCE	
		New Const.		Total Costs		%	\$
2) APPLICATION COST/ BASIS ITEMS UNDER CURRENT CONDITIONS	Land Acquisition		\$20,330 / Unit		\$1,850,000	0.0%	\$0
	Building Acquisition		\$0 / Unit		\$0	0.0%	\$0
	Closing costs & acq. legal fees				\$70,462	0.2%	\$55,462
	Site Work	\$2,101,623	\$25,661/ Unit		\$2,335,137	0.0%	\$0
	Site Amenities	\$520,300	\$5,718 / Unit		\$520,300	0.0%	\$0
	Building Cost	\$9,596,400	\$132 / sf	\$105,455 / Unit	\$9,596,400	4.5%	\$1,092,864
	Contingency	\$871,629	7.00%	7.00%	\$871,629	0.6%	\$157,259
	Contractor Fees	\$1,705,415	14.00%	12.80%	\$1,705,415	0.3%	\$62,557
	Soft Costs	\$1,833,503	\$20,784 / Unit		\$1,891,330	1.5%	\$365,370
	Financing	\$883,662	\$24,049 / Unit		\$2,188,434	3.2%	\$783,786
	Developer Fee	\$2,637,449	15.00%	13.09%	\$2,637,449	2.2%	\$531,603
	Reserves		7Months		\$586,904	0.4%	\$86,394
	TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED)	\$20,149,981	\$266,522 / Unit		\$24,253,440	12.9%	\$3,135,295

Notes:

- 1.) Building Cost adjusted to \$132/ SF to reflect building cost within Revised projections based on current building cost estimates.
- 2.) Site Work and Site Amenities costs underwritten at same cost basis as within the Application projections based on continuity of Development Program and cost increases primarily affecting Building Costs.
- 3.) Financing Cost increases are primarily driven by increased cost of capital during construction (7.7% construction loan interest rate) and a larger construction loan principal resulting from the increased in total project uses of approximately \$3.1M.

		Eligible Basis				COST VARIANCE	
		New Const.	Total Costs			%	\$
3) REVISED COST/ BASIS ITEMS	Land Acquisition		\$20,330 / Unit		\$1,850,000	0.0%	\$0
	Building Acquisition		\$0 / Unit		\$0	0.0%	\$0
	Closing costs & acq. legal fees				\$70,462	0.3%	\$55,462
	Site Work	\$750,000	\$16,484 / Unit		\$1,500,000	-3.8%	-\$835,137
	Site Amenities		\$0 / Unit		\$0	-2.4%	-\$520,300
	Building Cost	\$9,622,110	\$132 / sf	\$105,737 / Unit	\$9,622,110	5.1%	\$1,118,574
	Contingency	\$556,106	5.00%	5.00%	\$556,106	-0.7%	-\$158,264
	Contractor Fees	\$1,592,096	14.00%	13.63%	\$1,592,096	-0.2%	-\$50,762
	Soft Costs	\$1,819,890		\$21,234 / Unit	\$1,932,256	1.8%	\$406,296
	Financing	\$839,036		\$24,426 / Unit	\$2,222,783	3.7%	\$818,135
	Developer Fee	\$2,276,886	15.00%	13.04%	\$2,276,886	0.8%	\$171,040
	Reserves		6 months		\$411,032	-0.4%	-\$89,478
	TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED)	\$17,456,124	\$242,129 / Unit		522,893,725	4.2%	\$915,564

Notes:

- 1.) Land Acquisition Price decreased by \$740,000 to reflect single parcel acquisition within revised development program.
- 2.) Building Cost Adjusted to \$132/ SF to reflect current building cost estimates.
- 3.) Site Work and Site Amenities costs decreased to reflect overall reduction in building and amenity area on the site, removing the pool from the project, as well as the decrease in paving associated with parking, each contribute to lowering construction costs related to site amenities, landscaping, flat work, paving, and utility infrastructure.

9. Underwritten Capitalization

The following three project capitalization scenarios are reflected below:

- 1) Application Underwritten Capitalization at time of Application
- 2) Application Underwritten Capitalization Under Current Conditions (assuming no change in development program)
- 3) Revised Underwritten Capitalization (within the proposed changes to the development program)

Both the Applicant's senior mortgage and LIHTC equity amount have decreased on a per unit basis since the time of Application.

Increases in interest rates associated with the Federal Reserve's ongoing effort to fight inflation have resulted in the Applicant's Mortgage Constant, or annual debt service as a ratio of the Permanent Mortgage's initial principal balance, to increase by over 23% and is now 1.37% higher than at the time of Application. Based on the Applicant's NOI of \$522,739 at the time of initial underwriting and a minimum debt service coverage requirement of 1.15x, the Permanent Mortgage supported at the current cost of Permanent Financing is \$1,460,000, or \$14,313 per unit, less than at the time of application.

Changes related to broader economic conditions have also affected the tax credit pricing market since the time of Application. The Applicant's revised LIHTC equity pricing is \$0.86, a \$0.05 decrease from the Application underwriting, resulting in a decrease in equity sources available to the project of \$798,889.

The Applicant has added a source of Cash Flow Debt to the Permanent Sources since Application underwriting: a \$450,000 subordinate loan from GCRE Upward Mobility Fund.

1)

APPLICATION UNDERWRITTEN CAPITALIZATION AT TIME OF APPLICATION	PERMANENT SOURCES												
			DEBT / GRANT SOURCES						INTERIM SOURCES				
			Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Funding Source	Legacy Bank and Trust	Hunt Capital	
	DEBT (Must Pay)		UW	App						Description	Conventional Loan	HTC	
			1.21	1.15	\$334,072	5.10%	40	15	\$5,695,000	Rate	4.60%	\$0.91	
	CASH FLOW DEBT / GRANTS										LTC	84%	16%
	City of Fort Worth		1.21	1.15		0.00%	0	0	\$2,500	Amount	\$15,000,000	\$2,907,955	
					\$334,072	TOTAL DEBT / GRANT SOURCES			\$5,697,500	Total	\$17,907,955		
			EQUITY SOURCES										
	EQUITY / DEFERRED FEES		DESCRIPTION			% Cost	Annual Credit	Credit Price	Amount				
		Hunt Capital	LIHTC Equity			68.8%	\$1,597,937	\$0.91	\$14,539,773				
	Gardner Development	Deferred Developer Fees			4.2%	(42% Deferred)		\$880,893					
	Additional (Excess) Funds Req'd				0.0%								
TOTAL EQUITY SOURCES					73.0%			\$15,420,666					
TOTAL PERMANENT SOURCES								\$21,118,166					

2)

APPLICATION UNDERWRITTEN CAPITALIZATION UNDER CURRENT CONDITIONS	PERMANENT SOURCES										
			DEBT / GRANT SOURCES						INTERIM SOURCES		
	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Funding Source	NA / Hypothetical Lender	NA / Hypothetical Investor	
	DEBT (Must Pay)	UW						App	Description	Conventional Loan	HTC
	NA / Hypothetical Lender	1.15	1.15	\$489,699	6.48%	35	18	\$6,770,000	Rate	7.70%	\$0.86
	CASH FLOW DEBT / GRANTS							LTC	84%	16%	
	City of Fort Worth	1.15	1.15		0.00%	0	0	\$2,500	Amount	\$15,100,000	\$2,748,177
				\$489,699	TOTAL DEBT / GRANT SOURCES			\$6,772,500	Total	\$17,907,955	
			EQUITY SOURCES								
EQUITY / DEFERRED FEES		DESCRIPTION		% Cost	Annual Credit	Credit Price	Amount				
NA / Hypothetical Investor	LIHTC Equity		65.1%	\$1,597,937	\$0.86	\$13,740,884					
Gardner Development	Deferred Developer Fees		12.5%	(100% Deferred)		\$2,637,449					
Additional (Excess) Funds Req'd			0.0%			\$1,102,527					
TOTAL EQUITY SOURCES			72.1%			\$17,480,860					
TOTAL PERMANENT SOURCES							\$24,253,360				

3)

REVISED UNDERWRITTEN CAPITALIZATION	PERMANENT SOURCES										
			DEBT / GRANT SOURCES						INTERIM SOURCES		
			Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Funding Source	Merchants Capital Corp
	DEBT (Must Pay)	UW	App	Description						Conventional Loan	HTC
	Merchants Capital Corp	1.15	1.15	\$418,580	6.33%	35	18	\$5,887,000	Rate	7.72%	\$0.86
	CASH FLOW DEBT / GRANTS								LTC	85%	15%
	GCRE Upward Mobility Fund	1.15	1.15		0.00%	0	0	\$450,000	Amount	\$16,000,000	\$2,748,177
	City of Fort Worth	1.15	1.15		0.00%	0	0	\$2,500	Total	\$18,748,177	
				\$418,580	TOTAL DEBT / GRANT SOURCES			\$6,339,500			
			EQUITY SOURCES								
			EQUITY / DEFERRED FEES	DESCRIPTION		% Cost	Annual Credit	Credit Price	Amount		
	Merchants Capital Investments			LIHTC Equity	62.4%	\$1,597,937	\$0.86	\$13,740,884			
Gardner Development			Deferred Developer Fees	8.86%	(86% Deferred)		\$1,953,245				
General Partner Equity				0.00%			\$100				
Additional (Excess) Funds Req'd				0.0%							
TOTAL EQUITY SOURCES				71.2%			\$15,694,229				
TOTAL PERMANENT SOURCES								\$22,033,729			

10. Side-by-Side Analysis of Overall Capitalization and Housing Development Costs

A concise presentation of the three scenarios utilized for analysis purposes is provided below for reference.

- 1.) Application Development Program and Underwriting at time of Application
- 2.) Application Development Program Underwritten under Current Conditions
- 3.) Proposed Revised Development Program and Associated Underwriting

If the Applicant were to move forward with the prior development program today, at 100% deferred developer fee, the project would reflect a funding gap of more than an additional \$1.1 Million resulting from the construction cost increases, along with increases in interest rates and lower LIHTC equity pricing.

	Application Underwriting		Application Underwriting Under Current Conditions		Underwriting within Proposed Revision to Application	
Net Operating Income	\$384,200		\$523,249		\$483,140	
Total Housing Development Costs	\$21,118,165		\$24,253,460		\$22,033,729	
Total Housing Development Costs (Unadjusted Basis)	\$16,144,821		\$20,149,981		\$17,456,124	
Total Must Pay Debt	\$5,695,000		\$6,770,000		\$5,887,000	
Total Cash Flow Debt/ Grants	\$2,500		\$2,500		\$452,500	
Annual Credit	\$1,597,937		\$1,597,937		\$1,597,937	
Total LIHTC Equity	\$14,539,773		\$13,740,884		\$13,740,884	
Deferred Developer Fees	(42% Deferred)	\$880,893	(100% Deferred)	\$2,637,449	(86% Deferred)	\$1,953,245
Total Permanent Sources	\$21,118,166		\$23,150,833		\$22,033,629	
Sources Shortfall Beyond 100% Fee Deferral			\$1,102,626.99			



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 431

Agenda Date: 11/9/2023

Agenda #: 14.

Presentation, discussion, and possible action regarding awards from the 2023-2 HOME American Rescue Plan Rental Notice of Funding Availability (NOFA)

RECOMMENDED ACTION

WHEREAS, the Governing Board approved publication of the HOME-ARP Rental 2023-2 Notice of Funding Availability (NOFA) on December 8, 2022, which made available \$51,708,757 (as amended) in development costs; and

WHEREAS, staff recommends approval of an award for 23703 The Works III;

NOW, therefore, it is hereby

RESOLVED, that the award of HOME-ARP Rental funds listed in this Board Action Request are hereby approved in the form presented at this meeting, subject to conditions as described within the underwriting reports and/or in this Board Action Request; and

FURTHER RESOLVED, that the Board's approval is conditioned upon satisfaction of all conditions of underwriting, 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

The Texas Department of Housing and Community Affairs (TDHCA) was allocated \$132,969,147 of funds from the U.S. Department of Housing and Urban Development (HUD) under Section 3205 of the American Rescue Plan Act. HUD issued waivers and new activities from HOME annual funds into HOME-American Rescue Plan (HOME-ARP), in the Community Planning and Development Notice 21-10 and Appendix (HUD 21-10). All Applications for funds in the HOME-ARP Rental NOFA are be subject to the requirements of 10 TAC Chapters 1, 2, 10, and 13, and applicable sections of 10 TAC Chapter 11. However, certain waivers and alternative requirements in Title 10 of the Texas Administrative Code are applied to allow for better alignment with HUD Notice 21-10. These waivers are listed in Attachment A of the NOFA.

In its approved HOME-ARP Allocation Plan, TDHCA programmed \$56,511,887 for affordable rental housing. On December 8, 2022, TDHCA released a HOME-ARP Notice of Funding Availability (NOFA) in the amount of \$48,384,528 for rental development and \$3,324,229 in operating costs and capacity building for eligible nonprofit organizations, related to rental development. The NOFA was suspended on February 16, 2023, due to more funding requests being submitted in the first Application Acceptance period than funding available. The 2023-2 HOME-ARP NOFA closed on March 1, 2023.

TDHCA HOME-ARP staff is recommending approval of this HOME-ARP.

App. ID	Application Name	Recommended HOME-ARP Award	Project Type	Source and Layering	City
23703	The Works III	\$5,500,000	New Construction	HOME-ARP	Austin

TDHCA staff will recommend approvals at a later date for other eligible applications in accordance with the NOFA requirements (as amended).

Application Number 23703: The Works III

The Works III at Tillery, LLC, is the owner of The Works III in Austin, Texas which is a new construction, supportive housing project. The address of the proposed construction is 2550 W 8th Street, Austin, TX, 79763. The total cost of the proposed new construction is \$27,973,301, of which \$5,500,000 is the HOME-ARP request. The remaining funds include a City of Austin Tax Increment Reinvestment Zone program funds in the amount of \$6,000,000, a City of Austin HOME program loan in the amount of \$2,000,000, a Travis County State and Local Fiscal Recovery (SLFRF) program loan in the amount of \$12,992,103, a conventional loan from Horizon Bank in the amount of \$5,000,000, as well as an owner contribution by LifeWorks Affordable Housing Corporation in the amount of \$1,481,198.

Description: The Works III is a 120-unit new construction supportive housing project with 44 efficiency units, 52 one-bedroom units, and 24 two-bedroom units.

For the HOME-ARP funds, The Works III will commit 28 units which will be Qualified Populations (QPs) through the affordability period. QPs include persons experiencing homelessness and other vulnerable populations. QP households pay only 30% of their income toward rent for the federal affordability period. During the remaining state affordability period the HOME-ARP units will convert to Low Home rents. The project will additionally receive a total of 25 project-based vouchers from the City of Austin, 15 of which will be layered on HOME-ARP units.

Financing and Regulatory Terms: The \$5,500,000 HOME-ARP Loan will be in first lien position with a 20-year term at 0% interest, and no amortization period. If there is no non-compliance that is not corrected during the corrective action period during the loan term, this loan will be forgiven. The loan structure and details are located in Attachment A, The Works III Underwriting Report.

Organizational Structure: The proposed borrower is The Works III at Tillery, LLC includes principals as indicated in the organization chart included in the underwriting report.

Conditions: There are conditions as listed in the underwriting report, including two before contract and four before loan closing.

23703 The Works III - Application Summary

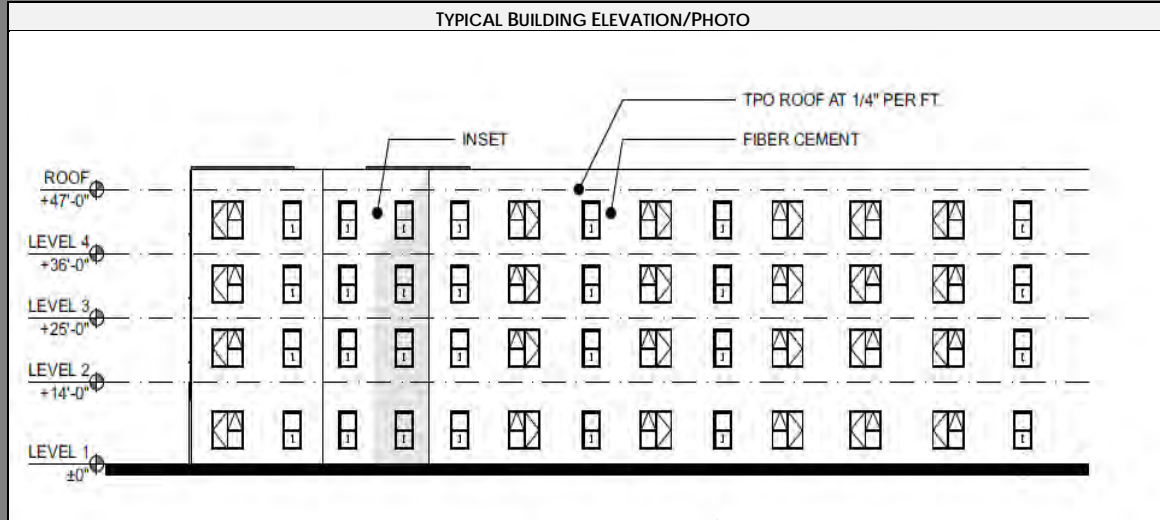
REAL ESTATE ANALYSIS DIVISION

October 25, 2023

PROPERTY IDENTIFICATION	
Application #	23703
Development	The Works III
City / County	Austin / Travis
Region/Area	7 / Urban
Population	Supportive Housing
Set-Aside	General
Activity	New Construction

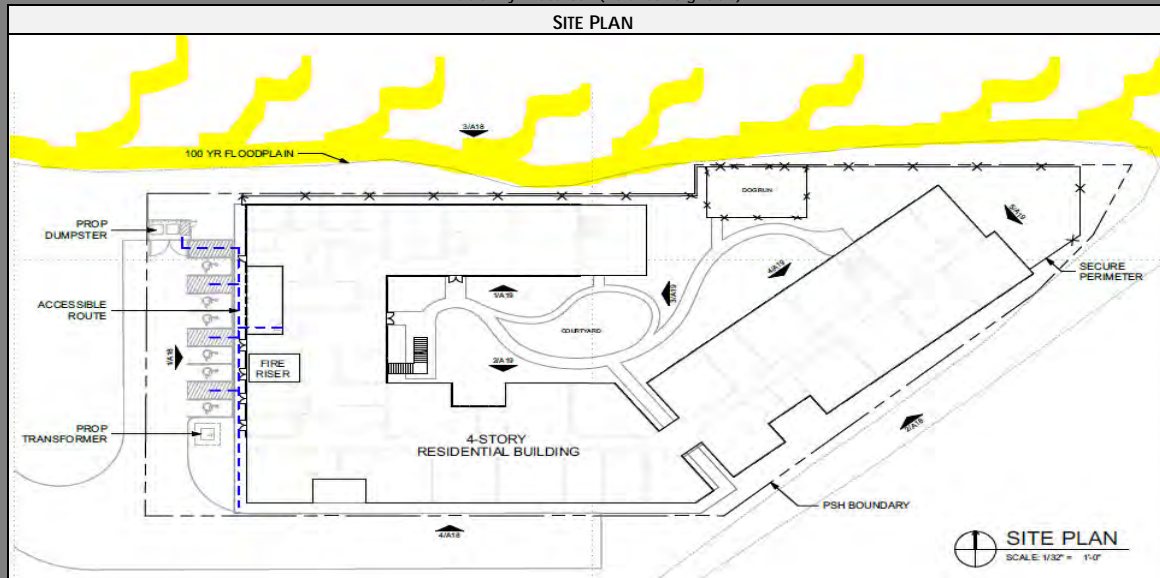
RECOMMENDATION						
TDHCA Program		Request		Recommended		
		Amount	Rate	Amort	Term	Lien
HOME ARP Deferred Forgivable		\$5,500,000	0.00%	0	20.0	1

KEY PRINCIPALS / SPONSOR		
Susan McDowell, LifeWorks Affordable Housing Corporation		
James C. Hopke, LifeWorks Affordable Housing Corporation		
Fayez Kazi, Capital A Housing, Inc.		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	44	37%	20%	-	0%
1	52	43%	30%	-	0%
2	24	20%	40%	-	0%
3	-	0%	50%	-	0%
4	-	0%	60%	-	0%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	120	100%	TOTAL	0	0%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	NA	Expense Ratio	75.5%
Breakeven Occ.	69.8%	Breakeven Rent	\$792
Average Rent	\$1,053	B/E Rent Margin	\$261
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$8,903/unit	Controllable	\$6,636/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)		N/A	
Highest Unit Capture Rate	0%	N/A	N/A
Dominant Unit Cap. Rate	0 BR/20%	0	
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	25	21% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	559 SF	Density	111.1/acre
Acquisition		\$00K/unit	\$K
Building Cost	\$238.59/SF	\$133K/unit	\$16,015K
Hard Cost		\$160K/unit	\$19,161K
Total Cost		\$233K/unit	\$27,973K
Developer Fee	\$1,919K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$2,683K	30% Boost	No

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
TDHCA HOME ARP	20/0	0.00%	\$5,500,000		Travis County ARP - Local Fiscal Recovery Funds	40/0	0.00%	\$12,992,103			
					City of Austin - Tax Increment Reinvestment Zone	40/0	0.00%	\$6,000,000			
					City of Austin - HOME	40/0	0.00%	\$2,000,000			
TOTAL DEBT (Must Pay)			\$5,500,000		CASH FLOW DEBT / GRANTS			\$20,992,103		LifeWorks Affordable Housing Corporation	\$1,481,198
										TOTAL EQUITY SOURCES	\$1,481,198
										TOTAL DEBT SOURCES	\$26,492,103
										TOTAL CAPITALIZATION	\$27,973,301

CONDITIONS

- 1 Receipt and acceptance before HOME ARP Contract:
 - a: Receipt review and acceptance of the tenant selection criteria.
 - b: 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 HOME ARP 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: Guaranty Agreement to the Department that satisfies Department requirements to fund any operating deficits throughout the term of the affordability period and ARP loan term.
- 3 Receipt and acceptance by Cost Certification:
 - Architect certification 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

- Property tax exemption

WEAKNESSES/RISKS

- High expense-to-income ratio
- 0.05 parking spaces per unit; only 6 parking spaces

AREA MAP



AERIAL PHOTOGRAPH(S)





Real Estate Analysis Division

Underwriting Report

October 25, 2023

DEVELOPMENT IDENTIFICATION

TDHCA Application #:	23703	Program(s):	HOME ARP
The Works III			
Address/Location: <u>East of 701 Tillery St.</u>			
City:	<u>Austin</u>	County:	<u>Travis</u> Zip: <u>78702</u>
Population:	<u>Supportive Housing</u>	Program Set-Aside:	<u>General</u> Area: <u>Urban</u>
Activity:	<u>New Construction</u>	Building Type:	<u>Elevator Served</u> Region: <u>7</u>
Analysis Purpose: <u>New Application - Initial Underwriting</u>			

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
HOME ARP Deferred Forgivable	\$5,500,000	0.00%	n/a	20.0	\$5,500,000	0.00%	0	20.0	1

* 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

- Receipt and acceptance before HOME ARP Contract:
 - Receipt review and acceptance of the tenant selection criteria.
 - 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.
- Receipt and acceptance before HOME ARP Closing:
 - 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.
 - Substantially final construction contract with Schedule of Values.
 - Updated term sheets with substantially final terms from all lenders.
 - Guaranty Agreement to the Department that satisfies Department requirements to fund any operating deficits throughout the term of the affordability period and ARP loan term.
- Receipt and acceptance by Cost Certification:
 - Architect certification 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 HOME ARP LURA			
Federal Affordability Period		Remaining State Affordability Period	
Income Limit	Number of Units	Income Limit	Number of Units
QP	28	TC 20%	0
		Low HOME	28

DEVELOPMENT SUMMARY

The Works III at Tillery will be a four-story, stick-frame, elevator-served building that will be designed with comfort and safety in mind for those who have experienced long-term trauma, violence and homelessness. The building will feature a single point of entry with interior corridors with a supportive service office and community spaces. The property will be all bills paid by the landlord.

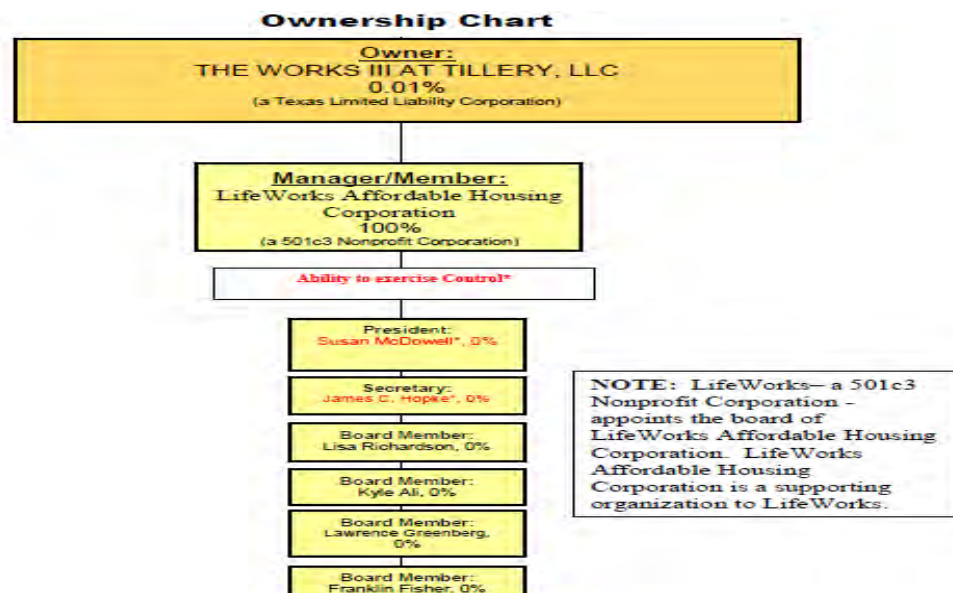
- 120 units in total [44 efficiency, 52 one-bedroom, and 24 two-bedroom units]
- Community spaces including an indoor gathering room, lounge, kitchen, game room, pantry, fitness space, meeting space, offices, laundry rooms, computer lab, and single-entry/controlled-access reception area.
- Third-party property management to prevent conflicts of interest.
- Supportive services by LifeWorks, focusing on creating pathways to self-sufficiency for youth aging out of foster care

RISK PROFILE

STRENGTHS/MITIGATING FACTORS		WEAKNESSES/RISKS	
▫	Property tax exemption	▫	High expense-to-income ratio
▫		▫	0.05 parking spaces per unit; only 6 parking spaces

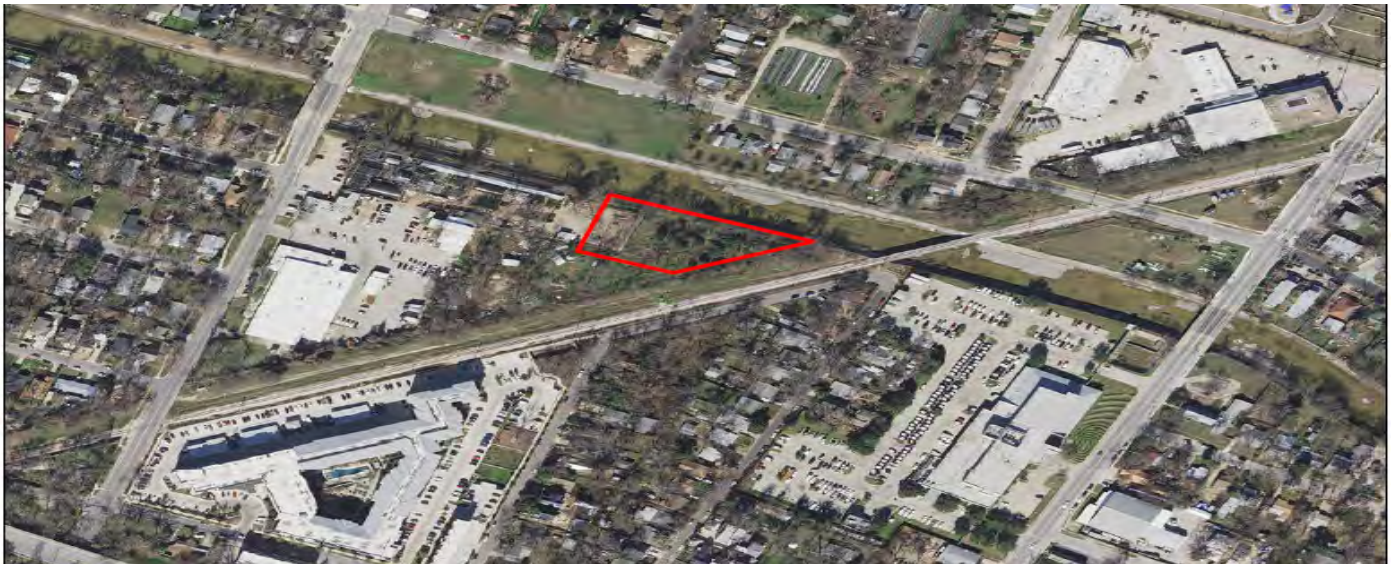
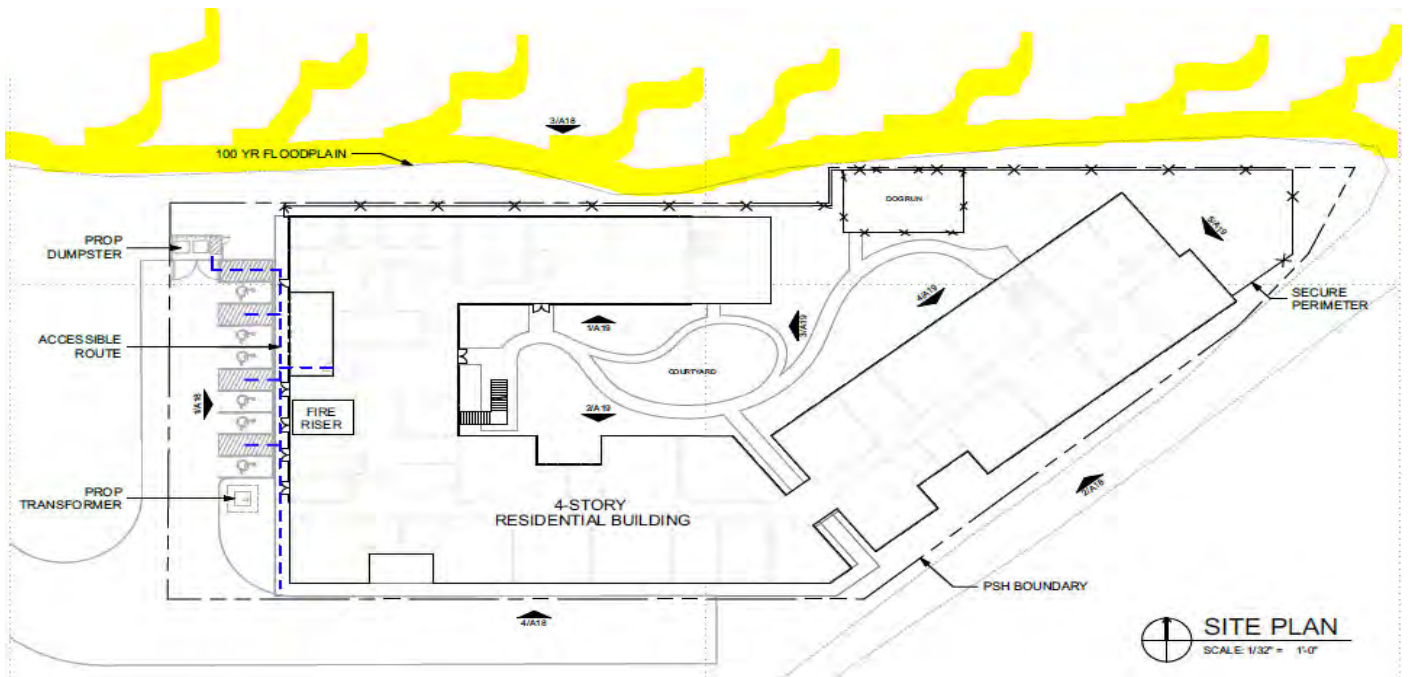
DEVELOPMENT TEAM

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN



Comments:

This development will utilize the Affordability Unlocked Ordinance which waives all parking requirements with the exception of ADA parking. The development will provide 6 open surface parking (accessible) spaces at no fee.

The term of the Ground Lease shall be for a minimum of 55 years with no rent payable anticipated at this time by The Works III at Tillery, LLC. **The LURA will encumber the 1.08 acres.**

SITE INFORMATION

Flood Zone:	Zone X & Zone X500	Scattered Site?	No
Zoning:	SF-3	Within 100-yr floodplain?	No
Re-Zoning Required?	yes	Utilities at Site?	Yes
Year Constructed:	N/A	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 northeastern boundary of the property which is in Zone X500. The subject property is not located in a FEMA-designated Special Flood Hazard Area and flood insurance or mitigation for flood impacts are not required.

There is a 100-yr floodplain within the vicinity (along the Boggy Creek Channel and Railroad track); however, the project area (1.08 ac PSH boundary) does not contain any floodplain.

The Development has submitted for a zoning change, Neighborhood Plan Amendment (NPA) and the Affordability Unlocked Development Bonus Program. Both the zoning change and NPA are on City Council agenda for October 2023 for public hearing and approval and are both recommended by staff for approval.

The Draft Affordability Unlocked Agreement is with the City of Austin's legal team for review and should have a draft finalized by closing.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, LLC Date: 1/13/2023

Recognized Environmental Conditions (RECs) and Other Concerns:

- A noise survey was conducted and all the calculated noise values fall within the range of 65-75 dB, and are considered "Normally Unacceptable" based on the HUD guidelines. The results of the assessment found the greatest contributor of noise to the subject property is Capital Metropolitan Transportation Authority railroad tracks, located just to the southeast. Noise mitigation will be required to establish a noise environment below 65 dB in proposed noise sensitive locations of the new development.

One major road was identified within 1,000 feet of the subject property; Springdale Road. One major civil or military airport was identified within 15 miles of the subject property; Austin Bergstrom International Airport. The subject property is well beyond the noise contours for the runways, therefore noise impacts from the airport/airports are not considered a major noise source.

Comments:

A railroad easement was observed along the southeast subject property boundary. There is no indication of a release from the vantage of the subject property.

A 55-gallon drum of resin and a 55-gallon drum of unknown contents were observed at the southwest adjoining property. There is no indication of a release of petroleum products or hazardous substances from the vantage point of the subject property.

MARKET ANALYSIS

Comments:

Per HUD Notice: CPD-21-10, a market assessment is not required for HOME-ARP units for qualifying households. Applicant met the HOME-ARP alternate requirement by demonstrating unmet need among qualifying populations.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$347,325	Avg. Rent:	\$1,053	Expense Ratio:	75.5%
Debt Service:	\$0	B/E Rent:	\$792	Controllable Expenses:	\$6,636
Net Cash Flow:	\$347,325	UW Occupancy:	92.5%	Property Taxes/Unit:	\$0
Aggregate DCR:	NA	B/E Occupancy:	69.8%	Program Rent Year:	2023

The Development includes a total of 28 HOME ARP Qualified Population (QP) units and 15 of these QP units are layered with Project-Based Vouchers (PBV's). The remaining 13 QP units are assumed at \$0 for the first **20 years** (without PBV). All rents are 2023 program rent levels.

On February 16, 2023, the Housing Authority of the City of Austin's (HACA) Board of Commissioners approved Resolution No. 02789 for HACA to enter into an Agreement to enter a Housing Assistance Payment Contract (AHAP), and upon completing the development, to enter a 20-year Housing Assistance Payment (HAP) contract to project-base 25 housing choice vouchers for The Works III. The approval is for a 25 PBV HCV at \$1,378 (0 bedroom) and \$1,525 (1 bedroom) payment standards (estimated initial rents).

Landlord pays all utilities. 100% property tax exemption due to ground lease with the Travis County PFC.

Expense to income ratio and controllable expenses are higher for supportive housing properties. The developments are exempt from the underwriting feasibility criteria related to expense ratio, debt coverage, and cash flow.

High payroll expense of \$4k per unit due to 24 hour front desk; this makes up 45% of the total salaries. Applicant's high R&M of \$1k/unit underwritten due to supportive housing.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$/ac	\$/unit	\$0	Contractor Fee	\$2,682,540
Off-site + Site Work		\$15,768/unit	\$1,892,113	Soft Cost + Financing	\$3,796,283
Building Cost	\$238.59/sf	\$133,461/unit	\$16,015,361	Developer Fee	\$1,919,000
Contingency	7.00%	\$10,446/unit	\$1,253,523	Reserves	\$414,481
Total Development Cost	\$233,111/unit	\$27,973,301		Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		Not Qualified			

Off-site:

The development will have \$140,700 in total off-site costs for public water line extensions: \$12,700 for 6" Waterline Abandon in Place and \$128K for 8" Waterline with Fittings and Valves.

Building Cost:

Underwriter utilized Marshall & Swift's "good" base cost adjusted for a 4-story build, Covid cost increases, small average unit size, and for project location (Austin). Construction has to meet the Austin Energy Green Building standards which largely contributes to higher building costs. In addition, the development has a tight infill site.

Constructinople, a licensed General Contractor in Austin, TX, estimated the green building premium at \$1.4M.

Underwriter included the \$110K of landscaping expenses in Site Amenities (TDHCA side).

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
TDHCA HOME ARP	HOME ARP Deferred Forgivable	\$5,500,000	0.00%	17%
Horizon Bank	Conventional Loan	\$5,000,000	7.50%	15%
Travis County ARP - Local Fiscal Recovery Funds	Federal Loan	\$12,992,103	0.00%	39%
City of Austin - Tax Increment Reinvestment Zone	Deferred Payable Loan	\$6,000,000	0.00%	18%
City of Austin - HOME	Deferred Payable Loan	\$2,000,000	0.00%	6%
LifeWorks Affordable Housing Corporation	Owner Contribution	\$1,481,198	0.00%	4%
		\$32,973,301	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
TDHCA HOME ARP	\$5,500,000	0.00%	0	20.0	\$5,500,000	0.00%	0	20.0	20%
Travis County ARP - Local Fiscal Recovery Funds	\$12,992,103	0.00%	0	40.0	\$12,992,103	0.00%	0	40.0	46%
City of Austin - Tax Increment Reinvestment Zone	\$6,000,000	0.00%	0	40.0	\$6,000,000	0.00%	0	40.0	21%
City of Austin - HOME	\$2,000,000	0.00%	0	40.0	\$2,000,000	0.00%	0	40.0	7%
Total	\$26,492,103				\$26,492,103				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
LifeWorks Affordable Housing Corporation	\$1,481,198			\$1,481,198		5.3%	
Total	\$1,481,198			\$1,481,198			
				\$27,973,301	Total Sources		

Comments:

The owner contribution represents more than 5% of the Total Housing Development Cost; therefore, a third-party CPA letter from Atchley & Associates is included as well as a letter from Horizon Bank confirming sufficient funds are readily available.

CONCLUSIONS

Gap Analysis:

Total Development Cost	\$27,973,301
Permanent Sources (debt + non-HTC equity)	\$27,973,301
Gap in Permanent Financing	\$0

Deferred Developer Fee	\$0	(% deferred)
Repayable in	N/A	

Recommendation:

Underwriter recommends \$5,500,000 Deferred Forgivable HOME ARP construction to permanent loan at 0% and 20 year permanent term; 24 month construction term to match senior construction lender.

Underwriter:	<u>Mario Castellanos</u>
Manager of Real Estate Analysis:	<u>Robert Castillo</u>
Manager of Real Estate Analysis:	<u>Diamond Unique Thompson</u>
Director of Real Estate Analysis:	<u>Jeanna Adams</u>

UNIT MIX/RENT SCHEDULE
<i>The Works III, Austin, HOME ARP #23703</i>

LOCATION DATA	
CITY:	Austin
COUNTY:	Travis
Area Median Income	\$122,300
PROGRAM REGION:	7
PROGRAM RENT YEAR:	2023

UNIT DISTRIBUTION					
# Beds	# Units	% Total	Assisted	MDL	ARP
Eff	44	36.7%	20	0	10
1	52	43.3%	5	0	12
2	24	20.0%	0	0	6
3	-	0.0%	0	0	0
4	-	0.0%	0	0	0
5	-	0.0%	0	0	0
TOTAL	120	100.0%	25	-	28

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	0%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	4.00%
Average Unit Size	559 sf

UNIT MIX / MONTHLY RENT SCHEDULE																			
HOME ARP Units		CoA HOME / PBV		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA 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	
QP	\$0	COA 30%/LH Rent/PBV	\$1,378	8	0	1	384	\$1,378	\$0	\$1,378	\$0	\$3.59	\$1,378	\$11,024	\$11,024	\$1,378	\$4	\$0	
QP	\$0	COA 50%/LH Rent/PBV	\$1,378	1	0	1	384	\$1,378	\$0	\$1,378	\$0	\$3.59	\$1,378	\$1,378	\$1,378	\$1,378	\$4	\$0	
		COA 50%/LH Rent/PBV	\$1,378	10	0	1	384	\$1,378	\$0	\$1,378	\$0	\$3.59	\$1,378	\$13,780	\$13,780	\$1,378	\$4	\$0	
		COA 50%/LH Rent/City HOME	\$1,022	21	0	1	384	\$1,022	\$0	\$1,022	\$0	\$2.66	\$1,022	\$21,462	\$21,462	\$1,022	\$3	\$0	
		COA 30%/LH Rent/City HOME	\$613	1	0	1	460	\$613	\$0	\$613	\$0	\$1.33	\$613	\$613	\$613	\$613	\$1	\$0	
QP	\$0	COA 50%/LH Rent/PBV	\$1,378	1	0	1	460	\$1,378	\$0	\$1,378	\$0	\$3.00	\$1,378	\$1,378	\$1,378	\$1,378	\$3	\$0	
		COA 50%/LH Rent/City HOME	\$1,022	2	0	1	460	\$1,022	\$0	\$1,022	\$0	\$2.22	\$1,022	\$2,044	\$2,044	\$1,022	\$2	\$0	
QP	\$0	COA 30%/LH Rent/PBV	\$1,525	4	1	1	612	\$1,525	\$0	\$1,525	\$0	\$2.49	\$1,525	\$6,100	\$6,100	\$1,525	\$2	\$0	
QP	\$0	COA 30%/LH Rent	\$0	5	1	1	612	\$0	\$0	\$0		\$0.00	\$0	\$0			\$0	\$0	
QP	\$0	COA 50%/LH Rent	\$0	2	1	1	612	\$0	\$0	\$0		\$0.00	\$0	\$0			\$0	\$0	
		COA 50%/LH Rent/City HOME	\$1,095	37	1	1	612	\$1,095	\$0	\$1,095	\$0	\$1.79	\$1,095	\$40,515	\$40,515	\$1,095	\$2	\$0	
		COA 30%/LH Rent/City HOME	\$657	1	1	1	625	\$657	\$0	\$657	\$0	\$1.05	\$657	\$657	\$657	\$657	\$1	\$0	
QP	\$0	COA 50%/LH Rent/PBV	\$1,525	1	1	1	625	\$1,525	\$0	\$1,525	\$0	\$2.44	\$1,525	\$1,525	\$1,525	\$1,525	\$2	\$0	
		COA 50%/LH Rent/City HOME	\$1,095	2	1	1	625	\$1,095	\$0	\$1,095	\$0	\$1.75	\$1,095	\$2,190	\$2,190	\$1,095	\$2	\$0	
QP	\$0	COA 30%/LH Rent	\$0	5	2	1	752	\$0	\$0	\$0		\$0.00	\$0	\$0			\$0	\$0	
QP	\$0	COA 50%/LH Rent	\$0	1	2	1	752	\$0	\$0	\$0		\$0.00	\$0	\$0			\$0	\$0	
		COA 50%/LH Rent/City HOME	\$1,315	18	2	1	752	\$1,315	\$0	\$1,315	\$0	\$1.75	\$1,315	\$23,670	\$23,670	\$1,315	\$2	\$0	
TOTALS/AVERAGES:				120			67,124				\$0	\$1.88	\$1,053	\$126,336	\$126,336	\$1,053	\$1.88	\$0	\$0

ANNUAL POTENTIAL GROSS RENT:	\$1,516,032	\$1,516,032
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STABILIZED PRO FORMA

The Works III, Austin, HOME ARP #23703

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Travis Co Supp Hsg	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$1.88	\$1,053	\$1,516,032	\$1,516,032	\$1,053	\$1.88		0.0%	\$0
laundry income, vending, app fees					\$10.00	\$14,400						
Total Secondary Income					\$10.00		\$14,400	\$10.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$1,530,432	\$1,530,432				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(114,782)	(114,782)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME						\$1,415,650	\$1,415,650				0.0%	\$0

General & Administrative	\$53,010	\$442/Unit	\$80,472	\$671	2.79%	\$0.59	\$329	\$39,500	\$53,010	\$442	\$0.79	3.74%	-25.5%	(13,510)
Management	\$48,704	3.5% EGI	\$63,650	\$530	5.50%	\$1.16	\$649	\$77,861	\$77,861	\$649	\$1.16	5.50%	0.0%	0
Payroll & Payroll Tax	\$166,957	\$1,391/Unit	\$271,593	\$2,263	33.28%	\$7.02	\$3,926	\$471,157	\$471,157	\$3,926	\$7.02	33.28%	0.0%	-
Repairs & Maintenance	\$97,896	\$816/Unit	\$152,980	\$1,275	9.15%	\$1.93	\$1,079	\$129,500	\$129,500	\$1,079	\$1.93	9.15%	0.0%	-
Electric/Gas	\$29,140	\$243/Unit	\$60,759	\$506	4.38%	\$0.92	\$517	\$62,000	\$60,759	\$506	\$0.91	4.29%	2.0%	1,241
Water, Sewer, & Trash	\$90,933	\$758/Unit	\$81,949	\$683	6.65%	\$1.40	\$785	\$94,200	\$90,933	\$758	\$1.35	6.42%	3.6%	3,267
Property Insurance	\$55,750	\$0.83 /sf	\$56,309	\$469	5.87%	\$1.24	\$693	\$83,155	\$83,155	\$693	\$1.24	5.87%	0.0%	-
Property Tax (@ 0%) 2.2266650	\$85,147	\$710/Unit	\$41,331	\$344	0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Reserve for Replacements					2.12%	\$0.45	\$250	\$30,000	\$30,000	\$250	\$0.45	2.12%	0.0%	-
Supportive Services					1.41%	\$0.30	\$167	\$20,000	\$20,000	\$167	\$0.30	1.41%	0.0%	-
TDHCA MDL Compliance (\$34/MDL unit)					0.07%	\$0.01	\$8	\$952	\$952	\$8	\$0.01	0.07%	0.0%	-
Security					4.24%	\$0.89	\$500	\$60,000	\$60,000	\$500	\$0.89	4.24%	0.0%	-
TOTAL EXPENSES					75.47%	\$15.92	\$8,903	\$1,068,325	\$1,077,327	\$8,978	\$16.05	76.10%	-0.8%	\$ (9,002)
NET OPERATING INCOME ("NOI")					24.53%	\$5.17	\$2,894	\$347,325	\$338,322	\$2,819	\$5.04	23.90%	2.7%	\$ 9,002

CONTROLLABLE EXPENSES		\$6,636/Unit		\$6,711/Unit	
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
<i>The Works III, Austin, HOME ARP #23703</i>

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE								AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
TDHCA HOME ARP				-	0.00%	0	20.0	\$5,500,000	\$5,500,000	20.0	0	0.00%			19.7%
CASH FLOW DEBT / GRANTS															
Travis County ARP - Local Fiscal Recovery Funds					0.00%	0	40.0	\$12,992,103	\$12,992,103	40.0	0	0.00%			46.4%
City of Austin - Tax Increment Reinvestment Zone					0.00%	0	40.0	\$6,000,000	\$6,000,000	40.0	0	0.00%			21.4%
City of Austin - HOME					0.00%	0	40.0	\$2,000,000	\$2,000,000	40.0	0	0.00%			7.1%
				\$0	TOTAL DEBT / GRANT SOURCES			\$26,492,103	\$26,492,103	TOTAL DEBT SERVICE			\$0		94.7%

NET CASH FLOW	\$338,322	\$347,325	APPLICANT		NET OPERATING INCOME	\$347,325	\$347,325	NET CASH FLOW
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		EQUITY SOURCES									
		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE				
		DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit
Owner Contribution											
LifeWorks Affordable Housing Corporation	Owner Contribution	5.3%			\$1,481,198	\$1,481,198			5.3%		
TOTAL EQUITY SOURCES		5.3%			\$1,481,198	\$1,481,198			5.3%		

TOTAL CAPITALIZATION			\$27,973,301	\$27,973,301			15-Yr Cash Flow after Deferred Fee:	\$4,713,381
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		DEVELOPMENT COST / ITEMIZED BASIS											
		APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
		Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$
		Acquisition	New Const. Rehab							New Const. Rehab	Acquisition		
Land Acquisition				\$ / Unit	\$0	\$0	\$ / Unit					0.0%	\$0
Building Acquisition		\$0		\$ / Unit	\$0	\$0	\$ / Unit			\$0		0.0%	\$0
Off-Sites				\$1,173 / Unit	\$140,700	\$140,700	\$1,173 / Unit			\$0		0.0%	\$0
Site Work			\$0	\$10,822 / Unit	\$1,298,685	\$1,298,685	\$10,822 / Unit			\$0		0.0%	\$0
Site Amenities			\$0	\$3,773 / Unit	\$452,728	\$563,178	\$4,693 / Unit			\$0		-19.6%	(\$110,450)
Building Cost			\$0	\$238.59 /sf	\$133,461/Unit	\$16,015,361	\$14,899,572	\$124,163/Unit	\$221.97 /sf	\$0		7.5%	\$1,115,789
Contingency			\$0	7.00%	\$1,253,523	\$1,183,149	7.00%			\$0		5.9%	\$70,374
Contractor Fees			\$0	14.00%	\$2,682,540	\$2,531,940	14.00%					5.9%	\$150,600
Soft Costs		\$0	\$0	\$25,290 / Unit	\$3,034,801	\$3,034,801	\$25,290 / Unit			\$0	\$0	0.0%	\$0
Financing		\$0	\$0	\$6,346 / Unit	\$761,482	\$761,482	\$6,346 / Unit			\$0	\$0	0.0%	\$0
Developer Fee			\$0	10.02%	\$1,919,000	\$1,919,000	10.61%			\$0	\$0	0.0%	\$0
Reserves				5 Months	\$414,481	\$414,481	5 Months					0.0%	\$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$0	\$233,111 / Unit	\$27,973,301	\$26,746,988	\$222,892 / Unit			\$0	\$0	4.6%	\$1,226,313
Acquisition Cost		\$0			\$0								
Contingency			\$0		\$0								
Contractor's Fee			\$0		\$0								
Financing Cost			\$0										
Developer Fee					\$0								
Reserves					\$0								
ADJUSTED BASIS / COST		\$0	\$0	\$233,111/unit	\$27,973,301	\$26,746,988	\$222,892/unit			\$0	\$0	4.6%	\$1,226,313
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$27,973,301								

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Works III, Austin, HOME ARP #23703

BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	67,124 SF	\$157.40	10,565,393
Adjustments				
Exterior Wall Finish	1.28%		2.01	\$135,237
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.16%		4.97	333,866
Roof Adjustment(s)			2.68	180,000
Subfloor			0.23	15,606
Floor Cover			3.92	262,992
Breezeways	\$31.13	11,838	5.49	368,568
Balconies	\$30.64	6,034	2.75	184,908
Plumbing Fixtures	\$1,090	0	0.00	0
Rough-ins	\$535	196	1.56	104,860
Built-In Appliances	\$1,880	120	3.36	225,600
Exterior Stairs	\$3,275	9	0.44	29,475
Heating/Cooling			2.37	159,084
Storage Space		0	5.51	369,878
Carports	\$16.05	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$120.15	5,936	10.63	713,232
Elevators	\$150,400	2	4.48	300,800
Green Building, Storefront glass, infill premium			45.69	3,066,916
Fire Sprinklers	\$0.00	0	7.02	471,345
SUBTOTAL			260.53	17,487,760
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			260.53	\$17,487,760
Plans, specs, survey, bldg permits	3.30%		(8.60)	(\$577,096)
Contractor's OH & Profit	11.50%		(29.96)	(2,011,092)
NET BUILDING COSTS		\$124,163/unit	\$221.97/sf	\$14,899,572

Long-Term Pro Forma

The Works III, Austin, HOME ARP #23703

	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%	\$1,415,650	\$1,443,963	\$1,472,842	\$1,502,299	\$1,532,345	\$1,691,832	\$1,867,920	\$2,249,912	\$2,484,085	\$2,742,630
TOTAL EXPENSES	3.00%	\$1,068,325	\$1,099,596	\$1,131,790	\$1,164,933	\$1,199,055	\$1,385,382	\$1,600,902	\$1,860,530	\$2,150,035	\$2,484,938
NET OPERATING INCOME ("NOI")		\$347,325	\$344,366	\$341,052	\$337,365	\$333,289	\$306,450	\$267,018	\$389,382	\$334,050	\$257,692
EXPENSE/INCOME RATIO		75.5%	76.2%	76.8%	77.5%	78.2%	81.9%	85.7%	82.7%	86.6%	90.6%
ANNUAL CASH FLOW		\$347,325	\$344,366	\$341,052	\$337,365	\$333,289	\$306,450	\$267,018	\$389,382	\$334,050	\$257,692
Deferred Developer Fee Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$347,325	\$691,691	\$1,032,743	\$1,370,108	\$1,703,398	\$3,293,852	\$4,713,381	\$6,742,829	\$8,531,327	\$9,981,778



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 422

Agenda Date: 11/9/2023

Agenda #: 15.

Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning George Gervin Apartments (HTF FILE # 851X02/ HTF LOAN # 7000987040 / CMTS # 2651) and George Gervin - Garden Apartments (HTF FILE # 859X 03/ HTF LOAN # 700851X02 / CMTS # 4206)

RECOMMENDED ACTION

WHEREAS, George Gervin Apartments (HTF FILE # 851X02/ HTF LOAN # 7000987040 / CMTS # 2651) and George Gervin - Garden Apartments (HTF FILE # 859X 03/ HTF LOAN # 700851X02 / CMTS # 4206), owned by George Gervin Youth Center, Inc. ("Owner"), were referred for an administrative penalty for compliance findings relating to the applicable land use restriction agreements and the associated statutory and rule requirements;

WHEREAS, representatives for Owner have attended multiple informal conferences and signed prior Agreed Final Orders in 2017 and 2020, both relating to file monitoring noncompliance;

WHEREAS, Owner violated the terms of the 2017 Agreed Final Order by submitting incomplete Tenant Selection Criteria;

WHEREAS, Owner complied with the terms of the 2020 Agreed Final Order by attending training and submitting evidence of completion;

WHEREAS, TDHCA identified new findings of noncompliance during its regularly scheduled 2022 file monitoring review at CMTS # 2651, and referred the property for an administrative penalty when the findings were not timely corrected;

WHEREAS, TDHCA identified new findings of noncompliance during its regularly scheduled 2023 Uniform Physical Condition Standards inspection at CMTS 2651, and referred the property for an administrative penalty when the findings were not timely corrected;

WHEREAS, TDHCA identified new findings of noncompliance during its regularly scheduled 2023 Uniform Physical Condition Standards inspection at CMTS 4206, and referred the property for an administrative penalty when the findings were not timely corrected;

WHEREAS, Owner submitted partial corrections after Enforcement Committee intervention, and the remaining unresolved compliance findings include tenant income certification deficiencies for units 202 and 204;

WHEREAS, the Enforcement Committee held an informal conference with Owner representatives on August 31, 2023;

WHEREAS, the Owner has agreed, subject to Board approval, to enter into two Agreed Final Orders, assessing administrative penalties of \$2,000 for each property, subject to full probation and forgiveness if all violations are addressed as specified in the Order and if Owner is not

referred to the Enforcement Committee again during a probationary period ending October 31, 2024; and

WHEREAS, staff has based its recommendations for an Agreed Final Order 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 Agreed Final Orders assessing an administrative penalty of \$2,000 per property, subject to partial forgiveness as outlined above, for noncompliance at George Gervin Apartments (HTF FILE # 851X02/ HTF LOAN # 7000987040 / CMTS # 2651) and George Gervin - Garden Apartments (HTF FILE # 859X 03/ HTF LOAN # 700851X02 / CMTS # 4206), 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

George Gervin Youth Center, Inc. (Owner) is the Owner of three buildings located in Bexar County, each subject to separate TDHCA financing and restrictions:

Property	Building #	# Units	TDHCA Funding	LURA
George Gervin Apartments, CMTS 2651	2	4	HTF Loan	Effective 1999
George Gervin - Garden Apartments, CMTS 4205	1	4	HOME Loan	Effective 2001
George Gervin - Garden Apartments, CMTS 4206	3	4	HTF Loan	Effective 2003

Records of the Texas Secretary of State list the following board members and/or officers as of September 7, 2022: Deborah Valdez (Director), Raul Rodriguez (Secretary, Treasurer, Director), Roger Martin (President, Director), Dr. Carl Elder (Director), Leif Wilson (Director), Gordon Hudson (Director), Jennifer Smith (Director), and Alex Robinson (Director). CMTS lists Wilson Davis (Finance Director) as the primary contact for the Owner as of May 30, 2023. Other executive staff includes Nathan Hawkins (Chief Executive Officer and Superintendent). Prak Property Management, Inc. has managed the properties since April 1, 2023; Brad Prak is the primary contact in CMTS.

Owner has a history of administrative penalty referrals and signed Agreed Final Orders:

1. 2014. Owner was referred for a low-income unit being used on a transient basis for CMTS 4205. The referral was closed informally when full corrections were received.
2. 2016. Owner was referred for all three properties, with violations relating to: Tenant Selection Criteria, Tenant Rights and Resources Guide, pre-on-site documentation, two units being used on a transient basis, three units with household income violations, and

two units occupied by nonqualified students. At the time of their informal conference in 2017, all affected units were vacant and undergoing remodeling work, and owner represented that all files had been lost during a move. Agreed Final Orders were recommended for each property. Owner violated all three Orders by submitting incomplete Tenant Selection Criteria, and failing to provide a statement that remaining vacant units were now ready for occupancy. Owner paid a total penalty of \$1250.00 for violating the three Orders, and submitted final acceptable corrections on November 2, 2018.

3. 2019. Owner was referred for CMTS 4205 and 4206, with violations relating to: Tenant Selection Criteria, three income recertifications, and two household income findings. All of the findings were corrected while a corrective action deadline for CMTS 2651 was pending, and before an informal conference notice was issued. However, during its review of corrective documentation submitted for CMTS 2651, Compliance found that the Tenant Selection Criteria finding had been prematurely marked as corrected for CMTS 4205 and 4206, with multiple criteria requirements unfulfilled. Therefore, the Enforcement Committee sent an informal conference notice, setting a conference date and indicating that a penalty would be considered for all three properties for the Tenant Selection Criteria violation. The informal conference was rescheduled multiple times due to additional corrections received and social distancing required by COVID-19. The conference was held in May 2020, and Owner representatives presented possible mitigating factors, including complications in the review timeline and contact information entered for CMTS 4205 and 4206. Owner representatives also discussed confusion since they had received a close-out letter indicating full resolution for CMTS 4205 and 4206 in October 2019; they had conflated the three properties, thinking that all three were resolved. The three properties have very similar names and are in the same location, which has caused confusion in the past. As a result of these mitigating factors, the Enforcement Committee voted to only consider an administrative penalty for CMTS 2651, for which there were no complications in the monitoring review timeline or the contact information entered. The maximum potential administrative penalty for the referred Tenant Selection Criteria violation was \$1,000.00, and an Agreed Final Order was signed for that full amount, with a \$300.00 payable portion and a \$700.00 forgivable portion if the Owner corrected the deficiency and if Owner and property management both attended the next Direct Loan Compliance Training. Owner complied with this Order.

The following noncompliance was referred for an administrative penalty during 2023, and is under consideration for a new administrative penalty assessment:

1. File monitoring noncompliance at CMTS 2651, identified by TDHCA on February 15, 2022. Owner failed to collect complete Tenant Income Certifications with supporting documentation to verify all sources of income and assets for units 202 and 204, a violation of 10 TAC §10.611 (Determination, Documentation and Certification of Annual Income), 10 TAC §10.612 (Tenant File Requirements), and Section 4.2 of the LURA, which require screening of tenants to ensure qualification for the program. The noncompliant household in Unit 202 vacated on March 31, 2023, and the noncompliant household in

Unit 204 vacated on July 5, 2023, however, both violations will remain unresolved until Respondent provides full tenant files to the Department for new qualified households in the affected units.

2. Uniform Physical Condition Standards (UPCS) noncompliance at CMTS 2651, identified by TDHCA during an inspection conducted on February 14, 2023. The inspection report showed numerous serious property condition violations, a violation of 10 TAC §10.621 (Property Condition Standards). The Department issued a notice of noncompliance on February 28, 2023, setting a May 29, 2023, corrective action deadline. On May 26, 2023, the Department granted an extension through June 30, 2023. Respondent submitted partial corrective action on June 24, 2023, but the five violations outlined below were not resolved before the deadline and were referred for an administrative penalty. Owner submitted final corrective action documentation for this UPCS inspection on August 23, 2023, after intervention by the Enforcement Committee.
 - a. Accessible parking sign for building 2 was too low; the bottom of the sign must be 60" above the parking space;
 - b. Access aisle for the building 2 accessible parking space was too narrow; it must be at least 60" wide;
 - c. Entry door handles for unit 202 were knobs; handles must be levers or other easily openable device; and
 - d. Unit 203 had excessive garbage and trash indoors, and a deteriorated refrigerator gasket. Owner's June 24, 2023 submission indicated this tenant would not cooperate with attempts to repair, and was scheduled for eviction.
3. Uniform Physical Condition Standards (UPCS) noncompliance at CMTS 2651, identified by TDHCA during an inspection conducted on February 14, 2023. The inspection report showed numerous serious property condition violations, a violation of 10 TAC § 10.621 (Property Condition Standards). The Department issued a notice of noncompliance on March 1, 2023, setting a May 30, 2023, corrective action deadline. On May 24, 2023, the Department granted an extension through June 30, 2023. Respondent submitted partial corrective action on June 24, 2023, but the five violations outlined below were not resolved before the deadline and were referred for an administrative penalty. Respondent submitted final corrective action documentation for this UPCS inspection on August 24, 2023, after intervention by the Enforcement Committee.
 - a. Accessible parking sign for building 3 was too low; the bottom of the sign must be 60" above the parking space;
 - b. Access aisle for the building 3 accessible parking space was too narrow; it must be at least 60" wide;
 - c. Entry door handles for unit 302 were knobs; handles must be levers or other easily openable device; and
 - d. Bedroom window for Unit 303 failed to stay open on its own. Owner's June 24, 2023 submission indicated this tenant would not cooperate with attempts to repair,

and was scheduled for eviction.

Owner participated in an informal conference with the Enforcement Committee on August 31, 2023. The Enforcement Committee analyzed the required statutory factors for determining an appropriate administrative penalty as follows:

1. The seriousness, extent, and gravity of the violations: The file monitoring noncompliance for CMTS 2651 was serious because Owner failed to screen either unit at initial occupancy to ensure qualification for the program, but prior property management and Owner oversight were very poor and the noncompliance is unlikely to re-occur under the new executive team and new property management. The UPCS accessibility findings were not serious. The UPCS noncompliance for units 203 and 303 related to uncooperative tenants with pending evictions, so it was understandable that ownership could not fix the findings timely, and it was reasonable for property management to delay those repairs for staff safety. Additionally, a tenant caused the excess trash accumulation for unit 203.
2. Hazard posed to the health or safety of the public: There were mitigating factors for the health and safety hazards for the referred UPCS noncompliance at CMTS 2651 and CMTS 4206 because the tenants were uncooperative and had pending evictions. The noncompliance was quickly resolved once management gained unit access.
3. Hazard posed to the public's economic welfare: There were economic impacts for failure to provide complete tenant income certifications proving eligibility at initial occupancy for two units at CMTS 2651 since their program qualification could not be confirmed, however, prior management has been replaced and the units are now vacant.
4. Efforts made to correct the violations: Prior problems with owner failing to respond to emails and not reviewing correspondence in CMTS remained through mid-2023, with Owner and property management continuing to exhibit carelessness with respect to deadlines and corrective submissions. Most past problems, including the current file noncompliance under consideration for CMTS 2651, relate to non-responsiveness and lack of attention to detail by Frances Boynes, former Chief Executive Officer for Owner. Ms. Boynes retired this summer for health reasons, and the organization made significant changes that have improved responsiveness dramatically. There is a new executive team, and property management was replaced on April 1, 2023. The new executive team recognized mistakes under prior management, and discussed changes that they are implementing, including trainings and implementing proper screening procedures. New property management is responsive, attended training, and has been working with TDHCA staff to understand the LURAs and requirements. The only noncompliance they have not addressed relates to vacant units.
5. Any other matters that justice may require: The property has a high vacancy rate, which Owner states is partly due to physical condition and partly due to security concerns relating to the location, which is close to a halfway house and mental health rehabilitation facility. The vacancy rate has affected cash flow, and although all UPCS noncompliance identified by TDHCA is now resolved, Owner is struggling to make necessary repairs and improvements to prevent future UPCS noncompliance and make

the units more desirable to boost occupancy. Net cash flow for 2022 was -\$21,415 for CMTS 2651 and -\$24,432 for CMTS 4206. Owner states that multiple units need renovation, and Owner is working to renovate one unit every two weeks, with all units intended to be ready for occupancy within 90 days. They have spent an estimated \$30,000 on improvements during the last six months, using funds from other sources within the nonprofit. TDHCA is in first lien position for both CMTS 2651 and 4206 and both loans are current. Any administrative penalty could affect loan payment and operations, and adversely impact tenants, potentially ultimately leading to a TDHCA foreclosure. Members unanimously agreed that they want to deter future violations, but that any penalty could contribute to property failure. There have been significant improvements due to the changeover in executive leadership and property management during 2023, and this is a good opportunity for the nonprofit to reset and make improvements to prevent future noncompliance. The Enforcement Committee therefore recommends a fully forgivable administrative penalty with a one-year probationary component in light of these factors.

The Enforcement Committee recommends Agreed Final Orders for CMTS 2651 and CMTS 4206 with the following terms:

1. A \$2,000.00 administrative penalty for each property, subject to full forgiveness as indicated below;
2. Owner must address the remaining file monitoring violations for CMTS 2651 within 30 days of occupancy, as indicated in the Agreed Final Order for CMTS 2651;
3. Owner must not be referred to the Enforcement Committee again during a probationary period ending October 31, 2024;
4. If Owner complies with all requirements and addresses all violations as required, the full administrative penalty under that Agreed Final Order will be forgiven; and
5. If Owner violates any provision of an Agreed Final Order, the full administrative penalty due under that Order will immediately come due and payable. If referred again during the probationary period, TDHCA will send a demand letter for the administrative penalty to be paid within thirty days, and an informal conference will be set for consideration of the new referral.

Consistent with direction from the Department's Enforcement Committee, a probated and, upon successful completion of probation, forgivable administrative penalty in the amount of \$2,000.00 is recommended for George Gervin Apartments (HTF FILE # 851X02/ HTF LOAN # 7000987040 / CMTS # 2651) and George Gervin - Garden Apartments (HTF FILE # 859X 03/ HTF LOAN # 700851X02 / CMTS # 4206), for a collective total of \$4,000.00. This will be a reportable item of consideration under previous participation for any new award to the principals of the Owner

ENFORCEMENT ACTION AGAINST	§	BEFORE THE
GEORGE GERVIN YOUTH CENTER, INC.	§	TEXAS DEPARTMENT OF
	§	HOUSING AND COMMUNITY
WITH RESPECT TO	§	AFFAIRS
GEORGE GERVIN APARTMENTS	§	
(HTF FILE # 851X02/ HTF LOAN #	§	
7000987040 / CMTS # 2651)	§	

AGREED FINAL ORDER

General Remarks and official action taken:

On this 9th day of November, 2023, 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 **GEORGE GERVIN YOUTH CENTER, INC.**, a Texas nonprofit corporation (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. During 1999, TDHCA issued an HTF loan to Respondent to build and operate George Gervin Apartments (Property) (HTF FILE # 851X02/ HTF LOAN # 7000987040 / CMTS # 2651).

2. Respondent signed a Land Use Restriction Agreement (LURA) regarding the Property. The LURA was effective July 30, 1999, and filed of record at Document Number 99-0158161, of the Official Public Records of Real Property of Bexar County, Texas (Records), as amended by a First Amendment to Land Use Restriction Agreement executed to be effective May 18, 2001, and filed of record at Document Number 2001-0094876 in the Records.
3. Respondent is subject to the regulatory authority of TDHCA.

Compliance Violations¹:

4. Respondent has a history of violations and previously signed the following Agreed Final Orders regarding the Property:
 - a. An Agreed Final Order signed on February 2, 2017, agreeing to a \$250 Administrative Penalty, which was to be fully forgivable if Respondent submitted complete written Tenant Selection Criteria within thirty days. Respondent submitted Tenant Selection Criteria, but violated the Agreed Final Order because it was incomplete. Respondent paid the full administrative penalty upon demand as required, and submitted final acceptable corrective documentation on July 27, 2017.
 - b. An Agreed Final Order signed on July 22, 2020, agreeing to a \$1,000 Administrative Penalty, of which a \$700 portion was to be forgivable if at least one representative from Respondent and one representative from the property management company attended the next available Direct Loan Compliance Training and submitted completion certificates within thirty days of completion. Respondent and property management complied with this Order.
5. The Department conducted a file monitoring review on February 15, 2022, to determine whether Respondent was in compliance with LURA requirements to lease units to low income households and maintain records demonstrating eligibility. The monitoring review identified violations of the LURA and TDHCA rules. The Department issued a notice of noncompliance on February 28, 2022, setting a May 29, 2022, corrective action deadline. Respondent timely submitted corrections on May 24, 2022, however the submission was incomplete. The Department reviewed the corrections and issued a notice on November 3, 2022, providing a grace period through November 14, 2022, to address remaining noncompliance. The following violations were not resolved before that deadline and were referred for an administrative penalty:
 - a. Respondent failed to collect complete Tenant Income Certifications with supporting documentation to verify all sources of income and assets for units 202 and 204, a violation of 10 TAC §10.611 (Determination, Documentation and

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.

Certification of Annual Income), 10 TAC §10.612 (Tenant File Requirements), and Section 4.2 of the LURA, which require screening of tenants to ensure qualification for the program. The noncompliant household in Unit 202 vacated on March 31, 2023, and the noncompliant household in Unit 204 vacated on July 5, 2023, however, both violations will remain unresolved until Respondent provides full tenant files to the Department for new qualified households in the affected units.

6. The Department conducted a Uniform Physical Condition Standards (UPCS) inspection on February 14, 2023. The inspection report showed numerous serious property condition violations, a violation of 10 TAC § 10.621 (Property Condition Standards). The Department issued a notice of noncompliance on February 28, 2023, setting a May 29, 2023, corrective action deadline. On May 26, 2023, the Department granted an extension through June 30, 2023. Respondent submitted partial corrective action on June 24, 2023, but the following violations were not resolved before the deadline and were referred for an administrative penalty:
 - a. Accessible parking sign for building 2 was too low; the bottom of the sign must be 60" above the parking space;
 - b. Access aisle for the building 2 accessible parking space was too narrow; it must be at least 60" wide;
 - c. Entry door handles for unit 202 were knobs; handles must be levers or other easily openable device; and
 - d. Unit 203 had excessive garbage and trash indoors, and a deteriorated refrigerator gasket. The June 24, 2023 submission from Respondent indicated this tenant would not cooperate with attempts to repair, and was scheduled for eviction.

Respondent submitted final corrective action documentation for the UPCS inspection on August 23, 2023, after intervention by the Enforcement Committee.

7. The following violations remain outstanding at the time of this order:
 - a. Tenant income certification violations for units 202 and 204, as described in FOF #5;

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.
2. Respondent is a "housing sponsor" as that term is defined in Tex. Gov't Code §2306.004(14).

3. Pursuant to 10 TAC §10.621(a), TDHCA has adopted HUD's Uniform Physical Condition Standards as the standard for its physical inspections.
4. Respondent violated 10 TAC §10.611, 10 TAC §10.612, and Section 4.2 of the LURA in 2022, by failing to provide tenant income certifications and verification documentation for two units to ensure qualification for the program.
5. Respondent violated 10 TAC §10.621 in 2023, by failing to comply with HUD's Uniform Physical Condition Standards when violations were discovered and not timely corrected.
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 §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 \$2,000.00 is an appropriate penalty in accordance with 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 \$2,000.00, subject to deferral as further ordered below.

IT IS FURTHER ORDERED that Respondent shall fully correct the file monitoring violations as indicated at Exhibits 1-2 and submit full documentation of the corrections to TDHCA via CMTS within 30 days of occupancy by a qualified household.

IT IS FURTHER ORDERED that Respondent must keep the property in compliance by timely submitting corrective documentation to fully resolve any future compliance violations found by TDHCA during a probationary period beginning on the date this Order is signed by TDHCA, and ending on October 31, 2024.

IT IS FURTHER ORDERED that in the event of a Department-approved sale of either: (A) the property to an unaffiliated third party, or (B) general partner interests that results in a

full change of the ownership structure and control of the property, the probationary period shall terminate earlier, upon the date of sale consummation.

IT IS FURTHER ORDERED that timely resolution of future compliance violations shall be determined in accordance with 10 TAC §10.602 (Notice to Owners and Corrective Action Periods), a copy of which is included at Exhibit 3. Any corrective documentation not submitted on or before a compliance monitoring deadline shall be considered untimely and shall constitute a violation of this Order unless Respondent timely requests and receives an extension in accordance with the rule.

IT IS FURTHER ORDERED that full resolution of future compliance violations shall be determined by whether or not a timely submission includes all documentation that was requested in an annual report, file monitoring, or physical inspection letter that is sent to Respondent by the TDHCA Compliance Division via the Compliance Monitoring and Tracking System (CMTS).

IT IS FURTHER ORDERED that if Respondent timely and fully complies with the terms and conditions of this Agreed Final Order, correcting all violations as required, and remaining in compliance for the probationary period, the satisfactory performance under this Order shall be accepted in lieu of the assessed administrative penalty and the full \$2,000.00 administrative penalty shall be deferred and forgiven.

IT IS FURTHER ORDERED that if Respondent fails to satisfy any conditions or otherwise violates any provision of this order, or the property is sold before the terms and conditions of this Agreed Final Order have been fully satisfied, then the full administrative penalty in the amount of \$2,000.00 shall be immediately due and payable to the Department. Such payment shall be made by cashier's check payable to the "Texas Department of Housing and Community Affairs" upon the earlier of (1) within thirty days of the date the Department sends written notice to Respondent that it has violated a provision of this Order, or (2) the property closing date if sold before the terms and conditions of this Order have been fully satisfied.

IT IS FURTHER ORDERED that in the event that the probated \$2,000.00 portion of the administrative penalty becomes due as a result of future compliance violations that are not timely and fully resolved, those future violations may be referred for a separate enforcement action in accordance with normal monitoring and enforcement procedures at Tex. Gov't Code §§2306.041-.0504, 10 TAC Chapter 2, and 10 TAC Chapter 10.

IT IS FURTHER ORDERED that corrective documentation must be uploaded to the Compliance Monitoring and Tracking System (CMTS) by following the instructions at this link: <http://www.tdhca.state.tx.us/pmcdocs/CMTSUserGuide-AttachingDocs.pdf>. After the upload is complete, an email must be sent to Ysella Kaseman at ysella.kaseman@tdhca.state.tx.us to inform her that the documentation is ready for review. If it comes due and payable, the penalty payment must be submitted to the following address:

If via overnight mail (FedEx, UPS):	If via USPS:
TDHCA Attn: Ysella Kaseman 221 E 11 th 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 (Ownership Transfers), a copy of which is included at Exhibit 4, 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 9, 2023.

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 9th day of November, 2023, 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 9th day of November, 2023, 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

[illegible]

BEFORE ME, _____ (*notary name*), a notary public in and for the State of Texas,
on this day personally appeared Nathan Hawkins (*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 Nathan Hawkins, I am of sound mind, capable of making this statement, and personally acquainted with the facts herein stated.
2. I hold the office of Chief Executive Officer 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 _____.
4. The mailing address for Respondent is _____.
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:

GEORGE GERVIN YOUTH CENTER, INC., a Texas nonprofit corporation

By: _____

Name: Nathan Hawkins

Title: Chief Executive Order

Given under my hand and seal of office this _____ day of _____, 2023.

Signature of Notary Public

Printed Name of Notary Public

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires:

Exhibit 1

File Monitoring Violation Resources and Instructions

Resources:

1. Refer to the following link for copies of TDHCA's Compliance Monitoring Rules:
[http://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=10&sch=F&rl=Y](http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=10&sch=F&rl=Y)
2. Refer to the following link for copies of forms that are referenced below:
<http://www.tdhca.state.tx.us/pmcomp/forms.htm>
3. Technical support and training presentations are available at the following links:
Multifamily Direct Loan Training Webinar and Slides:
<https://www.tdhca.state.tx.us/pmcomp/presentations.htm>
Income Determination Training and Handouts:
<https://www.tdhca.state.tx.us/pmcomp/presentations.htm>
Income and Rent Limits: <http://www.tdhca.state.tx.us/pmcomp/irl/index.htm>
Utility Allowance: <http://www.tdhca.state.tx.us/pmcomp/utility-allowance.htm>
FAQ's: <http://www.tdhca.state.tx.us/pmcomp/compFags.htm>
4. **All corrections must be submitted via CMTS:** See link for steps to upload documents
<http://www.tdhca.state.tx.us/pmcdocs/CMTSUserGuide-AttachingDocs.pdf>.
5. **Important notes -**
 - A. Do not backdate any documents listed below.
 - B. Transferring a qualified household from another unit will not correct noncompliance.

Instructions:

6. **Tenant income certification and documentation for units 202 and 204:** Occupy the units with qualified households and submit complete tenant files within 30 days of occupancy. A complete tenant file must include all of the following components:
 - A. *Tenant application*²;
 - B. *Verifications of all sources of income and assets*³;
 - C. *Tenant income certification*³;
 - D. *Lease*;
 - E. *Lease addenda*; and
 - F. *Tenant Rights and Resources Guide Acknowledgment*.

² Remember that items A-C above must be dated within 120 days of one another.

Exhibit 2

Tenant File Guidelines

The following technical support does not represent a complete list of all file requirements and is intended only as basic technical support. TDHCA staff recommends that all onsite staff responsible for accepting and processing applications sign up for Income Determination Training in order to get a full overview of the process. Forms discussed below are available at: <http://www.tdhca.state.tx.us/pmcomp/forms.htm>. A suggested tenant file checklist is available at this link: <https://www.tdhca.state.tx.us/pmcdocs/Suggested-File-Checklist.docx>.

**Important Note* The application, verifications of income and assets, and Tenant Income Certification (1 – 5 below) must be signed within 120 days of one another. If one component is outside of that time frame, you must recertify.*

1. **Intake Application:** Each adult household member must complete their own application in order to be properly screened at initial certification. A married couple can complete a joint application. The Department does not have a required form to screen households, but we make a sample form available for that purpose. All households must be screened for household composition, income and assets, and student status. Applicants must complete all blanks on the application and answer all questions. Any lines left intentionally blank should be marked with “none” or “n/a.” Applications must be signed and dated using the date that the form is actually completed. If you use the Texas Apartment Association (TAA) Rental Application, be aware that it does not include all requirements, but they have a “Supplemental Rental Application for Units Under Government Regulated Affordable Housing Programs” that includes the additional requirements. TDHCA also has an application form that you can use; using our form is not required for the application, but it does screen for all requirements.
2. **Release and Consent:** Have tenant sign TDHCA’s Release and Consent form so that verifications may be collected by the property.
3. **Verify Income:** Each source of income and asset must be documented for every adult household member based upon the information disclosed on the application. There are multiple methods:
 - a. **Income Verification for Households with Section 8 Certificates (HTC only):** If you use this form, you do not need to verify income further, but you do need to collect all other components of the tenant file. This form is signed by the Public Housing Authority, verifying that the household is eligible at initial occupancy or at recertification. Since the necessary income and asset verifications were performed by the housing authority and were effective as of a specific date, this form must be signed within 120 days of that effective date, either at initial move-in or at recertification. This form must also be dated within 120 days of the application and Income Certification that you collect. If outside of that period, you must verify income yourself.
 - b. **First hand verifications:** Paystubs or payroll print-outs that show gross income. If you choose this method, ensure that you consistently collect a specified number

of consecutive check stubs as defined in your management plan (*at least two months' worth of check stubs for MFDL³ programs is required*);

- c. **Employment Verification Form:** Part 1 must be completed by you and signed by the tenant. Part 2 must be completed by the employer. To prevent fraud, you must submit the form directly to the employer and must not allow the tenant to handle it. You should ensure that the person completing the employer portion has authority to do so and has access to all applicable information in order to verify the employment income. If you receive the verification via mail, retain the envelope. If you receive it via fax, ensure that the fax stamp is on it. If received by email, ensure the email address it was received from is evidenced and from the employer;
 - d. **Verification of non-employment income:** You must obtain verifications for all other income sources, such as child support, social security, and/or unemployment benefits. Self-certification by the household is not acceptable. Examples: benefit verification letter(s) are acceptable for social security and/or unemployment benefits. Acceptable verifications for child support could include documents such as divorce decree(s), court order(s), or a written statement from the court or attorney general regarding the monthly awarded amount;
 - e. **Telephone Verifications:** These are acceptable *only* for clarifying discrepancies and cannot be used as primary form of verification. Include your name, the date, the name of the person with whom you spoke, and your signature. These are appropriate if there is an unusual circumstance relating to the tenant file;
 - f. **Certification of Zero Income:** If an adult household member does not report any sources of income on the application, this form can be used to document thorough screening and to document the source of funds used to pay for rent, utilities, and/or other necessities.
4. **Verify Assets:** Regardless of their balances, applicants must report all assets, including assets such as checking or savings accounts. Accounts are typically disclosed on the application form, but you must review all documentation from the tenant to ensure proper documentation of the household's income and assets. For instance, review the credit report (if you pull one), application, pay stubs, and other documents to ensure that all information is consistent. Examples of ways to find assets that are frequently overlooked: Review pay stubs for assets such as checking and retirement accounts that the household may have forgotten to include in the application. These accounts must also be verified. Format of verifications:
- a. **Under \$5000 Asset Certification Form (HTC only):** If the total cash value of the assets owned by members of the household is less than \$5,000, as reported on the Intake Application, the TDHCA Under \$5,000 Asset Certification form may be used to verify assets. If applicable, follow the instructions to complete one form per household that includes everyone's assets, even minors, and have all adults sign and date using the date that the form is actually completed.

³ *Multifamily Direct Loan Programs include HOME, National Housing Trust Fund, TCAP, TCAP RF, and NSP.*

- b. **First hand verifications**, such as bank statements to verify a checking account. If using this method, six months of statements will be needed for verification of checking accounts, and the most current statement for savings accounts. MFDL programs require two months of source documentation, therefore ensure that the savings account statements include two months of balances.
 - c. **3rd party verifications** using the TDHCA Asset Verification form. As with the “Employment Verification Form” discussed above, Part 1 must be completed by you and signed by the tenant. Part 2 must be completed by the financial institution. To prevent fraud, you must submit the form directly to the employer and must not allow the tenant to handle it. You should ensure that the person completing the financial institution’s portion has authority to do so and has access to all applicable information in order to verify the asset(s). If you receive the verification via mail, retain the envelope. If you receive it via fax, ensure that the fax stamp is on it, If received by email, ensure the email address it was received from is evidenced and from the financial institution.
- 5. **Verify Student Status:** Must screen for student status; can be collected on the Annual Eligibility Certification, the Certification of Student Eligibility Form, or the income Certification Form. If the household indicates they are students, there are two forms that *must* be used: the Certification of Student Eligibility form must be completed by the household, and the Student Verification form is used to verify and document their student status.
- 6. **Verify Special Needs:** This form is generally optional, but is a great way to screen households for special needs. It is required if there is a Special Needs occupancy requirement under your LURA, unless there is another form of special needs verification in the file.
- 7. **Tenant Income Certification Form:** Upon verification of all income and asset sources disclosed on the application and any additional information found in the documentation submitted by the tenant, the next step is to annualize the sources on the Income Certification Form, add them together, and compare to the applicable income limit for household size which can be found at <http://www.tdhca.state.tx.us/pmcomp/irl/index.htm>. Be sure to include any income derived from assets. The form must include all household members, and be signed by each adult household member.
- 8. **Lease:** Must conform with your LURA and TDHCA requirements and indicate a rent below the maximum rent limits, which can be found at <http://www.tdhca.state.tx.us/pmcomp/irl/index.htm> Generally speaking, when determining the rent for MFDL programs, you must ensure that the tenant-paid rent, plus the utility allowance, plus any housing subsidies, plus any mandatory fees, are below the maximum limit set by TDHCA. For HTC, BOND, TCEP and TCAP programs, the tenant-paid rent, plus the utility allowance, plus any mandatory fees, must be below the maximum limit set by TDHCA. [10 TAC §10.613\(a\)](#) prohibits the eviction or termination of tenancy of low income households for reasons other than good cause throughout the

affordability period in accordance with Revenue Ruling 2004-82. In addition, [10 TAC §10.613\(e\)](#) prohibits HTC developments from locking out or threatening to lock out any development resident, or seizing or threatening to seize personal property of a resident, except by judicial process, for purposes of performing necessary repairs or construction work, or in case of emergency. The prohibitions must be included in the lease or lease addendum. Additionally, certain programs must include a Lead Warning Statement and the TDHCA VAWA lease addendum, per [10 TAC 10.613\(f\) and \(h\)](#). TAA has an affordable housing lease addendum that has incorporated this required language. If you are not a TAA member, you can draft a lease addendum using the requirements outlined above. For Section 811 units, you must use the HUD Model Lease, HUD form 92236-PRA.

9. **Written Policies and Procedures / Tenant Selection Criteria:** Written policies and procedures requirements are at [10 TAC §10.802](#).
10. **Violence Against Women Act of 2013 (VAWA):** The property is required to provide all prospective tenants the VAWA forms 5380 and 5382 at the time of application, at the time they are approved, at the time of denial, and at the time the household is given a notice to vacate or non-renewal. Forms are available at the Forms link above.
11. **Tenant Rights and Resources Guide:** In accordance with [10 TAC §10.613\(l\)](#), you must customize the Guide for your property and post a laminated copy in a common area of the leasing office. Development must also provide a copy of the guide to each household during the application process and upon any subsequent changes to the items described at paragraph b) below. The guide includes:
 - a. Information about Fair Housing and tenant choice; and
 - b. Information regarding common amenities, unit amenities, and services.

Additionally, a representative of each household must receive a copy of the guide and sign an acknowledgment of receipt of the brochure prior to, but no more than 120 days prior to, the initial lease execution date. A copy of the signed acknowledgment must be maintained in the tenant file.

12. **Tenant Income Certification Form:** Upon verification of all income and asset sources disclosed on the application and any additional information found in the documentation submitted by the tenant, the next step is to annualize the sources on the Income Certification Form, add them together, and compare to the applicable income limit for household size which can be found at <http://www.tdhca.state.tx.us/pmcomp/irl/index.htm>. Be sure to include any income derived from assets. The form must include all household members, and be signed by each adult household member.
13. **Lease:** Must conform with your LURA and TDHCA requirements and indicate a rent below the maximum rent limits, which can be found at <http://www.tdhca.state.tx.us/pmcomp/irl/index.htm>. When determining the rent, ensure that the tenant's rent, plus the utility allowance, plus any housing subsidies, plus any mandatory fees, are below the maximum limits set by TDHCA. 10 TAC §10.613(a) prohibits the eviction or termination of tenancy of low income households for reasons other than good cause throughout the affordability period in accordance with Revenue

Ruling 2004-82. In addition, 10 TAC §10.613(e) prohibits HTC developments from locking out or threatening to lock out any development resident, or seizing or threatening to seize personal property of a resident, except by judicial process, for purposes of performing necessary repairs or construction work, or in case of emergency. The prohibitions must be included in the lease or lease addendum. Additionally, certain programs must include a Lead Warning Statement and the TDHCA VAWA lease addendum, per 10 TAC 10.613(f) and (h). TAA has an affordable lease addendum that has incorporated this required language. If you are not a TAA member, you can draft a lease addendum using the requirements outlined above. For Section 811 units, you must use the HUD Model Lease, HUD form 92236-PRA.

14. **Tenant Selection Criteria:** In accordance with 10 TAC §10.610(b), you must maintain written Tenant Selection Criteria and a copy of those written criteria under which an applicant was screened must be included in the household's file.
15. **Tenant Rights and Resources Guide:** As of 1/8/2015, the Fair Housing Disclosure Notice and Tenant Amenities and Services Notice have been replaced by the Tenant Rights and Resources Guide and its acknowledgment form, copies of which are available online at: <http://www.tdhca.state.tx.us/pmcomp/forms.htm>

In accordance with 10 TAC §10.613(l), you must customize the guide for your property and post a laminated copy in a common area of the leasing office. Development must also provide a copy of the guide to each household during the application process and upon any subsequent changes to the items described at paragraph b) below. The guide includes:

- a) Information about Fair Housing and tenant choice; and
- b) Information regarding common amenities, unit amenities, and services.

Additionally, a representative of the household must receive a copy of the guide and sign an acknowledgment of receipt of the brochure prior to, but no more than 120 days prior to, the initial lease execution date.

In the event that there is a prior finding for a Fair Housing Disclosure Notice, Tenant Amenities and Services Notice, the Tenant Rights and Resources Guide was not provided timely, or the household does not certify to receipt of the Tenant Rights and Resources Guide, resolution will be achieved by providing the household with the Tenant Rights and Resources Guide and receiving a signed acknowledgment.

Exhibit 3

10 TAC §10.602 (Notice to Owners and Corrective Action Periods)

TITLE 10 COMMUNITY DEVELOPMENT
PART 1 TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
CHAPTER 10 UNIFORM MULTIFAMILY RULES
SUBCHAPTER F COMPLIANCE MONITORING
RULE §10.602 Notice to Owners and Corrective Action Periods

(a) The Department will provide written notice to the Owner if the Department does not receive the Annual Owner Compliance Report (AOCR) timely or if the Department discovers through monitoring, audit, inspection, review, or any other manner that the Development is not in compliance with the provisions of the LURA, deed restrictions, application for funding, conditions imposed by the Department, this subchapter, or other program rules and regulations, including but not limited to §42 of the Internal Revenue Code.

(b) For a violation other than a violation that poses an imminent hazard or threat to health and safety, the notice will specify a 30 day Corrective Action Period for noncompliance related to the AOCR, and a 90 day Corrective Action Period for other violations. During the Corrective Action Period, the Owner has the opportunity to show that either the Development was never in noncompliance or that the Event of Noncompliance has been corrected. Documentation of correction must be received during the Corrective Action Period for an event to be considered corrected during the Corrective Action Period. The Department may extend the Corrective Action Period for up to six months from the date of the notice to the Development Owner only if there is good cause for granting an extension and the Owner requests an extension during the original 90 day Corrective Action Period, and the request would not cause the Department or the Owner to miss a federal deadline. Requests for an extension may be submitted to: compliance.extensionrequest@tdhca.state.tx.us. If an Owner submits evidence of corrective action during the Corrective Action Period that addresses each finding, but does not fully address all findings, the Department will give the Owner written notice and an additional 10 calendar day period to submit evidence of full corrective action. References in this subchapter to the Corrective Action Period include this additional 10 calendar day period.

(c) If any communication to the Owner under this section is returned to the Department as refused, unclaimed, or undeliverable, the Development may be considered not in compliance without further notice to the Owner. The Owner is responsible for providing the Department with current contact information, including address(es) (physical and electronic) and phone number(s). The Owner must also provide current contact information to the Department as required by §1.22 of this title (relating to Providing Contact Information to the Department), and ensure that such information is at all times current and correct.

(d) The Department will notify Owners of upcoming reviews and instances of noncompliance. The Department will rely solely on the information supplied by the Owner in the Department's web-based Compliance Monitoring and Tracking System (CMTS) to meet this requirement. It is the Owner's sole responsibility to ensure at all times that such information is current, accurate, and complete. Correspondence sent to the email or physical address shown in CMTS will be deemed delivered to the Owner. Correspondence from the Department may be directly uploaded to the property's CMTS account using the secure electronic document attachment system. Once uploaded, notification of the attachment will be sent electronically to the email address listed in CMTS. The Department is not required to send a paper copy, and if it does so it does as a voluntary and non-precedential courtesy only.

(e) Unless otherwise required by law or regulation, Events of Noncompliance will not be reported to the IRS, referred for enforcement action, considered as cause for possible debarment, or reported in an applicant's compliance history or Previous Participation Review, until after the end of the Corrective Action Period described in this section.

(f) Upon receipt of facially valid complaints the Department may contact the Owner and request submission of documents or written explanations to address the issues raised by the complainant. The deadline to respond to the issue will be specific to the matter. Whenever possible and not otherwise prohibited or limited by law, regulation, or court order, the complaint received by the Department will be provided along with the request for documents or Owner response.

Source Note: The provisions of this §10.602 adopted to be effective February 11, 2019, 44 TexReg 560; amended to be effective May 17, 2020, 45 TexReg 3036; amended to be effective November 3, 2022, 47 TexReg 7271

Exhibit 4:
10 TAC §10.406 (Ownership Transfers)

TITLE 10	COMMUNITY DEVELOPMENT
PART 1	TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
CHAPTER 10	UNIFORM MULTIFAMILY RULES
SUBCHAPTER E	POST AWARD AND ASSET MANAGEMENT REQUIREMENTS
RULE §10.406	Ownership Transfers (§2306.6713)

(a) Ownership Transfer Notification. All multifamily Development Owners must provide written notice and a completed Ownership Transfer packet, if applicable, to the Department at least 45 calendar days prior to any sale, transfer, or exchange of the Development or any portion of or Controlling interest in the Development. Except as otherwise provided herein, the Executive Director's prior written approval of any such transfer is required. The Executive Director may not unreasonably withhold approval of the transfer requested in compliance with this section.

(b) Exceptions. The exceptions to the ownership transfer process in this subsection are applicable.

(1) A Development Owner shall be required to notify the Department but shall not be required to obtain Executive Director approval when the transferee is an Affiliate of the Development Owner with no new Principals or the transferee is a Related Party who does not Control the Development and the transfer is being made for estate planning purposes.

(2) Transfers that are the result of an involuntary removal of the general partner by the investment limited partner do not require advance approval but must be reported to the Department as soon as possible due to the sensitive timing and nature of this decision. In the event the investment limited partner has proposed a new general partner or will permanently replace the general partner, a full Ownership Transfer packet must be submitted.

(3) Changes to the investment limited partner, non-Controlling limited partner, or other non-Controlling partners affiliated with the investment limited partner do not require Executive Director approval. A General Partner's acquisition of the interest of the investment limited partner does not require Executive Director approval, unless some other change in ownership is occurring as part of the same overall transaction.

(4) Changes resulting from foreclosure do not require advance approval but acquiring parties must notify the Department as soon as possible of the revised ownership structure and ownership contact information.

(c) General Requirements.

(1) Any new Principal in the ownership of a Development must be eligible under §11.202 of Subchapter C (relating to Ineligible Applicants and Applications). In addition, Persons and Principals will be reviewed in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee).

(2) Changes in Developers or Guarantors must be addressed as non-material amendments to the application under §10.405 of this subchapter (relating to Amendments and Extensions).

(3) To the extent an investment limited partner or its Affiliate assumes a Controlling interest in a Development Owner, such acquisition shall be subject to the Ownership Transfer requirements set forth herein. Principals of the investment limited partner or Affiliate will be considered new Principals and will be reviewed as stated under paragraph (1) of this subsection.

(4) Simultaneous transfer or concurrent offering for sale of the General Partner's and Limited Partner's control and interest will be subject to the Ownership Transfer requirements set forth herein and will trigger a Right of First Refusal, if applicable.

(d) Transfer Actions Warranting Debarment. If the Department determines that the transfer, involuntary removal, or replacement was due to a default by the General Partner under the Limited Partnership Agreement, or other detrimental action that put the Development at risk of failure or the Department at risk for financial exposure as a result of non-compliance, staff will refer the matter to the Enforcement Committee for debarment consideration pursuant to §2.401 of this title (relating to Enforcement, Debarment

from Participation in Programs Administered by the Department). In addition, a record of transfer involving Principals in new proposed awards will be reported and may be taken into consideration in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee), prior to recommending any new financing or allocation of credits.

(e) Transfers Prior to 8609 Issuance or Construction Completion. Prior to the issuance of IRS Form(s) 8609 (for Housing Tax Credits) or the completion of construction (for all Developments funded through other Department programs), an Applicant may request an amendment to its ownership structure to add Principals. The party(ies) reflected in the Application as having Control must remain in the ownership structure and retain Control, unless approved otherwise by the Executive Director. A development sponsor, General Partner or Development Owner may not sell the Development in whole or voluntarily end their Control prior to the issuance of 8609s.

(f) Nonprofit Organizations. If the ownership transfer request is to replace a nonprofit organization within the Development ownership entity, the replacement nonprofit entity must adhere to the requirements in paragraph (1) or (2) of this subsection.

(1) If the LURA requires ownership or material participation in ownership by a Qualified Nonprofit Organization, and the Development received Tax Credits pursuant to §42(h)(5) of the Code, the transferee must be a Qualified Nonprofit Organization that meets the requirements of §42(h)(5) of the Code and Tex. Gov't Code §2306.6706, if applicable, and can demonstrate planned participation in the operation of the Development on a regular, continuous, and substantial basis.

(2) If the LURA requires ownership or material participation in ownership by a nonprofit organization or CHDO, the Development Owner must show that the transferee is a nonprofit organization or CHDO, as applicable, that complies with the LURA. If the transferee has been certified as a CHDO by TDHCA prior to 2016 or has not previously been certified as a CHDO by TDHCA, a new CHDO certification package must be submitted for review. If the transferee was certified as a CHDO by TDHCA after 2016, provided no new federal guidance or rules concerning CHDO have been released and the proposed ownership structure at the time of review meets the requirements in 24 CFR Part 92, the CHDO may instead submit a CHDO Self-Certification form with the Ownership Transfer package.

(3) Exceptions to paragraphs (1) and (2) of this subsection may be made on a case by case basis if the Development (for MFDL) is past its Federal Affordability Period or (for HTC Developments) is past its Compliance Period, was not reported to the IRS as part of the Department's Nonprofit Set Aside in any HTC Award year, and follows the procedures outlined in §10.405(b)(1) - (5) of this subchapter. The Board must find that:

(A) The selling nonprofit is acting of its own volition or is being removed as the result of a default under the organizational documents of the Development Owner;

(B) The participation by the nonprofit was substantive and meaningful during the full term of the Compliance Period but is no longer substantive or meaningful to the operations of the Development; and

(C) The proposed purchaser is an affiliate of the current Owner or otherwise meets the Department's standards for ownership transfers.

(g) Historically Underutilized Business (HUB) Organizations. If a HUB is the general partner or special limited partner of a Development Owner and it determines to sell its ownership interest, after the issuance of IRS Form(s) 8609, the purchaser of that partnership interest or the general or special limited partner is not required to be a HUB as long as the LURA does not require it or the procedure described in §10.405(b)(1) of this subchapter has been followed and approved. The removal of a HUB requirement prior to filing of IRS Form(s) 8609 is subject to the procedure described in §10.405(b)(2) of this subchapter.

(h) Documentation Required. A Development Owner must submit documentation requested by the Department to enable the Department to understand fully the facts and circumstances pertaining to the transfer and the effects of approval or denial. Documentation must be submitted as directed in the Post Award Activities Manual, which includes but is not limited to:

(1) A written explanation outlining the reason for the request;

(2) Ownership transfer information, including but not limited to the type of sale, terms of any new financing introduced as a result of the transfer, amount of Development reserves to transfer in the event of a property sale, and the prospective closing date;

(3) Pre and post transfer organizational charts with TINs of each organization down to the level of natural persons in the ownership structure as described in §11.204(13)(B) of Subchapter C of this title (relating to Required Documentation for Application Submission);

(4) A list of the names and contact information for transferees and Related Parties;

(5) Previous Participation information for any new Principal as described in §11.204(13)(C) of this title (relating to Required Documentation for Application Submission);

(6) Agreements among parties associated with the transfer;

(7) Owners Certifications with regard to materials submitted as further described in the Post Award Activities Manual;

(8) Detailed information describing the organizational structure, experience, and financial capacity of any party holding a controlling interest in any Principal or Controlling entity of the prospective Development Owner;

(9) Evidence and certification that the tenants in the Development have been notified in writing of the proposed transfer at least 30 calendar days prior to the date the transfer is approved by the Department. The ownership transfer approval letter will not be issued until this 30-day period has expired; and

(10) Any required exhibits and the list of exhibits related to specific circumstances of transfer or Ownership as detailed in the Post Award Activities Manual.

(i) Once the Department receives all necessary information under this section and as required under the Post Award Activities Manual, staff shall initiate a qualifications review of a transferee, in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee), to determine the transferee's past compliance with all aspects of the Department's programs, LURAs and eligibility under this chapter and §11.202 of this title (relating to Ineligible Applicants and Applications).

(j) Credit Limitation. As it relates to the Housing Tax Credit amount further described in §11.4(a) of this title (relating to Tax Credit Request and Award Limits), the credit amount will not be applied in circumstances described in paragraphs (1) and (2) of this subsection:

(1) In cases of transfers in which the syndicator, investor or limited partner is taking over ownership of the Development and not merely replacing the general partner; or

(2) In cases where the general partner is being replaced if the award of credits was made at least five years prior to the transfer request date.

(k) Penalties, Past Due Fees and Underfunded Reserves. The Development Owner must comply with any additional documentation requirements as stated in Subchapter F of this chapter (relating to Compliance Monitoring) and Subchapter G of this chapter (relating to Affirmative Marketing Requirements and Written Policies and Procedures). The Development Owner on record with the Department will be liable for any penalties or fees imposed by the Department (even if such penalty can be attributable to the new Development Owner) unless an ownership transfer has been approved by the Department. In the event a transferring Development has a history of uncorrected UPCS violations, ongoing issues related to keeping housing sanitary, safe, and decent, an account balance below the annual reserve deposit amount as specified in §10.404(a) of this subchapter (relating to Replacement Reserve Accounts), or that appears insufficient to meet capital expenditure needs as indicated by the number or cost of repairs included in a PNA or SCR, the prospective Development Owner may be required to establish and maintain a replacement reserve account or increase the amount of regular deposits to the replacement reserve account by entering into a Reserve Agreement with the Department. The Department may also request a plan and timeline relating to needed repairs or renovations that will be completed by the departing and/or incoming Owner as a condition to approving the Transfer. A PNA or SCR may be requested if one has not already been received under §10.404 of this subchapter.

(I) Ownership Transfer Processing Fee. The ownership transfer request must be accompanied by the corresponding ownership transfer fee as outlined in §11.901 of this title (relating to Fee Schedule).

Source Note: The provisions of this §10.406 adopted to be effective February 3, 2022, 47 TexReg 266

ENFORCEMENT ACTION AGAINST	§	BEFORE THE
GEORGE GERVIN YOUTH CENTER, INC.	§	TEXAS DEPARTMENT OF
	§	HOUSING AND COMMUNITY
WITH RESPECT TO	§	
GEORGE GERVIN - GARDEN	§	AFFAIRS
	§	
APARTMENTS	§	
	§	
(HTF FILE # 859X03/ HTF LOAN #	§	
	§	
700851X02 / CMTS # 4206)	§	

AGREED FINAL ORDER

General Remarks and official action taken:

On this 9th day of November, 2023, 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 **GEORGE GERVIN YOUTH CENTER, INC.**, a Texas nonprofit corporation (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. During 2003, TDHCA issued an HTF loan to Respondent to build and operate George Gervin - Garden Apartments (Property) (HTF FILE # 859X03/ HTF LOAN # 700851X02 / CMTS # 4206).
2. Respondent signed a Land Use Restriction Agreement (LURA) regarding the Property. The LURA was effective June 12, 2003, and filed of record at Document Number 20030165214 of the Official Public Records of Real Property of Bexar County, Texas.
3. Respondent is subject to the regulatory authority of TDHCA.

Compliance Violations¹:

4. Respondent has a history of violations and previously signed an Agreed Final Order regarding the Property on February 2, 2017, agreeing to a \$500 Administrative Penalty, which was to be fully forgivable if Respondent submitted complete written Tenant Selection Criteria within thirty days, and complete tenant files for four vacant units within thirty days of occupancy by qualified households. Respondent violated the Agreed Final Order by submitting incomplete Tenant Selection Criteria, and failing to provide a statement that vacant units were ready for occupancy. Respondent paid the full administrative penalty upon demand as required, and submitted final acceptable corrective documentation on November 2, 2018.
5. The Department conducted a Uniform Physical Condition Standards (UPCS) inspection on February 14, 2023. The inspection report showed numerous serious property condition violations, a violation of 10 TAC § 10.621 (Property Condition Standards). The Department issued a notice of noncompliance on March 1, 2023, setting a May 30, 2023, corrective action deadline. On May 24, 2023, the Department granted an extension through June 30, 2023. Respondent submitted partial corrective action on June 24, 2023, but the following violations were not resolved before the deadline and were referred for an administrative penalty:
 - a. Accessible parking sign for building 3 was too low; the bottom of the sign must be 60" above the parking space;
 - b. Access aisle for the building 3 accessible parking space was too narrow; it must be at least 60" wide;
 - c. Entry door handles for unit 302 were knobs; handles must be levers or other easily openable device; and

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.

- d. Bedroom window for Unit 303 failed to stay open on its own. The June 24, 2023 submission from Respondent indicated this tenant would not cooperate with attempts to repair, and was scheduled for eviction.

Respondent submitted final corrective action documentation for the UPCS inspection on August 24, 2023, after intervention by the Enforcement Committee.

6. 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.
2. Respondent is a "housing sponsor" as that term is defined in Tex. Gov't Code §2306.004(14).
3. Pursuant to 10 TAC §10.621(a), TDHCA has adopted HUD's Uniform Physical Condition Standards as the standard for its physical inspections.
4. Respondent violated 10 TAC §10.621 in 2023, by failing to comply with HUD's Uniform Physical Condition Standards when violations were discovered and not timely corrected.
5. 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 §2306.267.
6. 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.
7. 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.
8. An administrative penalty of \$2,000.00 is an appropriate penalty in accordance with 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 \$2,000.00, subject to deferral as further ordered below.

IT IS FURTHER ORDERED that Respondent must keep the property in compliance by timely submitting corrective documentation to fully resolve any future compliance violations found by TDHCA during a probationary period beginning on the date this Order is signed by TDHCA, and ending on October 31, 2024.

IT IS FURTHER ORDERED that in the event of a Department-approved sale of either: (A) the property to an unaffiliated third party, or (B) general partner interests that results in a full change of the ownership structure and control of the property, the probationary period shall terminate earlier, upon the date of sale consummation.

IT IS FURTHER ORDERED that timely resolution of future compliance violations shall be determined in accordance with 10 TAC §10.602 (Notice to Owners and Corrective Action Periods), a copy of which is included at Exhibit 1. Any corrective documentation not submitted on or before a compliance monitoring deadline shall be considered untimely and shall constitute a violation of this Order unless Respondent timely requests and receives an extension in accordance with the rule.

IT IS FURTHER ORDERED that full resolution of future compliance violations shall be determined by whether or not a timely submission includes all documentation that was requested in an annual report, file monitoring, or physical inspection letter that is sent to Respondent by the TDHCA Compliance Division via the Compliance Monitoring and Tracking System (CMTS).

IT IS FURTHER ORDERED that if Respondent timely and fully complies with the terms and conditions of this Agreed Final Order, correcting all violations as required, and remaining in compliance for the probationary period, the satisfactory performance under this Order shall be accepted in lieu of the assessed administrative penalty and the full \$2,000.00 administrative penalty shall be deferred and forgiven.

IT IS FURTHER ORDERED that if Respondent fails to satisfy any conditions or otherwise violates any provision of this order, or the property is sold before the terms and conditions of this Agreed Final Order have been fully satisfied, then the full administrative penalty in the amount of \$2,000.00 shall be immediately due and payable to the Department. Such payment shall be made by cashier's check payable to the "Texas Department of Housing and Community Affairs" upon the earlier of (1) within thirty days of the date the Department sends written notice to Respondent that it has violated a provision of this Order, or (2) the property closing date if sold before the terms and conditions of this Order have been fully satisfied.

IT IS FURTHER ORDERED that in the event that the probated \$2,000.00 portion of the administrative penalty becomes due as a result of future compliance violations that are not timely and fully resolved, those future violations may be referred for a separate enforcement action in accordance with normal monitoring and enforcement procedures at Tex. Gov't Code §§2306.041-.0504, 10 TAC Chapter 2, and 10 TAC Chapter 10.

IT IS FURTHER ORDERED that corrective documentation must be uploaded to the Compliance Monitoring and Tracking System (CMTS) by following the instructions at this link: <http://www.tdhca.state.tx.us/pmcdocs/CMTSUserGuide-AttachingDocs.pdf>. After the upload is complete, an email must be sent to Ysella Kaseman at ysella.kaseman@tdhca.state.tx.us to inform her that the documentation is ready for review. If it comes due and payable, the penalty payment must be submitted to the following address:

If via overnight mail (FedEx, UPS):	If via USPS:
TDHCA Attn: Ysella Kaseman 221 E 11 th 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 (Ownership Transfers), a copy of which is included at Exhibit 2, 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 9, 2023.

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 9th day of November, 2023, 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 9th day of November, 2023, 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

Exhibit 1

10 TAC §10.602 (Notice to Owners and Corrective Action Periods)

TITLE 10 COMMUNITY DEVELOPMENT
PART 1 TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
CHAPTER 10 UNIFORM MULTIFAMILY RULES
SUBCHAPTER F COMPLIANCE MONITORING
RULE §10.602 Notice to Owners and Corrective Action Periods

(a) The Department will provide written notice to the Owner if the Department does not receive the Annual Owner Compliance Report (AOCR) timely or if the Department discovers through monitoring, audit, inspection, review, or any other manner that the Development is not in compliance with the provisions of the LURA, deed restrictions, application for funding, conditions imposed by the Department, this subchapter, or other program rules and regulations, including but not limited to §42 of the Internal Revenue Code.

(b) For a violation other than a violation that poses an imminent hazard or threat to health and safety, the notice will specify a 30 day Corrective Action Period for noncompliance related to the AOCR, and a 90 day Corrective Action Period for other violations. During the Corrective Action Period, the Owner has the opportunity to show that either the Development was never in noncompliance or that the Event of Noncompliance has been corrected. Documentation of correction must be received during the Corrective Action Period for an event to be considered corrected during the Corrective Action Period. The Department may extend the Corrective Action Period for up to six months from the date of the notice to the Development Owner only if there is good cause for granting an extension and the Owner requests an extension during the original 90 day Corrective Action Period, and the request would not cause the Department or the Owner to miss a federal deadline. Requests for an extension may be submitted to: compliance.extensionrequest@tdhca.state.tx.us. If an Owner submits evidence of corrective action during the Corrective Action Period that addresses each finding, but does not fully address all findings, the Department will give the Owner written notice and an additional 10 calendar day period to submit evidence of full corrective action. References in this subchapter to the Corrective Action Period include this additional 10 calendar day period.

(c) If any communication to the Owner under this section is returned to the Department as refused, unclaimed, or undeliverable, the Development may be considered not in compliance without further notice to the Owner. The Owner is responsible for providing the Department with current contact information, including address(es) (physical and electronic) and phone number(s). The Owner must also provide current contact information to the Department as required by §1.22 of this title (relating to Providing Contact Information to the Department), and ensure that such information is at all times current and correct.

(d) The Department will notify Owners of upcoming reviews and instances of noncompliance. The Department will rely solely on the information supplied by the Owner in the Department's web-based Compliance Monitoring and Tracking System (CMTS) to meet this requirement. It is the Owner's sole responsibility to ensure at all times that such information is current, accurate, and complete. Correspondence sent to the email or physical address shown in CMTS will be deemed delivered to the Owner. Correspondence from the Department may be directly uploaded to the property's CMTS account using the secure electronic document attachment system. Once uploaded, notification of the attachment will be sent electronically to the email address listed in CMTS. The Department is not required to send a paper copy, and if it does so it does as a voluntary and non-precedential courtesy only.

(e) Unless otherwise required by law or regulation, Events of Noncompliance will not be reported to the IRS, referred for enforcement action, considered as cause for possible debarment, or reported in an applicant's compliance history or Previous Participation Review, until after the end of the Corrective Action Period described in this section.

(f) Upon receipt of facially valid complaints the Department may contact the Owner and request submission of documents or written explanations to address the issues raised by the complainant. The deadline to respond to the issue will be specific to the matter. Whenever possible and not otherwise prohibited or limited by law, regulation, or court order, the complaint received by the Department will be provided along with the request for documents or Owner response.

Source Note: The provisions of this §10.602 adopted to be effective February 11, 2019, 44 TexReg 560; amended to be effective May 17, 2020, 45 TexReg 3036; amended to be effective November 3, 2022, 47 TexReg 7271

Exhibit 2:
10 TAC §10.406 (Ownership Transfers)

TITLE 10	COMMUNITY DEVELOPMENT
PART 1	TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
CHAPTER 10	UNIFORM MULTIFAMILY RULES
SUBCHAPTER E	POST AWARD AND ASSET MANAGEMENT REQUIREMENTS
RULE §10.406	Ownership Transfers (§2306.6713)

(a) Ownership Transfer Notification. All multifamily Development Owners must provide written notice and a completed Ownership Transfer packet, if applicable, to the Department at least 45 calendar days prior to any sale, transfer, or exchange of the Development or any portion of or Controlling interest in the Development. Except as otherwise provided herein, the Executive Director's prior written approval of any such transfer is required. The Executive Director may not unreasonably withhold approval of the transfer requested in compliance with this section.

(b) Exceptions. The exceptions to the ownership transfer process in this subsection are applicable.

(1) A Development Owner shall be required to notify the Department but shall not be required to obtain Executive Director approval when the transferee is an Affiliate of the Development Owner with no new Principals or the transferee is a Related Party who does not Control the Development and the transfer is being made for estate planning purposes.

(2) Transfers that are the result of an involuntary removal of the general partner by the investment limited partner do not require advance approval but must be reported to the Department as soon as possible due to the sensitive timing and nature of this decision. In the event the investment limited partner has proposed a new general partner or will permanently replace the general partner, a full Ownership Transfer packet must be submitted.

(3) Changes to the investment limited partner, non-Controlling limited partner, or other non-Controlling partners affiliated with the investment limited partner do not require Executive Director approval. A General Partner's acquisition of the interest of the investment limited partner does not require Executive Director approval, unless some other change in ownership is occurring as part of the same overall transaction.

(4) Changes resulting from foreclosure do not require advance approval but acquiring parties must notify the Department as soon as possible of the revised ownership structure and ownership contact information.

(c) General Requirements.

(1) Any new Principal in the ownership of a Development must be eligible under §11.202 of Subchapter C (relating to Ineligible Applicants and Applications). In addition, Persons and Principals will be reviewed in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee).

(2) Changes in Developers or Guarantors must be addressed as non-material amendments to the application under §10.405 of this subchapter (relating to Amendments and Extensions).

(3) To the extent an investment limited partner or its Affiliate assumes a Controlling interest in a Development Owner, such acquisition shall be subject to the Ownership Transfer requirements set forth herein. Principals of the investment limited partner or Affiliate will be considered new Principals and will be reviewed as stated under paragraph (1) of this subsection.

(4) Simultaneous transfer or concurrent offering for sale of the General Partner's and Limited Partner's control and interest will be subject to the Ownership Transfer requirements set forth herein and will trigger a Right of First Refusal, if applicable.

(d) Transfer Actions Warranting Debarment. If the Department determines that the transfer, involuntary removal, or replacement was due to a default by the General Partner under the Limited Partnership Agreement, or other detrimental action that put the Development at risk of failure or the Department at risk for financial exposure as a result of non-compliance, staff will refer the matter to the Enforcement Committee for debarment consideration pursuant to §2.401 of this title (relating to Enforcement, Debarment

from Participation in Programs Administered by the Department). In addition, a record of transfer involving Principals in new proposed awards will be reported and may be taken into consideration in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee), prior to recommending any new financing or allocation of credits.

(e) Transfers Prior to 8609 Issuance or Construction Completion. Prior to the issuance of IRS Form(s) 8609 (for Housing Tax Credits) or the completion of construction (for all Developments funded through other Department programs), an Applicant may request an amendment to its ownership structure to add Principals. The party(ies) reflected in the Application as having Control must remain in the ownership structure and retain Control, unless approved otherwise by the Executive Director. A development sponsor, General Partner or Development Owner may not sell the Development in whole or voluntarily end their Control prior to the issuance of 8609s.

(f) Nonprofit Organizations. If the ownership transfer request is to replace a nonprofit organization within the Development ownership entity, the replacement nonprofit entity must adhere to the requirements in paragraph (1) or (2) of this subsection.

(1) If the LURA requires ownership or material participation in ownership by a Qualified Nonprofit Organization, and the Development received Tax Credits pursuant to §42(h)(5) of the Code, the transferee must be a Qualified Nonprofit Organization that meets the requirements of §42(h)(5) of the Code and Tex. Gov't Code §2306.6706, if applicable, and can demonstrate planned participation in the operation of the Development on a regular, continuous, and substantial basis.

(2) If the LURA requires ownership or material participation in ownership by a nonprofit organization or CHDO, the Development Owner must show that the transferee is a nonprofit organization or CHDO, as applicable, that complies with the LURA. If the transferee has been certified as a CHDO by TDHCA prior to 2016 or has not previously been certified as a CHDO by TDHCA, a new CHDO certification package must be submitted for review. If the transferee was certified as a CHDO by TDHCA after 2016, provided no new federal guidance or rules concerning CHDO have been released and the proposed ownership structure at the time of review meets the requirements in 24 CFR Part 92, the CHDO may instead submit a CHDO Self-Certification form with the Ownership Transfer package.

(3) Exceptions to paragraphs (1) and (2) of this subsection may be made on a case by case basis if the Development (for MFDL) is past its Federal Affordability Period or (for HTC Developments) is past its Compliance Period, was not reported to the IRS as part of the Department's Nonprofit Set Aside in any HTC Award year, and follows the procedures outlined in §10.405(b)(1) - (5) of this subchapter. The Board must find that:

(A) The selling nonprofit is acting of its own volition or is being removed as the result of a default under the organizational documents of the Development Owner;

(B) The participation by the nonprofit was substantive and meaningful during the full term of the Compliance Period but is no longer substantive or meaningful to the operations of the Development; and

(C) The proposed purchaser is an affiliate of the current Owner or otherwise meets the Department's standards for ownership transfers.

(g) Historically Underutilized Business (HUB) Organizations. If a HUB is the general partner or special limited partner of a Development Owner and it determines to sell its ownership interest, after the issuance of IRS Form(s) 8609, the purchaser of that partnership interest or the general or special limited partner is not required to be a HUB as long as the LURA does not require it or the procedure described in §10.405(b)(1) of this subchapter has been followed and approved. The removal of a HUB requirement prior to filing of IRS Form(s) 8609 is subject to the procedure described in §10.405(b)(2) of this subchapter.

(h) Documentation Required. A Development Owner must submit documentation requested by the Department to enable the Department to understand fully the facts and circumstances pertaining to the transfer and the effects of approval or denial. Documentation must be submitted as directed in the Post Award Activities Manual, which includes but is not limited to:

(1) A written explanation outlining the reason for the request;

(2) Ownership transfer information, including but not limited to the type of sale, terms of any new financing introduced as a result of the transfer, amount of Development reserves to transfer in the event of a property sale, and the prospective closing date;

(3) Pre and post transfer organizational charts with TINs of each organization down to the level of natural persons in the ownership structure as described in §11.204(13)(B) of Subchapter C of this title (relating to Required Documentation for Application Submission);

(4) A list of the names and contact information for transferees and Related Parties;

(5) Previous Participation information for any new Principal as described in §11.204(13)(C) of this title (relating to Required Documentation for Application Submission);

(6) Agreements among parties associated with the transfer;

(7) Owners Certifications with regard to materials submitted as further described in the Post Award Activities Manual;

(8) Detailed information describing the organizational structure, experience, and financial capacity of any party holding a controlling interest in any Principal or Controlling entity of the prospective Development Owner;

(9) Evidence and certification that the tenants in the Development have been notified in writing of the proposed transfer at least 30 calendar days prior to the date the transfer is approved by the Department. The ownership transfer approval letter will not be issued until this 30-day period has expired; and

(10) Any required exhibits and the list of exhibits related to specific circumstances of transfer or Ownership as detailed in the Post Award Activities Manual.

(i) Once the Department receives all necessary information under this section and as required under the Post Award Activities Manual, staff shall initiate a qualifications review of a transferee, in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee), to determine the transferee's past compliance with all aspects of the Department's programs, LURAs and eligibility under this chapter and §11.202 of this title (relating to Ineligible Applicants and Applications).

(j) Credit Limitation. As it relates to the Housing Tax Credit amount further described in §11.4(a) of this title (relating to Tax Credit Request and Award Limits), the credit amount will not be applied in circumstances described in paragraphs (1) and (2) of this subsection:

(1) In cases of transfers in which the syndicator, investor or limited partner is taking over ownership of the Development and not merely replacing the general partner; or

(2) In cases where the general partner is being replaced if the award of credits was made at least five years prior to the transfer request date.

(k) Penalties, Past Due Fees and Underfunded Reserves. The Development Owner must comply with any additional documentation requirements as stated in Subchapter F of this chapter (relating to Compliance Monitoring) and Subchapter G of this chapter (relating to Affirmative Marketing Requirements and Written Policies and Procedures). The Development Owner on record with the Department will be liable for any penalties or fees imposed by the Department (even if such penalty can be attributable to the new Development Owner) unless an ownership transfer has been approved by the Department. In the event a transferring Development has a history of uncorrected UPCS violations, ongoing issues related to keeping housing sanitary, safe, and decent, an account balance below the annual reserve deposit amount as specified in §10.404(a) of this subchapter (relating to Replacement Reserve Accounts), or that appears insufficient to meet capital expenditure needs as indicated by the number or cost of repairs included in a PNA or SCR, the prospective Development Owner may be required to establish and maintain a replacement reserve account or increase the amount of regular deposits to the replacement reserve account by entering into a Reserve Agreement with the Department. The Department may also request a plan and timeline relating to needed repairs or renovations that will be completed by the departing and/or incoming Owner as a condition to approving the Transfer. A PNA or SCR may be requested if one has not already been received under §10.404 of this subchapter.

(I) Ownership Transfer Processing Fee. The ownership transfer request must be accompanied by the corresponding ownership transfer fee as outlined in §11.901 of this title (relating to Fee Schedule).

Source Note: The provisions of this §10.406 adopted to be effective February 3, 2022, 47 TexReg 266



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 436

Agenda Date: 11/9/2023

Agenda #: 16.

Presentation, discussion, and possible action on the proposed amendment to specific sections of 10 TAC Chapter 10 Subchapter E, Post Award and Asset Management Requirements, and directing its publication for public comment in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, pursuant to Tex. Gov't Code §2306.053, the Texas Department of Housing and Community Affairs (the Department) is authorized to adopt rules governing the administration of the Department and its programs;

WHEREAS, staff has identified changes to 10 TAC Chapter 10 Subchapter E, Post Award and Asset Management Requirements, that are needed to: clarify language or processes; update references and incorporate revisions to the Qualified Allocation Plan (QAP); identify the types of reserves that cannot be capitalized; require Fair Housing Training must be completed by a controlling Principal in the Development Owner structure, identify that IRS Forms 8609 will be issued in accordance with revision to Tex. Gov't Code §2306.6724(g) as a result of H.B. No. 4550 approved this year; and

WHEREAS, such proposed rulemaking will be published in the *Texas Register* for public comment from November 24, 2023, through December 22, 2023, and subsequently returned to the Board for final adoption;

NOW, therefore, it is hereby

RESOLVED, that the Executive Director and his designees be and each of them are hereby authorized, empowered, and directed, for and on behalf of the Department, to cause the proposed amendments of §10.401 Housing Tax Credit and Tax Exempt Bond Developments; §10.402 Requests for Subordination Agreements, HUD Amendments to Restrictive Covenants, or HUD Riders to Restrictive Covenants; §10.403 Review of Annual HOME, HOME-ARP, HOME Match, NSP, TCAP-RF, and National Housing Trust Fund Rents; §10.404 Reserve Accounts; §10.405 Amendments and Extensions; and §10.406 Ownership Transfers (§2306.6713), together with the preambles in the form presented to this meeting, to be published in the *Texas Register* for public comment and, in connection therewith, make such non-substantive technical corrections, or preamble-related corrections, as they may deem necessary to effectuate the foregoing, including the preparation and requested revisions to the subchapter specific preambles.

BACKGROUND

Tex. Gov't Code §2306.053 provides for the Department rulemaking authority to administer its federal housing, community affairs, and community development programs, including the low income housing tax credit program. The Asset Management Division and its Rules, as a whole, are an integral part of administering the Department's federal housing programs, assisting in reviewing and ensuring the long-term affordability and safety of multifamily rental housing Developments in the Department's portfolio

as required under Tex. Gov't Code §§2306.185 and 2306.186, performing the functions of processing amendments and ownership transfers as required under §§2306.6712 and 2306.6713, and performing essential functions required under various federal program (HOME, HOME-ARP, NSP, NHTF, Exchange, TCAP) rules and under Section 42 of the Internal Revenue Code.

Behind the proposed preamble for the proposed new action, a draft of the proposed amendments is shown in its blackline form reflecting changes to the rule that is proposed for amendment.

The proposed amendments to sections of the 2024 Post Award and Asset Management Requirements reflects staff's recommendations for the Board's consideration. The more significant changes to specific sections are summarized below. Changes made only for purposes of correcting previous grammatical errors or spacing, re-numbering, re-aligning requirements with updated references to sections elsewhere in rule, removing redundancies, or updating rules to reflect current Department processes that do not signal a change in policy or practice are not specifically discussed.

Upon Board approval, the proposed amendments to the Asset Management Rules will be posted to the Department's website and published in the *Texas Register*. Public comment will be accepted between November 24, 2023, and December 22, 2023. The proposed amendments to the Asset Management Rules, after consideration of public comment, will be brought before the Board in February 2024 for final approval and subsequently published in the *Texas Register* for adoption.

Summary of Proposed Changes: Most of the changes proposed by staff are clarifying in nature; however, this section outlines the more significant recommendations made by staff.

1. §10.401 Housing Tax Credit and Tax Exempt Bond Developments. Under §10.401(a)(6), staff proposes adding clarification that the 10% Test requirement that the Development Owner complete at least five hours of Fair Housing training must be completed by a controlling Principal in the Development Owner structure.

Under §10.401(b), staff proposes adding language to clarify the due dates for submitting a Construction Status Report and to clarify that reports not submitted by the due date will incur an extension fee in accordance with §11.901 of the Qualified Allocation Plan (QAP).

Under §10.401(d)(1), staff proposes changing the cost certification deadline for Tax-Exempt Bond Developments from January 15 to May 15 following the first year of the Credit Period.

Under §10.401(d)(2), staff added language to identify that IRS Form(s) 8609 will be issued no later than the 120th day following the date on which the Department received a complete cost certification package and the Development Owner has fulfilled any requests for information in accordance with Tex. Gov't Code §2306.6724(g) enacted by H.B. 4550 passed by the House on May 2, 2023, and effective September 1, 2023.

Under §10.401(d)(3), staff proposes removing the current language that states IRS Form(s) will not be issued until the conditions listed in the subparagraphs of that paragraph are met and replacing it with language that states the cost certification package must meet the conditions listed in the subparagraphs of that paragraph.

2. §10.402 Requests for Subordination Agreements, HUD Amendments to Restrictive Covenants, or HUD Riders to Restrictive Covenants. Under §10.402(a), staff deleted the reference to §11.302(e)(12) in accordance with the removal of the section from the 2024 QAP relating to Underwriting Rules and Guidelines and the funding of a Special Reserve Account.
3. §10.403 Review of Annual HOME, HOME-ARP, HOME Match, NSP, TCAP-RF, and National Housing Trust Fund Rents. The title for this section and §10.403(a) were revised to add a reference to HOME Match, as

annual rent approvals are also required for HOME Match units.

4. §10.404 Reserve Accounts. Under 10.404(d)(1), staff added language clarifying the exception allowed in §11.302(g)(4) of the QAP relating to Underwriting Rules and Guidelines that specifies the calculation of annual Cash Flow for Direct Loans will be determined after deducting any payment due to the Developer on a deferred developer fee loan and any scheduled payments on cash flow loans. Staff also deleted the reference to §11.302(e)(12) in accordance with the removal of the section from the 2024 QAP relating to Underwriting Rules and Guidelines and the funding of a Special Reserve Account.

Under 10.404(e), staff proposes adding clarification that asset management fees, guaranty reserves, tenant services reserves, working capital reserves, or other similar costs may not be capitalized at cost certification.

5. §10.405 Amendments and Extensions. Staff deleted §10.405(a)(3)(B) in accordance with the removal of §11.204(6) from the 2024 QAP relating to Experience Requirement.

Under §10.405(b)(3), staff added language that states the required notification to the tenants must be reasonable as specified in Tex. Gov't Code §2306.185 (d)(d-5).

Under §10.405(b)(E), staff proposes including a request for a bifurcation of a term of a HOME LURA that requires a longer affordability period than the federal requirement as a non-material LURA amendment.

6. §10.406 Ownership Transfers. Staff proposes a change to the language under §10.406(e) to clarify that a change in the ownership structure prior to 8609 issuance or construction completion will require an ownership transfer request, rather than an amendment request.

Under §10.406(k), staff added a reference to NSPIRE violations to the list of items that would be taken into account to determine the amount of the replacement reserve.

Attachment 1: Preamble, including required analysis, for proposed amendments to 10 TAC Chapter 10, Subchapter E, §10.401 Housing Tax Credit and Tax Exempt Bond Developments; §10.402 Requests for Subordination Agreements, HUD Amendments to Restrictive Covenants, or HUD Riders to Restrictive Covenants; §10.403 Review of Annual HOME, HOME-ARP, HOME Match, NSP, TCAP-RF, and National Housing Trust Fund Rents; §10.404 Reserve Accounts; §10.405 Amendments and Extensions; and §10.406 Ownership Transfers (§2306.6713);

The Texas Department of Housing and Community Affairs (the "Department") proposes amendments to 10 TAC Chapter 10, Subchapter E, §10.401 Housing Tax Credit and Tax Exempt Bond Developments; §10.402 Requests for Subordination Agreements, HUD Amendments to Restrictive Covenants, or HUD Riders to Restrictive Covenants; §10.403 Review of Annual HOME, HOME-ARP, HOME Match, NSP, TCAP-RF, and National Housing Trust Fund Rents; §10.404 Reserve Accounts; §10.405 Amendments and Extensions; and §10.406 Ownership Transfers (§2306.6713). The purpose of the proposed amendments is to make corrections to gain consistency across other sections of rule, correct references, clarify existing language and processes that will ensure accurate processing of post award activities, and to communicate more effectively with multifamily Development Owners regarding their responsibilities after funding or award by the Department.

Tex. Gov't Code §2001.0045(b) does not apply to the rule proposed for action because it was determined that no costs are associated with this action, and therefore no costs warrant being offset.

The Department has analyzed this proposed rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

1. Mr. Bobby Wilkinson, Executive Director, has determined that, for the first five years the proposed amendments would be in effect, the amendments do not create or eliminate a government program, but relate to changes to an existing activity, concerning the post award activities of Low Income Housing Tax Credit (LIHTC) and other Department-funded multifamily Developments.
2. The proposed amendments do not require a change in work that would require the creation of new employee positions, nor are the proposed amendments significant enough to reduce work load to a degree that any existing employee positions are eliminated.
3. The proposed amendments do not require additional future legislative appropriations.
4. The proposed amendments do not result in an increase in fees paid to the Department or in a substantial decrease in fees paid to the Department.
5. The proposed amendments are not creating a new regulation, but proposes revisions to provide additional clarification. The purpose of the amendment to §10.401(d)(2) is to make changes that result from passage of H.B. 4550 (88th Regular Legislature) passed by the House on May 2, 2023, and effective September 1, 2023, which requires that IRS Form(s) 8609 be issued no later than the 120th day following the date on which the Department received a complete cost certification package and the Development Owner has fulfilled any requests for information.
6. The proposed amendments will not repeal an existing regulation.
7. The proposed amendments will not increase or decrease the number of individuals subject to the rule's applicability.
8. The proposed amendments will not negatively or positively affect this state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

1. The Department has evaluated this rule and determined that none of the adverse effect strategies outlined in Tex. Gov't Code §2006.002(b) are applicable.

2. This rule relates to the procedures for the handling of post award and asset management activities of multifamily developments awarded funds through various Department programs. Other than in the case of a small or micro-business that is an owner or a party to one of the Department's properties, no small or micro-businesses are subject to the rule. If a small or micro-business is such an owner or participant, the new rule provides for a more clear, transparent process for doing so and do not result in a negative impact for those small or micro-businesses. There are not likely to be any rural communities subject to the proposed rule because this rule is applicable only to the owners or operators of properties in the Department's portfolio, not municipalities.

3. The Department has determined that because this rule relates only to the process in use for the post award and asset management activities of the Department's portfolio, there will be no economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The proposed amendments do not contemplate nor authorize a taking by the Department, therefore no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the rule as to its possible effects on local economies and has determined that for the first five years the rule will be in effect there will be no economic effect on local employment, because this rule only provides for administrative processes required of properties in the Department's portfolio. No program funds are channeled through this rule, so no activities under this rule would support additional local employment opportunities. Alternatively, the rule would also not cause any negative impact on employment. Therefore no local employment impact statement is required to be prepared for the rule.

Texas Gov't Code §2001.022(a) states that this "impact statement must describe in detail the probable effect of the rule on employment in each geographic region affected by this rule..." Considering that no impact is expected on a statewide basis, there are also no "probable" effects of the new rule on particular geographic regions.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Wilkinson has determined that, for each year of the first five years the proposed amendments are in effect, the benefit anticipated as a result of the amended sections would be increased clarity and consistency across rule sections. There will not be economic costs to individuals required to comply with the amendment.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Wilkinson also has determined that for each year of the first five years the proposed amendments are in effect, enforcing or administering the amendments does not have any foreseeable implications related to costs or revenues of the state or local governments.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held November 24, 2023, to December 22, 2023, to receive input on the proposed amended sections. Written comments may be submitted to the Texas Department of Housing and Community Affairs, Attn: Lee Ann Chance, Asset Management Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941 or email to leeann.chance@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. Austin local time December 22, 2023.

STATUTORY AUTHORITY. The proposed amendments are made pursuant to Tex. Gov't Code §2306.053, which authorizes the Department to adopt rules. Except as described herein the proposed amendments affect no other code, article, or statute.

§10.401 Housing Tax Credit and Tax Exempt Bond Developments

§10.402 Requests for Subordination Agreements, HUD Amendments to Restrictive Covenants, or HUD Riders to Restrictive Covenants

§10.403 Review of Annual HOME, HOME-ARP, HOME Match, NSP, TCAP-RF, and National Housing Trust Fund Rents

§10.404 Reserve Accounts

§10.405 Amendments and Extensions

§10.406 Ownership Transfers (§2306.6713)

Sections of the Post Award and Asset Management Requirements Proposed for Amendment

§10.401 Housing Tax Credit and Tax Exempt Bond Developments

(a) 10% Test (Competitive HTC Only). No later than July 1 of the year following the submission of the Carryover Allocation Agreement or as otherwise specified in the applicable year's Qualified Allocation Plan, documentation must be submitted to the Department verifying that the Development Owner has expended more than 10% of the Development Owner's reasonably expected basis, pursuant to §42(h)(1)(E)(i) and (ii) of the Code and Treasury Regulations, 26 CFR §1.42-6. The Development Owner must submit, in the form prescribed by the Department, documentation evidencing paragraphs (1) - (7) of this subsection, along with all information outlined in the Post Award Activities Manual. Satisfaction of the 10% Test will be contingent upon the submission of the items described in paragraphs (1) - (7) of this subsection as well as all other conditions placed upon the Application in the Commitment. Requests for an extension will be reviewed on a case by case basis as addressed in §10.405(c) of this subchapter and §11.2 of this title, as applicable, and a point deduction evaluation will be completed in accordance with Tex. Gov't Code §2306.6710(b)(2) and §11.9(gf) of this title. Documentation to be submitted for the 10% Test includes:

(1) An Independent Accountant's Report and Taxpayer's Basis Schedule form. The report must be prepared on the accounting firm's letterhead and addressed to the Development Owner or an Affiliate of the Development Owner. The Independent Accountant's Report and Taxpayers Basis Schedule form must be signed by the Development Owner. If, at the time the accountant is reviewing and preparing their report, the accountant has concluded that the taxpayer's reasonably expected basis is different from the amount reflected in the Carryover Allocation agreement, then the accountant's report should reflect the taxpayer's reasonably expected basis as of the time the report is being prepared;

(2) Any conditions of the Commitment or Real Estate Analysis underwriting report due at the time of 10% Test submission;

(3) Evidence that the Development Owner has purchased, transferred, leased, or otherwise has ownership of the Development Site and a current title policy. The Development Site must be identical to the Development Site that was submitted at the time of Application submission. For purposes of this paragraph, any changes to the Development Site acreage between Application and 10% Test must be addressed by written explanation or, as appropriate, in accordance with §10.405 of this subchapter (relating to Amendments and Extensions);

(4) A current survey or plat of the Development Site, prepared and certified by a duly licensed Texas Registered Professional Land Surveyor. The survey or plat must clearly delineate the flood plain boundary lines and show all easements and encroachments;

(5) For New Construction, Reconstruction, and Adaptive Reuse Developments, a certification from a Third Party civil engineer or architect stating that all necessary utilities will be available at the Development Site and that there are no easements, licenses, royalties, or other conditions on or affecting the Development

that would materially or adversely impact the ability to acquire, develop, and operate as set forth in the Application. Copies of supporting documents may be required by the Department;

(6) For the Development Owner and on-site or regional property manager, training certificate(s) from a Department approved "property owner and manager Fair Housing trainer" showing that a controlling Principal in the Development Owner structure and an on-site or regional property manager attended and passed at least five hours of Fair Housing training. For architects and engineers, training certificate(s) from a Department approved "architect and engineer Fair Housing trainer" showing that the lead architect or engineer responsible for certifying compliance with the Department's accessibility and construction standards has attended and passed at least five hours of Fair Housing training. Certifications required under this paragraph must not be older than two years from the date of submission of the 10% Test Documentation, and must verify that all parts or phases of the offered training have been completed; two certificates supplied for the same part or phase of an offered training will not be counted towards the five hour required minimum, even if they were attended on different dates; and

(7) A Certification from the lender and syndicator identifying all known Guarantors. If identified Guarantors have changed from the Guarantors or Principals identified at the time of Application, a non-material amendment may be required in accordance with §10.405 of this subchapter (relating to Amendments and Extensions), and the new Guarantors or Principals must be reviewed in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee).

(8) Evidence of submission of the CMTS Filing Agreement pursuant to §10.607(a) of this title (relating to Reporting Requirements).

(b) Construction Status Report (All Multifamily Developments). All multifamily Developments must submit a construction status report. Construction status reports shall be due by the tenth day of the month following each reporting quarter's end (January, April, July, and October) and continue on a quarterly basis until the entire Development is complete as evidenced by one of the following: Certificates of occupancy for each building, the Architect's Certificate(s) of Substantial Completion (AIA Document G704 or equivalent form) for the entire Development, the final Application and Certificate for Payment (AIA Document G702 and G703), or an equivalent form approved for submission by the construction lender and/or investor. For Competitive Housing Tax Credit Developments, the initial report ~~must be submitted~~ is due no later than by October 10th following the year of award (this includes Developments funded with HTC and TDHCA Multifamily Direct Loans), and for Developments awarded under the Department's Multifamily Direct Loan programs only, the initial report ~~must be submitted~~ is due by the 90th calendar days after loan closing. For Tax Exempt Bond Developments, the initial construction status report must be submitted as part of the Post Bond Closing Documentation and is due no later than by the 60th calendar days following closing on the bonds. A Construction Status Report not submitted by the due date will incur an extension fee in accordance with §11.901 of this title (relating to Fee Schedule). The initial report for all multifamily Developments shall consist of the items identified in paragraphs (1) - (6) of this subsection, unless stated otherwise. All subsequent reports shall contain items identified in paragraphs (4) - (6) of this paragraph and must include any changes or amendments to items in paragraphs (1) - (3) if applicable:

(1) The executed partnership agreement with the investor or, for Developments receiving an award only from the Department's Direct Loan Program, other documents setting forth the legal structure and ownership. If identified Guarantors or Principals of a Guarantor entity were not already identified as a Principal of the Owner, Developer, or Guarantor at the time of Application, a non-material amendment must be requested in accordance with §10.405 of this subchapter, and the new Guarantors and all of its Principals, as applicable, must be reviewed in accordance with Chapter 1, Subchapter C of this title (relating

to Previous Participation and Executive Award Review and Advisory Committee);

(2) The executed construction contract for the General Contractor, prime subcontractor(s) and Affiliates or Related Party subcontractor(s);

(3) The construction loan agreement. If the loan has not closed, the anticipated closing date must be provided and, upon closing, the agreement must be provided to the Department;

(4) The most recent Application and Certificate for Payment (AIA Document G702 and G703) certified by the Architect of Record (or equivalent form approved for submission by the construction lender and/or investor) for the General Contractor, prime subcontractor(s) and Affiliates or Related Party subcontractor(s);

(5) All Third Party construction inspection reports not previously submitted. If the lender and/or investor does not require third party construction inspection reports, the Development Owner must hire a third party inspector to perform these inspections on a quarterly basis and submit the reports to the Department. Third Party construction inspection reports must include, at a minimum, the date construction started (initial submission only), a discussion of site conditions as of the date of the site visit, current photographs of the construction site and exterior and interior of buildings, an estimated percentage of construction completion as of the date of the site visit, identification of construction delays and other relevant progress issues, if any, and the anticipated construction completion date; and

(6) Minority Owned Business Report (HTC only) showing the attempt to ensure that at least 30% of the construction and management businesses with which the Applicant contracts in connection with the Development are Minority Owned Businesses as required and further described in Tex. Gov't Code §2306.6734.

(c) LURA Origination.

(1) The Development Owner must request origination of the HTC LURA as directed in the Post Award Activities Manual. The Department will draft a LURA for the Development Owner that will impose the income and rent restrictions identified in the Development's final underwriting report and other representations made in the Application, including but not limited to specific commitments to provide tenant services, to lease to Persons with Disabilities, and/or to provide specific amenities. After origination, the Department executed LURA and all exhibits and addendums will be sent to the Development Owner to execute and record in the real property records for the county in which the Development is located. A copy of the fully executed, recorded LURA must be returned to the Department no later than the end of the first year of the Credit Period. In general, no Housing Tax Credits are allowed to be issued for a building unless there is a properly executed and recorded LURA in effect at the end of the first year of the Credit Period. Nothing in this section negates a Development Owner's responsibility for full compliance with §42(h)(6) of the Code. The Department will not issue IRS Form(s) 8609 until it receives a copy of the fully executed, recorded LURA.

(2) LURAs for Direct Loan awardees will be prepared by the Department's Legal Division and executed at loan closing.

(d) Cost Certification (Competitive and Non-Competitive HTC, and related activities only). The Department conducts a feasibility analysis in accordance with §42(m)(2)(C)(i)(III) of the Code and Chapter 11, Subchapter D of this title (relating to Underwriting and Loan Policy) to make a final determination on the allocation of Housing Tax Credits. For Non-Competitive HTC Developments, the amount of tax credits

reflected in the IRS Form(s) 8609 may be greater or less than the amount set forth in the Determination Notice based upon the Department's determination as of each building's placement in service. Any increase of tax credits will only be permitted if it is determined necessary by the Department, as required by §42(m)(2)(D) of the Code through the submission of the Cost Certification package. Increases to the amount of tax credits that exceed 120% of the amount of credits reflected in the Determination Notice must be approved by the Board. Increases to the amount of tax credits that do not exceed 120% of the amount of credits reflected in the Determination Notice may be approved administratively by the Executive Director or designee. All credit increases are subject to the Tax-Exempt Bond Credit Increase Request Fee as described in Chapter 11, Subchapter E of this Part (relating to Fee Schedule, Appeals, and other Provisions). The requirements for cost certification include those identified in paragraphs (1) - (3) of this subsection.

(1) For Competitive HTC Developments, Development Owners must file cost certification documentation no later than January 15 following the first year of the Credit Period, as defined in §42(f)(1) of the Code. For Tax-Exempt Bond Developments, Development Owners must file cost certification documentation no later than May 15 following the first year of the Credit Period.

(2) The Department will evaluate the cost certification documentation and notify the Development Owner of any additional required documentation needed to complete the review. The Department reserves the right to request additional documents or certifications as it deems necessary or useful in the determination of the Development's eligibility for a final Housing Tax Credit allocation amount. Any communication issued to the Development Owner pertaining to the cost certification documentation may also be sent to the syndicator. In accordance with Tex. Gov't Code §2306.6724(g), IRS Form(s) 8609 will be issued no later than the 120th day following the date on which the Department receives a complete cost certification package, and the Development Owner has fulfilled any requests for information.

(3) ~~IRS Form(s) 8609 will not be issued~~The cost certification package must meet~~until~~ the conditions as stated in subparagraphs (A) - (G) of this paragraph ~~have been met~~. The Development Owner has:

(A) Provided evidence that all buildings in the Development have been placed in service by:

(i) December 31 of the year the Commitment was issued;

(ii) December 31 of the second year following the year the Carryover Allocation Agreement was executed;
or

(iii) the approved Placed in Service deadline;

(B) Provided a complete final cost certification package in the format prescribed by the Department. As used herein, a complete final cost certification package means a package that meets all of the Department's criteria with all required information and exhibits listed in clauses (i) - (xxxiv) of this subparagraph, and pursuant to the Post Award Activities Manual. If any item on this list is determined to be unclear, deficient, or inconsistent with the cost certification review completed by the Department, a Request for Information (RFI) will be sent to the Development Owner. Requirements include:

(i) Owner's signed and notarized Statement of Certification verifying the CPA firm's licenses and validity, including any restrictions;

(ii) Owner Summary & Organization Charts for the Owner, Developer, and Guarantors;

(iii) Evidence of Qualified Nonprofit or CHDO Participation;

- (iv) Certification and evidence of Historically Underutilized Business (HUB) Participation;
- (v) Development Team List;
- (vi) Development Summary with Architect's Certification;
- (vii) Development Change Documentation;
- (viii) As Built Survey;
- (ix) A copy of the fully executed Closing Statement for each parcel of land and/or buildings purchased and included in the Development;
- (x) Development Owner's Title Policy for the Development;
- (xi) Title Policy Update;
- (xii) Placement in Service;
- (xiii) Evidence of Placement in Service;
- (xiv) Architect's Certification of Completion Date and Date Ready for Occupancy (for Developments located in areas where Certificates of Occupancy (COs) are not issued by a local government or rehabilitation Developments that cannot provide COs);
- (xv) Auditor's Certification of Acquisition/Rehabilitation Placement in Service Election;
- (xvi) Independent Auditor's Report;
- (xvii) Independent Auditor's Report of Bond Financing;
- (xviii) Development Cost Schedule;
- (xix) Contractor's Application for Final Payment (G702/G703) for the General Contractor, all prime subcontractors, Affiliated Contractors, and Related Party Contractors;
- (xx) Additional Documentation of Offsite Costs;
- (xxi) Rent Schedule;
- (xxii) Utility Allowances;
- (xxiii) Annual Operating Expenses;
- (xxiv) 30 Year Rental Housing Operating Pro Forma;
- (xxv) Current Operating Statement in the form of a trailing twelve month statement;
- (xxvi) Current Rent Roll;

(xxvii) Summary of Sources and Uses of Funds;

(xxviii) Final Limited Partnership Agreement with all amendments and exhibits;

(xxix) All Loan Agreements and Promissory Notes (except for Agreements and Notes issued directly by the Department);

(xxx) Architect's Certification of Accessibility Requirements;

(xxxi) Development Owner Assignment of Individual to Compliance Training;

(xxxii) TDHCA Compliance Training Certificate (not older than two years from the date of cost certification submission);

(xxxiii) TDHCA Final Inspection Clearance Letter or evidence of submitted final inspection request to the Compliance Division (IRS Form(s) 8609 will not be issued without a TDHCA Final Inspection Clearance Letter); and

(xxxiv) Other Documentation as Required, including but not limited to conditions to be satisfied at cost certification as reflected in the Development's latest Underwriting Report;

(C) Informed the Department of and received written approval for all amendments, extensions, and changes in ownership relating to the Development in accordance with §10.405 of this subchapter (relating to Amendments and Extensions) and §10.406 of this subchapter (relating to Ownership Transfers (§2306.6713));

(D) Paid all applicable Department fees, including any past due fees;

(E) Met all conditions noted in the Department underwriting report, Determination Notice, and Commitment;

(F) Corrected all issues of noncompliance, including but not limited to noncompliance status with the LURA (or any other document containing an Extended Low-income Housing Commitment) or the program rules in effect for the subject Development, as described in this chapter. Developments in the corrective action period and/or with any uncorrected issues of noncompliance outside of the corrective action period will not be issued IRS Form(s) 8609s until all events of noncompliance are corrected or otherwise approved by the Executive Director or designee; and

(G) Completed an updated underwriting evaluation in accordance with Chapter 11, Subchapter D of this Part based on the most current information at the time of the review.

§10.402 Requests for Subordination Agreements, HUD Amendments to Restrictive Covenants, or HUD Riders to Restrictive Covenants

(a) Requests for Subordination Agreements, HUD Amendments to Restrictive Covenants or HUD Riders to Restrictive Covenants from the Department must be reviewed and approved by the Department's Asset Management Division and Legal Division prior to execution. The Development Owner must demonstrate that the Development will remain feasible with the proposed new debt. For HTC Developments seeking to refinance within two years from the issuance of the IRS Form(s) 8609, a review of the Development's cost certification will be conducted to determine if the change in the financing structure would have affected

the credit award. If it is determined that the change to the financing structure, net of additional costs associated with the refinance, would have resulted in over sourcing the Development, thereby resulting in an adjustment to the credit award, the Development Owner may be required to fund a Special Reserve Account in accordance with §10.404 of this subchapter (relating to Reserve Accounts) ~~and in an amount as allowed under §11.302(e)(12) of Chapter 11, Subchapter D of this title (relating to Underwriting and Loan Policy)~~. Approval from the Board will be required for loan amounts that would cause the Developments to be over-sourced after accounting for the additional costs associated with the refinance and the deposit into the Special Reserve Account. Subordinations or re-subordinations of Developments with Direct Loans from the Department are also subject to the requirements under §13.13(c)(2) of this title (relating to Multifamily Direct Loan Rule) and Chapter 11, Subchapter D of this title (relating to Underwriting and Loan Policy), including but not limited to §11.302(g)(4).

(b) All requests must include:

(1) Requested document on Department approved template, if available, and completed with the Development specific information;

(2) Documentation such as a loan commitment or application that identifies the proposed loan amount and terms;

(3) If the proposed legal description is different from the legal description in the Department's regulatory agreement, a survey, title commitment, or recorded plat that agrees with the legal description in the requested document. Changes to the Development Site may be subject to further review and approval under §10.405 of this subchapter (relating to Amendments and Extensions); and

(4) Development's most recent 12-month trailing operating statement. If the financial statement indicates that the proposed new debt cannot be supported by the Development, the Development Owner must submit an operating pro forma and a written explanation for the differences from the actual performance of the Development.

§10.403 Review of Annual HOME, HOME-ARP, HOME Match, NSP, TCAP-RF, and National Housing Trust Fund Rents

(a) Applicability. For participants of the Department's Multifamily HOME, HOME American Rescue Plan (HOME-ARP), and NSP Direct Loan program, where Commitment of Funds occurred on or after August 23, 2013, the Department is required by 24 CFR §92.252(f) and for all National Housing Trust Fund (NHTF) recipients by 24 CFR §93.302(c)(2), to review and approve or disapprove HOME/HOME-ARP/NSP/NHTF rents on an annual basis. The Department is also required by 24 CFR §92.219 and §92.252(d)(2) to approve rents ~~where Multifamily Direct Loan funds (including TCAP-RF) are used as HOME match~~ for HOME Match units. Development Owners must submit documentation for the review of HOME/HOME-ARP/HOME Match/NSP/NHTF/TCAP-RF rents by no later than August 1st of each year as further described in the Post Award Activities Manual.

(b) Documentation for Review. The Department will furnish a rent approval request packet for this purpose that will include a request for Development information and an Owner's proposed rent schedule and will require submission of a current rent roll, the most recent 12-month operating statement for the Development, and utility allowance information. The Department may request additional documentation to perform a determination, as needed, including but not limited to annual operating statements, market surveys, or other information related to determining whether rents are sufficient to maintain the financial viability of a project or are in compliance with maximum rent limits.

(c) Review Process. Rents will be approved or disapproved within 30 days of receipt of all items required to be submitted by the Development Owner, and will be issued in the form of a signed letter from the Asset Management Division. Development Owners must keep copies of all approval letters on file at the Development site to be reviewed at the time of Compliance Monitoring reviews.

(d) Compliance. Development Owners for whom this section is applicable are subject to compliance under §10.622 of this chapter (relating to Special Rules Regarding Rents and Limit Violations) and may be subject to penalties under §10.625 of this chapter (relating to Events of Noncompliance). Approval of rents by the Asset Management Division will be limited to a review of the documentation submitted and will not guarantee compliance with the Department's rules or otherwise absolve an Owner of any past, current, or future non-compliance related to Department rules, guidance, Compliance Monitoring visits, or any other rules or guidance to which the Development or its Owner may be subject.

§10.404 Reserve Accounts

(a) Replacement Reserve Account (§2306.186). The Department will require Development Owners to provide regular maintenance to keep housing sanitary, safe and decent by establishing and maintaining a reserve for replacement account for the Development in accordance with Tex. Gov't Code, §2306.186. The reserve account must be established, in accordance with paragraphs (3) - (6) of this subsection, and maintained through annual or more frequent regularly scheduled deposits, for each Unit in a Development of 25 or more rental Units regardless of the amount of rent charged for the Unit. If the Department is processing a request for loan modification or other request under this subchapter and the Development does not have an existing replacement reserve account or sufficient funds in the reserve to meet future capital expenditure needs of the Development as determined by a history of uncorrected UPCS violations, ongoing issues related to keeping housing sanitary, safe, and decent, an account balance below the annual reserve deposit amount as specified in this section, or as indicated by the number or cost of repairs included in a third party Physical Needs Assessment (PNA), the Development Owner will be required to establish and maintain a replacement reserve account or review whether the amount of regular deposits to the replacement reserve account can be increased, regardless of the number of Units at the Development. The Department shall, through cooperation of its divisions responsible for asset management and compliance, ensure compliance with this section. The duties of the Development Owner under this section cease on the date of a change in ownership of the Development; however, the subsequent Development Owner of the Development is subject to the requirements of this section and any additional or revised requirements the Department may impose after reviewing a Development's compliance history, a PNA submitted by the Owner, or the amount of reserves that will be transferred at the time of any property sale.

(1) The LURA requires the Development Owner to begin making annual deposits to the replacement reserve account on the later of the:

(A) Date that occupancy of the Development stabilizes as defined by the First Lien Lender or, in the absence of a First Lien Lender other than the Department, the date the Property is at least 90% occupied; or

(B) The date when the permanent loan is executed and funded.

(2) The Development Owner shall continue making deposits into the replacement reserve account until the earliest of the:

(A) Date on which the owner suffers a total casualty loss with respect to the Development or the date on which the Development becomes functionally obsolete, if the Development cannot be or is not restored;

(B) Date on which the Development is demolished;

(C) Date on which the Development ceases to be used as a multifamily rental property; or

(D) End of the Affordability Period specified by the LURA, or if an Affordability Period is not specified and the Department is the First Lien Lender, then when the Department's loan has been fully repaid or as otherwise agreed by the Owner and Department.

(3) If the Department is the First Lien Lender with respect to the Development or if the establishment of a Reserve Account for repairs has not been required by the First Lien Lender or Bank Trustee, each Development Owner receiving Department assistance for multifamily rental housing shall deposit annually into a separate, Development-specific Reserve Account through the date described in paragraph (2) of this subsection as follows:

(A) For New Construction and Reconstruction Developments, not less than \$250 per Unit. Withdrawals from such account will be restricted for up to five years following the date of award except in cases in which written approval from the Department is obtained relating to casualty loss, natural disaster, reasonable accommodations, or demonstrated financial hardship (but not for the construction standards required by the NOFA or program regulations); or

(B) For Adaptive Reuse and Rehabilitation Developments, the greater of the amount per Unit per year either established by the information presented in a Scope and Cost Review in conformance with Chapter 11, Subchapter D of this title (relating to Underwriting and Loan Policy) or \$300 per Unit per year.

(4) For all Developments, a PNA must be conducted at intervals that are consistent with requirements of the First Lien Lender, other than the Department. If the Department is the First Lien Lender, or the First Lien Lender does not require a Third Party PNA, a PNA must be conducted at least once during each five-year period beginning with the 11th year after the awarding of any financial assistance from the Department. PNAs conducted by the Owner at any time or for any reason other than as required by the Department in the year beginning with the 11th year of award must be submitted to the Department for review within 30 days of receipt by the Owner.

(5) Where there is a First Lien Lender other than the Department or a Bank Trustee as a result of a bond trust indenture or tax credit syndication, the Development Owner shall comply with the lesser of the replacement reserve requirements of the First Lien Lender or the requirements in paragraph (3) of this subsection. In addition, the Department should be listed as a party to receive notice under any replacement reserve agreement entered into by the Development Owner. The Development Owner shall submit on an annual basis, within the Department's required Development Owner's Financial Certification packet, requested information regarding:

(A) The reserve for replacement requirements under the first lien loan agreement (if applicable) referencing where those requirements are contained within the loan documents;

(B) Compliance with the first lien lender requirements outlined in subparagraph (A) of this paragraph;

(C) If the Owner is not in compliance with the lender requirements, the Development Owner's plan of action to bring the Development in compliance with all established reserve for replacement requirements; and

(D) Whether a PNA has been ordered and the Owner's plans for any subsequent capital expenditures,

renovations, repairs, or improvements.

(6) Where there is no First Lien Lender but the allocation of funds by the Department and Tex. Gov't Code, §2306.186 requires that the Department oversee a Reserve Account, the Development Owner shall provide at their sole expense an escrow agent acceptable to the Department to act as Bank Trustee as necessary under this section. The Department shall retain the right to replace the escrow agent with another Bank Trustee or act as escrow agent at a cost plus fee payable by the Development Owner due to breach of the escrow agent's responsibilities or otherwise with 30 days prior notice of all parties to the escrow agreement.

(7) Penalties and Non-Compliance. If the Development Owner fails to comply with the replacement reserve account requirements stated in this paragraph, and request for extension or waiver of these requirements is not approved by the Department, then a penalty of up to \$200 per dwelling Unit in the Development and/or characterization of the Development as being in default with this requirement, may be imposed. Causes include:

(A) A Reserve Account, as described in this section, has not been established for the Development;

(B) The Department is not a party to the escrow agreement for the Reserve Account, if required;

(C) Money in the Reserve Account:

(i) is used for expenses other than necessary repairs, including property taxes or insurance; or

(ii) falls below mandatory annual, monthly, or Department approved deposit levels;

(D) Development Owner fails to make any required deposits;

(E) Development Owner fails to obtain a Third-Party PNA as required under this section or submit a copy of a PNA to the Department within 30 days of receipt; or

(F) Development Owner fails to make necessary repairs in accordance with the Third Party PNA or §10.621 of this chapter (relating to Property Condition Standards).

(8) Department-Initiated Repairs. The Department or its agent may make repairs to the Development within 30 calendar days of written notice from the Department if the Development Owner fails to complete necessary repairs indicated in the submitted PNA or identified by Department physical inspection. Repairs may be deemed necessary if the Development Owner fails to comply with federal, state, and/or local health, safety, or building code requirements. Payment for necessary repairs must be made directly by the Development Owner or through a replacement Reserve Account established for the Development under this section. The Department or its agent will be allowed to produce a Request for Bids to hire a contractor to complete and oversee necessary repairs. In the event the circumstances identified in subparagraphs (A) or (B) of this paragraph occur, funds withdrawn must be replaced from Cash Flow after payment of Operating Expenses but before return to Development Owner or deferred Developer Fee until the mandatory deposit level is replenished. The Department reserves the right to re-evaluate payments to the reserve, increase such payments or require a lump sum deposit to the reserve, or require the Owner to enter into a separate Reserve Agreement if necessary to protect the long term feasibility of the Development. On a case-by-case basis, the Department may determine that the money in the Reserve Account may be used for expenses other than necessary repairs, including property taxes or insurance, if:

(A) Development income before payment of return to Development Owner or deferred Developer Fee is insufficient to meet operating expense and debt service requirements; or

(B) Development income after payment of operating expenses, but before payment of return to Development Owner or deferred developer fee is insufficient to fund the mandatory deposit levels.

(9) Exceptions to Replacement Reserve Account. This section does not apply to a Development for which the Development Owner is required to maintain a Reserve Account under any other provision of federal or state law.

(10) In the event of paragraph (7) or (8) of this subsection occurring, the Department reserves the right to require by separate Reserve Agreement a revised annual deposit amount and/or require Department concurrence for withdrawals from the Reserve Account to bring the Development back into compliance. Establishment of a new Bank Trustee or transfer of reserve funds to a new, separate and distinct account may be required if necessary to meet the requirements of such Agreement. The Agreement will be executed by the Department, Development Owner, and financial institution representative.

(b) Lease-up Reserve Account. A lease-up reserve funds start-up expenses in excess of the revenue produced by the Development prior to stabilization. The Department will consider a reasonable lease-up reserve account based on the documented requirements from a third-party lender, third-party syndicator, or the Department. During the underwriting at the point of the Cost Certification review, the lease-up reserve may be counted as a use of funds only to the extent that it represents operating shortfalls net of escrows for property taxes and property insurance. Funds from the lease-up reserve used to satisfy the funding requirements for other reserve accounts may not be included as a use of funds for the lease-up reserve. Funds from the lease-up reserve distributed or distributable as cash flow to the Development Owner will be considered and restricted as developer fee.

(c) Operating Reserve Account. At various stages during the application, award process, and during the operating life of a Development, the Department will conduct a financial analysis of the Development's total development costs and operating budgets, including the estimated operating reserve account deposit required. For example, this analysis typically occurs at application and cost certification review. The Department will consider a reasonable operating reserve account deposit in this analysis based on the needs of the Development and requirements of third-party lenders or investors. The amount used in the analysis will be the amount described in the project cost schedule or balance sheet, if it is within the range of two to six months of stabilized operating expenses plus debt service. The Department may consider a greater amount proposed or required by the Department, any superior lien lender, or syndicator, if the detail for such greater amount is reasonable and well documented. Reasonable operating reserves in this chapter do not include capitalized asset management fees, guaranty reserves, or other similar costs. In no instance will operating reserves exceed 12 months of stabilized operating expenses plus debt service (exclusive of transferred replacement reserves for USDA or HUD financed rehabilitation transactions). Operating reserves are generally for the term of the permanent loan. In no instance will operating reserves released within five years be included as a cost.

(d) Special Reserve Account. If the funding program requires or allows for the establishment and maintenance of a Special Reserve Account for the purpose of assisting residents at the Development with expenses associated with their tenancy, this will be established in accordance with a written agreement with the Development Owner.

(1) The Special Reserve Account is funded through a one-time payment or annually through an agreed upon percentage of net cash flow generated by the Development, excess development funds at completion as

determined by the Department, or as otherwise set forth in the written agreement. For the purpose of this account, net cash flow is defined as funds available from operations after all expenses and debt service required to be paid have been considered. This does not include a deduction for depreciation and amortization expense, deferred developer fee payment, except as allowed by §11.302(g)(4) of this title (relating to Underwriting Rules and Guidelines), or other payments made to Related Parties or Affiliates, except as allowed by the Department for property management. Proceeds from any refinancing or other fund raising from the Development will be considered net cash flow for purposes of funding the Special Reserve Account unless otherwise approved by the Department. ~~Deposits to a Special Reserve at cost certification will be limited in accordance with §11.302(e)(12) of this title (relating to Underwriting Rules and Guidelines).~~ The account will be structured to require Department concurrence for withdrawals.

(2) All disbursements from the account must be approved by the Department.

(3) The Development Owner will be responsible for setting up a separate and distinct account with a financial institution acceptable to the Department. A Special Reserve Account Agreement will be drafted by the Department and executed by the Department and the Development Owner.

(4) The Development Owner must make reasonable efforts to notify tenants of the existence of the Special Reserve Account and how to submit an application to access funds from the Special Reserve. Documentation of such efforts must be kept onsite and made available to the Department upon request.

(e) Other Reserve Accounts. ~~Additional reserve accounts may be recognized by the Department as necessary and required by the Department, superior lien lender, or syndicator.~~ At cost certification, reserves may not include capitalized asset management fees, guaranty reserves, tenant services reserves, working capital reserves, or other similar costs. -

§10.405 Amendments and Extensions

(a) Amendments to Housing Tax Credit (HTC) Application or Award Prior to Land Use Restriction Agreement (LURA) recording or amendments that do not result in a change to the LURA (§2306.6712). The Department expects the Development Owner to construct or rehabilitate, operate, and own the Development consistent with the representations in the Application. The Department must receive notification of any amendments to the Application. Regardless of development stage, the Board shall re-evaluate a Development that undergoes a material change, as identified in paragraph (3) of this subsection at any time after the initial Board approval of the Development (§2306.6731(b)). The Board may deny an amendment request and subsequently may rescind any Commitment or Determination Notice issued for an Application, and may reallocate the credits to other Applicants on the waiting list.

(1) Requesting an amendment. The Department shall require the Applicant to file a formal, written request for an amendment to the Application. Such request must include a detailed explanation of the amendment request and other information as determined to be necessary by the Department, and the applicable fee as identified in Chapter 11, Subchapter E of this title (relating to Fee Schedule, Appeals, and other Provisions) in order to be received and processed by the Department. Department staff will evaluate the amendment request to determine if the change would affect an allocation of Housing Tax Credits by changing any item that received points, by significantly affecting the most recent underwriting analysis, or by materially altering the Development as further described in this subsection.

(2) Notification Items. The Department must be notified of the changes described in subparagraphs (A) - (F) of this paragraph. The changes identified are subject to staff agreement based on a review of the amendment request and any additional information or documentation requested. Notification items will be

considered satisfied when an acknowledgment of the specific change(s) is received from the Department and include:

(A) Changes to Development Site acreage required by the City or other local governmental authority, or changes resulting from survey discrepancies, as long as such change does not also result in a modification to the residential density of more than 5%;

(B) Minor modifications to the site plan that will not significantly impact development costs, including, but not limited to, relocation or rearrangement of buildings on the site (as long as the number of residential and non-residential buildings remains the same), and movement, addition, or deletion of ingress/egress to the site;

(C) Increases or decreases in net rentable square footage or common areas that do not result in a material amendment under paragraph (4) of this subsection;

(D) Changes in amenities that do not require a change to the recorded LURA and do not negatively impact scoring, including changes to outdated amenities that could be replaced by an amenity with equal benefit to the resident community;

(E) Changes in Developers or Guarantors (notifications for changes in Guarantors that are also the General Contractor or are only providing guaranties during the construction period are not required) with no new Principals (who were not previously checked by Previous Participation review that retain the natural person(s) used to meet the experience requirement in Chapter 11 of this title (relating to Qualified Allocation Plan)); and

(F) Any other amendment not identified in paragraphs (3) and (4) of this subsection.

(3) Non-material amendments. The Executive Director or designee may administratively approve all non-material amendments, including, but not limited to:

(A) Any amendment that is determined by staff to exceed the scope of notification acknowledgement, as identified in paragraph (2) of this subsection but not to rise to a material alteration, as identified in paragraph (4) of this subsection;

~~(B) Changes in the natural person(s) used to meet the experience requirement in Chapter 11, §11.204(6) of this title provided that an appropriate substitute has been approved by the Multifamily Division prior to receipt of the amendment request (relating to Required Documentation for Application Submission);~~

~~(B)~~ Changes in Developers or Guarantors (excluding changes in Guarantors that are also the General Contractor or are only providing guaranties during the construction period) not addressed in §10.405(a)(2)(E). Changes in Developers or Guarantors will be subject to Previous Participation requirements as further described in Chapter 11 of this title and the credit limitation described in §11.4(a) of this title; and

~~(C)~~ For Exchange Developments only, requests to change elections made on line 8(b) of the IRS Form(s) 8609 to group buildings together into one or more multiple building projects. The request must include an attached statement identifying the buildings in the project. The change to the election may only be made once during the Compliance Period.

(4) Material amendments. Amendments considered material pursuant to this paragraph must be approved

by the Board. When an amendment request requires Board approval, the Development Owner must submit the request and all required documentation necessary for staff's review of the request to the Department at least 45 calendar days prior to the Board meeting in which the amendment is anticipated to be considered. Before the 15th day preceding the date of Board action on the amendment, notice of an amendment and the recommendation of the Executive Director and Department staff regarding the amendment will be posted to the Department's website and the Applicant will be notified of the posting (§2306.6717(a)(4)). Material Amendment requests may be denied if the Board determines that the modification proposed in the amendment would materially alter the Development in a negative manner or would have adversely affected the selection of the Application in the Application Round. Material alteration of a Development includes, but is not limited to:

- (A) A significant modification of the site plan;
- (B) A modification of the number of Units or bedroom mix of Units;
- (C) A substantive modification of the scope of tenant services;
- (D) A reduction of 3% or more in the square footage of the Units or common areas;
- (E) A significant modification of the architectural design of the Development;
- (F) A modification of the residential density of at least 5%;
- (G) A request to implement a revised election under §42(g) of the Code prior to filing of IRS Form(s) 8609;
- (H) Exclusion of any requirements as identified in Chapter 11, Subchapter B of this title (relating to Site and Development Requirements and Restrictions) and Chapter 11, Subchapter C of this title (relating to Application Submission Requirements, Ineligibility Criteria, Board Decisions and Waiver of Rules); or
- (I) Any other modification considered material by the staff and therefore required to be presented to the Board as such.

(5) Amendment requests will be denied if the Department finds that the request would have changed the scoring of an Application in the competitive process such that the Application would not have received a funding award or if the need for the proposed modification was reasonably foreseeable or preventable by the Applicant at the time the Application was submitted, unless good cause is found for the approval of the amendment.

(6) This section shall be administered in a manner that is consistent with §42 of the Code. If a Development has any uncorrected issues of noncompliance outside of the corrective action period (other than the provision being amended) or otherwise owes fees to the Department, such non-compliance or outstanding payment must be resolved to the satisfaction of the Department before a request for amendment will be acted upon.

(7) In the event that an Applicant or Developer seeks to be released from the commitment to serve the income level of tenants identified in the Application and Credit Underwriting Analysis Report at the time of award and as approved by the Board, the procedure described in subparagraphs (A) and (B) of this paragraph will apply to the extent such request is not prohibited based on statutory and/or regulatory provisions:

(A) For amendments that involve a reduction in the total number of Low-Income Units, or a reduction in the number of Low-Income Units at any rent or income level, as approved by the Board, evidence noted in either clause (i) or (ii) of this subparagraph must be presented to the Department to support the amendment:

(i) In the event of a request to implement (rent to a household at an income or rent level that exceeds the approved AMI limits established by the minimum election within the Development's Application or LURA) a revised election under §42(g) of the Code prior to an Owner's submission of IRS Form(s) 8609 to the IRS, Owners must submit updated information and exhibits to the Application as required by the Department and all lenders and the syndicator must submit written acknowledgement that they are aware of the changes being requested and confirm any changes in terms as a result of the new election; or

(ii) For all other requests for reductions in the total number of Low-Income Units or reductions in the number of Low-Income Units at any rent or income level, prior to issuance of IRS Form(s) 8609 by the Department, the lender and syndicator must submit written confirmation that the Development is infeasible without the adjustment in Units. The Board may or may not approve the amendment request; however, any affirmative recommendation to the Board is contingent upon concurrence from Department staff that the Unit adjustment is necessary for the continued financial feasibility of the Development; and

(B) If it is determined by the Department that the loss of low-income targeting points would have resulted in the Application not receiving an award in the year of allocation, and the amendment is approved by the Board, the approved amendment will carry a penalty that prohibits the Applicant and all Persons or entities with any ownership interest in the Application (excluding any tax credit purchaser/syndicator), from participation in the Housing Tax Credit Program (for both the Competitive Housing Tax Credit Developments and Tax-Exempt Bond Developments) for 24 months from the time that the amendment is approved.

(b) Amendments to the LURA. Department approval shall be required for any amendment to a LURA in accordance with this section. An amendment request shall be submitted in writing, containing a detailed explanation of the request, the reason the change is necessary, the good cause for the change, financial information related to any financial impact on the Development, information related to whether the necessity of the amendment was reasonably foreseeable at the time of application, and other information as determined to be necessary by the Department, along with any applicable fee as identified in Chapter 11, Subchapter E of this title (relating to Fee Schedule, Appeals, and other Provisions). The Department may order or require the Development Owner to order a Market Study or appraisal at the Development Owner's expense. If a Development has any uncorrected issues of noncompliance outside of the corrective action period (other than the provision being amended) or otherwise owes fees to the Department, such non-compliance or outstanding payment must be resolved to the satisfaction of the Department, before a request for amendment will be acted upon. The Department will not approve changes that would violate state or federal laws including the requirements of §42 of the Code, 24 CFR Part 92 (HOME Final Rule), 24 CFR Part 93 (NHTF Interim Rule), Chapter 1 of this title (relating to Administrative Requirements), Chapter 11 of this title (relating to Qualified Allocation Plan), Chapter 12 of this title (relating to Multifamily Housing Revenue Bond Rules), Chapter 13 of this title (relating to Multifamily Direct Loan Rule), Tex. Gov't Code, Chapter 2306, and the Fair Housing Act. For Tax-Exempt Bond Developments, compliance with their Regulatory Agreement and corresponding bond financing documents. Prior to staff taking a recommendation to the Board for consideration, the procedures described in paragraph (3) of this subsection must be followed.

(1) Non-Material LURA Amendments. The Executive Director or designee may administratively approve all LURA amendments not defined as Material LURA Amendments pursuant to paragraph (2) of this subsection. A non-material LURA amendment may include but is not limited to:

(A) HUB participation removal. Removal of a HUB participation requirement will only be processed as a non-material LURA amendment after the issuance of IRS Form(s) 8609 and requires that the Department find that:

(i) The HUB is requesting removal of its own volition or is being removed as the result of a default under the organizational documents of the Development Owner;

(ii) the participation by the HUB has been substantive and meaningful, or would have been substantive or meaningful had the HUB not defaulted under the organizational documents of the Development Owner, enabling it to realize not only financial benefit but to acquire skills relating to the ownership and operating of affordable housing; and

(iii) where the HUB will be replaced as a general partner or special limited partner that is not a HUB and will sell its ownership interest, an ownership transfer request must be submitted as described in §10.406 of this subchapter;

(B) A change resulting from a Department work out arrangement as recommended by the Department's Asset Management Division;

(C) A change in the Right of First Refusal period as described in amended §2306.6726 of the Tex. Gov't Code;

(D) Where the Board has approved a de minimis modification of the Unit Mix or bedroom mix of Units to increase the Development's accessibility;

(E) In accordance with HOMEfires, Vol. 17 No. 1 (January 2023, as may be amended from time to time) A bifurcation of the term of a HOME or NSP LURA with the Department that requires a longer affordability period than the minimum federal requirement, into a federal and state affordability period; or

~~(F)~~ A correction of error.

(2) Material LURA Amendments. Development Owners seeking LURA amendment requests that require Board approval must submit the request and all required documentation necessary for staff's review of the request to the Department at least 45 calendar days prior to the Board meeting at which the amendment is anticipated to be considered. Before the 15th day preceding the date of Board action on the amendment, notice of an amendment and the recommendation of the Executive Director and Department staff regarding the amendment will be posted to the Department's website and the Applicant will be notified of the posting. (§2306.6717(a)(4)). The Board must consider the following material LURA amendments:

(A) Reductions to the number of Low-Income Units;

(B) Changes to the income or rent restrictions;

(C) Changes to the Target Population;

(D) The removal of material participation by a Nonprofit Organization as further described in §10.406 of this subchapter;

(E) The removal of material participation by a HUB prior to filing of IRS Form(s) 8609;

(F) Any amendment that affects a right enforceable by a tenant or other third party under the LURA; or

(G) Any LURA amendment deemed material by the Executive Director.

(3) Prior to staff taking a recommendation to the Board for consideration, the Development Owner must provide reasonable notice and hold a public hearing regarding the requested amendment(s) at least 20 business days prior to the scheduled Board meeting where the request will be considered. Development Owners will be required to submit a copy of the notification with the amendment request. If a LURA amendment is requested prior to issuance of IRS Form(s) 8609 by the Department, notification must be provided to the recipients described in subparagraphs (A) - (E) of this paragraph. If an amendment is requested after issuance of IRS Form(s) 8609 by the Department, notification must be provided to the recipients described in subparagraph (A) - (B) of this paragraph. Notifications include:

(A) Each tenant of the Development;

(B) The current lender(s) and investor(s);

(C) The State Senator and State Representative of the districts whose boundaries include the Development Site;

(D) The chief elected official for the municipality (if the Development Site is within a municipality or its extraterritorial jurisdiction); and

(E) The county commissioners of the county in which the Development Site is located (if the Development Site is located outside of a municipality).

(4) Contents of Notification. The notification must include, at a minimum, all of the information described in subparagraphs (A) - (D) of this paragraph:

(A) The Development Owner's name, address and an individual contact name and phone number;

(B) The Development's name, address, and city;

(C) The change(s) requested; and

(D) The date, time and location of the public hearing where the change(s) will be discussed.

(5) Verification of public hearing. Minutes of the public hearing and attendance sheet must be submitted to the Department within three business days after the date of the public hearing.

(6) Approval. Once the LURA Amendment has been approved administratively or by the Board, as applicable, Department staff will provide the Development Owner with a LURA amendment for execution and recording in the county where the Development is located.

(c) HTC Extensions. Extensions must be requested if the original deadline associated with Carryover, the 10% Test (including submission and expenditure deadlines), construction status reports, or cost certification requirements will not be met. Extension requests submitted at least 30 calendar days in advance of the applicable deadline will not be required to submit an extension fee as described in §11.901 of this title. Any extension request submitted fewer than 30 days in advance of the applicable deadline or after the applicable deadline will not be processed unless accompanied by the applicable fee. Extension requests will

be approved by the Executive Director or designee, unless, at staff's discretion it warrants Board approval due to extenuating circumstances stated in the request. The extension request must specify a requested extension date and the reason why such an extension is required. If the Development Owner is requesting an extension to the Carryover submission or 10% Test deadline(s), a point deduction evaluation will be completed in accordance with Tex. Gov't Code, §2306.6710(b)(2), and §11.9(gf) of this title (relating to Factors Affecting Scoring and Eligibility in current and future Application Rounds). Therefore, the Development Owner must clearly describe in their request for an extension how the need for the extension was beyond the reasonable control of the Applicant/Development Owner and could not have been reasonably anticipated. Carryover extension requests will not be granted an extended deadline later than December 1st of the year the Commitment was issued.

§10.406 Ownership Transfers (§2306.6713)

(a) Ownership Transfer Notification. All multifamily Development Owners must provide written notice and a completed Ownership Transfer packet, if applicable, to the Department at least 45 calendar days prior to any sale, transfer, or exchange of the Development or any portion of or Controlling interest in the Development. Except as otherwise provided herein, the Executive Director's prior written approval of any such transfer is required. The Executive Director may not unreasonably withhold approval of the transfer requested in compliance with this section.

(b) Exceptions. The exceptions to the ownership transfer process in this subsection are applicable.

(1) A Development Owner shall be required to notify the Department but shall not be required to obtain Executive Director approval when the transferee is an Affiliate of the Development Owner with no new Principals or the transferee is a Related Party who does not Control the Development and the transfer is being made for estate planning purposes.

(2) Transfers that are the result of an involuntary removal of the general partner by the investment limited partner do not require advance approval but must be reported to the Department as soon as possible due to the sensitive timing and nature of this decision. In the event the investment limited partner has proposed a new general partner or will permanently replace the general partner, a full Ownership Transfer packet must be submitted.

(3) Changes to the investment limited partner, non-Controlling limited partner, or other non-Controlling partners affiliated with the investment limited partner do not require Executive Director approval. A General Partner's acquisition of the interest of the investment limited partner does not require Executive Director approval, unless some other change in ownership is occurring as part of the same overall transaction.

(4) Changes resulting from foreclosure do not require advance approval but acquiring parties must notify the Department as soon as possible of the revised ownership structure and ownership contact information.

(5) Changes resulting from a deed-in-lieu of foreclosure do not require Executive Director approval. However, advance notification must be provided to both the Department and to the tenants at least 30 days prior to finalizing the transfer. This notification must include information regarding the applicable rent/income requirements post deed in lieu of foreclosure.

(c) General Requirements.

(1) Any new Principal in the ownership of a Development must be eligible under §11.202 of Subchapter C

(relating to Ineligible Applicants and Applications). In addition, Persons and Principals will be reviewed in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee).

(2) Changes in Developers or Guarantors must be addressed as non-material amendments to the application under §10.405 of this Subchapter.

(3) To the extent an investment limited partner or its Affiliate assumes a Controlling interest in a Development Owner, such acquisition shall be subject to the Ownership Transfer requirements set forth herein. Principals of the investment limited partner or Affiliate will be considered new Principals and will be reviewed as stated under paragraph (1) of this subsection.

(4) Simultaneous transfer or concurrent offering for sale of the General Partner's and Limited Partner's control and interest will be subject to the Ownership Transfer requirements set forth herein and will trigger a Right of First Refusal, if applicable.

(5) Any initial operating, capitalized operating, or replacement reserves funded with an allocation from the HOME American Rescue Plan (HOME-ARP) and Special Reserves required by the Department must remain with the Development.

(d) Transfer Actions Warranting Debarment. If the Department determines that the transfer, involuntary removal, or replacement was due to a default by the General Partner under the Limited Partnership Agreement, or other detrimental action that put the Development at risk of failure or the Department at risk for financial exposure as a result of non-compliance, staff will refer the matter to the Enforcement Committee for debarment consideration pursuant to §2.401 of this title (relating to Enforcement, Debarment from Participation in Programs Administered by the Department). In addition, a record of transfer involving Principals in new proposed awards will be reported and may be taken into consideration in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee), prior to recommending any new financing or allocation of credits.

(e) Transfers Prior to 8609 Issuance or Construction Completion. Prior to the issuance of IRS Form(s) 8609 (for Housing Tax Credits) or the completion of construction (for all Developments funded through other Department programs), an Applicant may request ~~an amendment~~ change to its ownership structure to add Principals. The party(ies) reflected in the Application as having Control must remain in the ownership structure and retain Control, unless approved otherwise by the Executive Director. A development sponsor, General Partner or Development Owner may not sell the Development in whole or voluntarily end their Control prior to the issuance of 8609s.

(f) Nonprofit Organizations. If the ownership transfer request is to replace a nonprofit organization within the Development ownership entity, the replacement nonprofit entity must adhere to the requirements in paragraph (1) or (2) of this subsection.

(1) If the LURA requires ownership or material participation in ownership by a Qualified Nonprofit Organization, and the Development received Tax Credits pursuant to §42(h)(5) of the Code, the transferee must be a Qualified Nonprofit Organization that meets the requirements of §42(h)(5) of the Code and Tex. Gov't Code §2306.6706, if applicable, and can demonstrate planned participation in the operation of the Development on a regular, continuous, and substantial basis.

(2) If the LURA requires ownership or material participation in ownership by a nonprofit organization or CHDO, the Development Owner must show that the transferee is a nonprofit organization or CHDO, as

applicable, that complies with the LURA. If the transferee has been certified as a CHDO by TDHCA prior to 2016 or has not previously been certified as a CHDO by TDHCA, a new CHDO certification package must be submitted for review. If the transferee was certified as a CHDO by TDHCA after 2016, provided no new federal guidance or rules concerning CHDO have been released and the proposed ownership structure at the time of review meets the requirements in 24 CFR Part 92, the CHDO may instead submit a CHDO Self-Certification form with the Ownership Transfer package.

(3) Exceptions to paragraphs (1) and (2) of this subsection may be made on a case by case basis if the Development (for MFDL) is past its Federal Affordability Period or (for HTC Developments) is past its Compliance Period, was not reported to the IRS as part of the Department's Nonprofit Set Aside in any HTC Award year, and follows the procedures outlined in §10.405(b)(1) - (5) of this subchapter. The Board must find that:

(A) The selling nonprofit is acting of its own volition or is being removed as the result of a default under the organizational documents of the Development Owner;

(B) The participation by the nonprofit was substantive and meaningful during the full term of the Compliance Period but is no longer substantive or meaningful to the operations of the Development; and

(C) The proposed purchaser is an affiliate of the current Owner or otherwise meets the Department's standards for ownership transfers.

(g) Historically Underutilized Business (HUB) Organizations. If a HUB is the general partner or special limited partner of a Development Owner and it determines to sell its ownership interest, after the issuance of IRS Form(s) 8609, the purchaser of that partnership interest or the general or special limited partner is not required to be a HUB as long as the LURA does not require it or the procedure described in §10.405(b)(1) of this chapter (relating to Non-Material LURA Amendments) has been followed and approved. The removal of a HUB requirement prior to filing of IRS Form(s) 8609 is subject to the procedure described in §10.405(b)(2) of this Chapter (relating to Material LURA Amendments).

(h) Documentation Required. A Development Owner must submit documentation requested by the Department to enable the Department to understand fully the facts and circumstances pertaining to the transfer and the effects of approval or denial. Documentation must be submitted as directed in the Post Award Activities Manual, which includes but is not limited to:

(1) A written explanation outlining the reason for the request;

(2) Ownership transfer information, including but not limited to the type of sale, terms of any new financing introduced as a result of the transfer, amount of Development reserves to transfer in the event of a property sale, and the prospective closing date;

(3) Pre and post transfer organizational charts with TINs of each organization down to the level of natural persons in the ownership structure as described in §11.204(~~13~~12)(B) of Subchapter C of this title (relating to Required Documentation for Application Submission);

(4) A list of the names and contact information for transferees and Related Parties;

(5) Previous Participation information for any new Principal as described in §11.204(~~13~~12)(C) of this title (relating to Required Documentation for Application Submission);

(6) Agreements among parties associated with the transfer;

(7) Owners Certifications with regard to materials submitted as further described in the Post Award Activities Manual;

(8) Detailed information describing the organizational structure, experience, and financial capacity of any party holding a controlling interest in any Principal or Controlling entity of the prospective Development Owner;

(9) Evidence and certification that the tenants in the Development have been notified in writing of the proposed transfer at least 30 calendar days prior to the date the transfer is approved by the Department. The ownership transfer approval letter will not be issued until this 30-day period has expired; and

(10) Any required exhibits and the list of exhibits related to specific circumstances of transfer or Ownership as detailed in the Post Award Activities Manual.

(i) Once the Department receives all necessary information under this section and as required under the Post Award Activities Manual, staff shall initiate a qualifications review of a transferee, in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee), to determine the transferee's past compliance with all aspects of the Department's programs, LURAs and eligibility under this chapter and §11.202 of this title (relating to Ineligible Applicants and Applications).

(j) Credit Limitation. As it relates to the Housing Tax Credit amount further described in §11.4(a) of this title (relating to Tax Credit Request and Award Limits), the credit amount will not be applied in circumstances described in paragraphs (1) and (2) of this subsection:

(1) In cases of transfers in which the syndicator, investor or limited partner is taking over ownership of the Development and not merely replacing the general partner; or

(2) In cases where the general partner is being replaced if the award of credits was made at least five years prior to the transfer request date.

(k) Penalties, Past Due Fees and Underfunded Reserves. The Development Owner must comply with any additional documentation requirements as stated in Subchapter F of this chapter (relating to Compliance Monitoring) and Subchapter G of this chapter (relating to Affirmative Marketing Requirements and Written Policies and Procedures). The Development Owner on record with the Department will be liable for any penalties or fees imposed by the Department (even if such penalty can be attributable to the new Development Owner) unless an ownership transfer has been approved by the Department. In the event a transferring Development has a history of uncorrected UPCS [or NSPIRE](#) violations, ongoing issues related to keeping housing sanitary, safe, and decent, an account balance below the annual reserve deposit amount as specified in §10.404(a) (relating to Replacement Reserve Accounts), or that appears insufficient to meet capital expenditure needs as indicated by the number or cost of repairs included in a PNA or SCR, the prospective Development Owner may be required to establish and maintain a replacement reserve account or increase the amount of regular deposits to the replacement reserve account by entering into a Reserve Agreement with the Department. The Department may also request a plan and timeline relating to needed repairs or renovations that will be completed by the departing and/or incoming Owner as a condition to approving the Transfer. A PNA or SCR may be requested if one has not already been received under §10.404 of this section (relating to Reserve Accounts).

(l) Ownership Transfer Processing Fee. The ownership transfer request must be accompanied by the corresponding ownership transfer fee as outlined in §11.901 of this title (relating to Fee Schedule).



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 430

Agenda Date: 11/9/2023

Agenda #: 17.

Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 12, concerning the Multifamily Housing Revenue Bond Rules, and an order adopting new 10 TAC Chapter 12 concerning the Multifamily Housing Revenue Bond Rules, and directing the publication 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 #: 432

Agenda Date: 11/9/2023

Agenda #: 18.

Presentation, discussion, and possible action to authorize the issuance of the 2024 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 2023 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 2023 allocation of funds to TDHCA for the HOME Program;

WHEREAS, the OYAP identified and set-aside a percentage that equates to approximately \$20,437,314 for HOME Program Single Family General Set-Aside Activities;

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, the Department now wishes to release a Notice of Funding Availability (NOFA) for HOME Program Single Family General Set-Aside Activities in the full amount of \$20,437,314;

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 2024 HOME Single Family General Set-Aside NOFA for funding in the amount of approximately \$20,437,314, 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 August 8, 2023, TDHCA received notice that HUD's State of Texas 2023 allocation to TDHCA for the HOME Program would be approximately \$40,773,526. TDHCA plans to program these funds for various uses in accordance with the OYAP. Staff is proposing to release a HOME Single Family General Set-Aside NOFA that includes \$12,262,388 in funds for Homeowner Reconstruction Assistance (HRA) and \$8,174,925 in funds for Tenant-Based Rental Assistance (TBRA). A total of \$20,437,314 of the 2023 HOME allocation will be made available to Single Family HOME Program Reservation System Administrators for these General Set-Aide Activities. The remaining \$20.3 million will be made available through other NOFAs separately presented

to the Board.

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 June 10, 2024, 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 2024 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. The NOFA may be amended to update funding dates if the grant agreement from HUD is not received timely. Any amendment will be published to the TDHCA website.



**HOME Investment Partnerships Program ("HOME")
CFDA# 14.239**

**2023 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 \$20,437,314 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, 24 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 (UGMS or TxGMS, as applicable). 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 \$20,437,314 are made available for single-family activities through the Department's 2023 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 4% of the total project funds committed under the Reservation System, except for TBRA, which may allow up to 8% 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 <http://www.tdhca.state.tx.us/home-division/applications.htm>.

Table 1: Regional Allocation for Homeowner Reconstruction Assistance (HRA)			
Region	Urban Subregion	Rural Subregion	Total Available in Region
1	\$119,955.08	\$532,633.43	\$650,797.61
2	\$110,029.19	\$440,665.88	\$552,807.18
3	\$1,868,689.33	\$322,517.81	\$2,034,082.05
4	\$423,410.37	\$698,951.64	\$1,108,208.46
5	\$199,428.37	\$516,784.93	\$729,498.71
6	\$420,900.56	\$270,607.03	\$663,073.06
7	\$1,093,031.31	\$183,582.69	\$1,124,765.06
8	\$455,825.51	\$374,663.24	\$810,662.35
9	\$343,347.69	\$269,415.11	\$575,916.89
10	\$217,499.10	\$409,799.89	\$629,273.97
11	\$288,315.64	\$501,422.03	\$810,541.08
12	\$243,006.47	\$459,158.41	\$674,275.48
13	\$241,063.34	\$1,257,683.91	\$1,379,078.09
Total	\$6,024,501.99	\$6,237,886.01	\$12,262,388.00

Table 2: Regional Allocation for Tenant Based Rental Assistance (TBRA)			
Region	Urban Subregion	Rural Subregion	Total Available in Region
1	\$79,970.05	\$355,088.94	435,058.99
2	\$73,352.79	\$293,777.24	367,130.03
3	\$1,245,792.84	\$215,011.86	1,460,804.70
4	\$282,273.57	\$465,967.74	748,241.31
5	\$132,952.24	\$344,523.27	477,475.51
6	\$280,600.36	\$180,404.68	461,005.04
7	\$728,687.51	\$122,388.45	851,075.96
8	\$303,883.66	\$249,775.48	553,659.15
9	\$228,898.45	\$179,610.07	408,508.52
10	\$144,999.40	\$273,199.92	418,199.31
11	\$192,210.42	\$334,281.34	526,491.76
12	\$162,004.31	\$306,105.60	468,109.91
13	\$160,708.89	\$838,455.90	999,164.79
Total	\$4,016,334.50	\$4,158,590.50	\$8,174,925.00

6. Allocation of Funds.

- a. Approximately \$20,437,314 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.
- b. Funds will be available under each activity by Uniform State Service Region by sub-region (Rural and Urban) beginning on **Tuesday, December 5, 2023, at 10:00 a.m. Central time** until **Monday, January 6, 2024, at 5:00 p.m. Central time**.

- c. Remaining funds available within each subregion will be combined and made available by region and activity beginning on **Tuesday, January 7, 2024, at 10:00 a.m. Central time**, until **Monday, February 26, 2024, at 5:00 p.m. Central 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, February 27, 2024, at 10:00 a.m. Central time**, until **Monday, April 8, 2024, at 5:00 p.m. Central time**.
- e. On **Tuesday, April 9, 2024, at 10:00 a.m. Central 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, June 10, 2024, at 5:00 p.m. Central 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 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 <http://www.tdhca.state.tx.us/home-division/applications.htm>. 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 §23.24(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.state.tx.us.



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 433

Agenda Date: 11/9/2023

Agenda #: 19.

Presentation, discussion, and possible action regarding authorization to take necessary actions with respect to the development and issuance of an invitation for applications for a Veterans' Transitional Housing Pilot Program.

RECOMMENDED ACTION

WHEREAS, HB 1 approved by 88th Texas Legislature included Rider 19, designating \$400,000 of HHSP funds each year of the biennium for the purposes of operating a transitional housing pilot program in four areas of the state;

WHEREAS, the Veterans' Transitional Housing Pilot Program is proposed by staff to effectuate the usage of the funding set-aside as required by the rider to fund a program to address the needs of veterans experiencing or at-risk of homelessness;

WHEREAS, the four areas in Texas with the highest population that meet the target demographic for the pilot program are Austin, Dallas, Houston, and San Antonio;

WHEREAS, the Department will develop an Invitation to Apply (ITA) which will outline the threshold Application criteria, eligible population, eligible activities, service area, and budget; and

WHEREAS, the Department will identify eligible organizations which provide services to homeless veterans within the four areas of the State previously identified and invite them to apply;

WHEREAS, the Board authorizes waivers and alternative requirements of certain provisions of 10 TAC Chapter 7 as described herein;

NOW, therefore, it is hereby

RESOLVED, that the Director and his designees, be and each of them 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 further the development and issuance of an ITA for the Veterans' Transitional Housing Pilot Program.

BACKGROUND

During the Regular Session of the 88th Texas Legislature, H.B. No. 1 General Appropriations Bill (H.B. 1) was passed. Article VII, Section 1 of H.B. 1 outlines the appropriation to the Department, and incorporates goals and strategies for Department Programs, as well as specific instructions for legislature for various high-priority items. Rider 19 to the Department's appropriation sets aside state general revenue funding to be used in the creation of a transitional housing pilot program to serve veterans. Rider 19 requires that of the total authorized funds under Strategy C.1.2., Programs for Homelessness, \$400,000 is set-aside in

each year of the biennium for provision of transitional and other housing needs for veterans in four key areas of the state.

The Department used HUD's most recent Point in Time (PIT) count to identify four areas in the State that would have the highest number of homeless veterans. At the time of our analysis, the most current PIT count data is from 2022. The cities with the highest population of homeless veterans are Austin, Dallas, Houston, and San Antonio. Staff recommends adopting these four areas as the service areas for the pilot.

Allowable activities include, but are not limited to, interim housing for homeless veterans, physical and mental health services, literacy training job training, family counseling, credit counseling, education services, and other services designed to prevent homelessness.

Department Staff, in collaboration with representatives from the Texas Veterans Commission, are working to identify organizations which currently serve or can serve the target population within the four eligible cities, and which provide peer-to-peer support as required by Rider 19. This is a limited-term pilot program to address the needs of a defined subpopulation, therefore the Department will only review applications from those organizations invited to apply. Staff recommends issuance of an ITA rather than a competitive Notice of Funding Availability (NOFA), due to the limited term of the program.

The ITA will include, at a minimum, required threshold criteria, eligible populations, eligible activities, service area, and the proposed use of funds. The availability and use of these funds are subject to the Department's rules governing under Title 10, Part 1, Chapter 1, Administration; Chapter 2, Enforcement; and Chapter 7, Homeless Programs, Subchapter A, General Policies and Procedures. The Texas Grant Management Standards (TxGMS) also govern the availability and use of these funds.

Threshold criteria will include evidence of administration of prior state or federal grants, evidence of current peer-to-peer support, and a proposed use of funds that aligns with the requirements of the Rider. Specific uses of funds will be proposed by the organization, allowing for flexibility to provide innovative services and means of support for the target population.

In addition to the request to develop and implement an ITA, Staff requests waivers of the following provisions of 10 TAC Chapter 7, Subchapter A, General Policies and Procedures for Homelessness Programs. The Board is authorized to provide such waivers by 10 TAC §7.12, Waivers.

- Waiver of the definition of Homeless or Homeless Individual at 10 TAC §7.2(a)(27) only for funds granted under this pilot program. The definition for Homeless or Homeless Individual would be set forth by the Subrecipient, and included as part of the ITA application for review and approval by Staff.
- Waiver of 10 TAC §7.6(a) which requires that data on all persons served is entered into HMIS or an HMIS comparable database, as this pilot is limited in scope, and obtaining a license to utilize the HMIS database for a CoC may be cost prohibitive.

Funding recommendations arising from this action must complete a Previous Participation Review, in accordance with 10 TAC §1.302, prior to Board recommendation.



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 437

Agenda Date: 11/9/2023

Agenda #: 20.

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.

**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 #: 438

Agenda Date: 11/9/2023

Agenda #: 21.

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.

22322

GardenWalk of Crosbyton

22251

Gala at Ridgmar

**TO BE POSTED
NOT LATER THAN
THE THIRD DAY
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MEETING**