



Texas Department of Housing and Community Affairs
Multifamily Finance Division
Notification of Submission of Affordable Housing Applications

January 21, 2010

Wynnewood North Neighborhood Association
P.O. Box 3872
Dallas, TX 75208

Re: Notification of Affordable Rental Housing Application(s) Proposed in Your Area

Dear Neighborhood Organization:

I am writing to provide you with information on one or more rental housing application(s) proposed in the community in your area that has been received by the Texas Department of Housing and Community Affairs (the Department) for the Competitive Housing Tax Credit Program. The Department received the application(s) on or before January 8, 2010. The Department's mission is to help Texans achieve a higher quality of life by building better communities. Through our rental production programs, the Department encourages the new construction or rehabilitation of high-quality multifamily housing, primarily through private developers. These developments benefit Texans in your area by providing qualified families with safe, affordable, quality housing.

This notification is made pursuant to §2306.1114, Texas Government Code, to ensure that you are fully informed of the activity in your area and so that the Department can gather your input on the proposed application(s). The Department greatly appreciates receiving your views concerning the need for affordable housing within your area and how the proposed development(s) addresses that need. A development summary for each application which may be in your area is included with this correspondence.

As provided under Section 2306.6710(b)(1)(B), comments from qualified neighborhood organizations whose borders include a proposed development site can have a significant impact on the score, and possibly, the eventual success, of an application. To impact the scoring of a competitive Housing Tax Credit application, correspondence from qualified neighborhood organizations must be received by the Department no later than March 1, 2010 if a pre-application was received for the application, or April 1, 2010 if a pre-application was not submitted, and meet criteria for "Quantifiable Community Participation." The requirements needed to meet this criteria can be found on the Department's website at <http://www.tdhca.state.tx.us>. If you need additional guidance regarding this matter, please do not hesitate to contact the Department.

Letters received after March 1, 2010 or April 1, 2010, as applicable, and letters from organizations not eligible for "Quantifiable Community Participation" scoring will provide neither positive nor negative points to an application. These letters will, however, be summarized for the Department's Governing Board for their consideration when making a decision to award tax credits to an application.

To solicit additional public comment, the Department will hold a series of public hearings in April 2010 on all Competitive Housing Tax Credit applications received. The Department's Governing Board is tentatively scheduled to make its preliminary decision concerning the proposed development(s) for the Competitive Housing Tax Credit Program at its June 2010 meeting and its final decision at its late July 2010 meeting. The Competitive Housing Tax Credit hearing schedule, announcements regarding further dates, board meeting dates, and other informational notices will be posted on our website at www.tdhca.state.tx.us.

Please mail any comments you may have to the Multifamily Finance Division, P.O. Box 13941, Austin, TX 78711-3491 or send them by facsimile to (512) 475-0764. If you have any questions or need additional information, please contact the Multifamily Division at (512) 475-3340.

Sincerely,

Robbye Meyer

Robbye Meyer
Director, Multifamily Finance

Relevant Development Information as Presented by the Applicant:

Project Number:

Development Name:

Development Address:

Development City: Development Zip: Region:

Regional Allocation: Target Population: Supportive Housing

Set Aside: Nonprofit USDA At-Risk

Construction Type: New Construction Rehabilitation Rehabilitation/Reconstruction Adaptive Reuse

Building/Unit Configuration: Credit/ Funding Request:

Maximum # of Floors: Elevator: Total Site Acreage:

Residential Buildings: # Non Residential Buildings: # Units per Acre:

Total Low Income Units: Total Market Rate Units: Total Units:

Average Rent 1 Bedroom Low Income: Average Rent 1 Bedroom Market Rate:

Average Rent 2 Bedroom Low Income: Average Rent 2 Bedroom Market Rate:

Average Rent 3 Bedroom Low Income: Average Rent 3 Bedroom Market Rate:

Average Rent 4 Bedroom Low Income: Average Rent 4 Bedroom Market Rate:

Applicant Information:

Owner Entity Name:

Owner Contact:

Owner Address:

Owner City: Owner State: Owner Zip:

Owner Phone: Extension:

Owner Fax: Owner Email:

Summary of Public Benefits:

Project Number: 10044

- 100% masonry
- ceiling fixtures
- covered entries
- covered parking
- covered patios
- fire sprinklers
- >75% masonry
- highspeed internet
- laundry conn
- laundry equipment
- microwave ovens
- nine ft ceilings
- R-15 walls/R-30 ceilings
- refrigerator w/ icemaker
- self-cleaning oven
- 30yr architectural roofing
- 14 SEER HVAC
- storage room
- energy efficient materials
- accessible walking path
- bbqcue grills picnic tables
- children's playscapes
- comm dining room
- comm laundry room
- comm theater room
- controlled gate access
- covered pavilion
- enclosed porch
- equip. business ctr
- full perimeter fencing
- furn. childrens activity ctr
- furn. comm room
- furn. fitness ctr
- gazebo w/ sitting
- health screening room
- horseshoe, putting green, shuffleboa
- hot tub/jacuzzi, spa
- library
- secured entry
- senior activity room
- service coordinator office
- sport court
- swimming pool

Green Building Amenities:

- passive solar heating/cooling
- water conserving feature
- solar water heaters
- sub-metered utility meters
- recycling service provided
- energy efficienc
- thermally and draft efficient door
- photovoltaic panels for electricity
- EPA management practice
- water permeable walkways
- renewable materials
- healthy flooring
- irrigation and landscaping
- construction waste managemen
- healthy finish materials

Tenant Support Services:

- library center
- basic adult education
- vocational training
- financial planning classe
- youth programs
- Any other program described under Title IV-A of the Social Security Act (42 U.S.C. 601 et seq.)
- child care
- legal assistance
- homebuyer education
- health screening services
- scholastic tutoring
- transportation
- counseling services
- credit counseling
- health and nutritional courses
- notary public service
- GED preparation
- ESL class
- organized team sports progra

Other If 'Other' please describe Two (2) additional Supportive Services to be approved byTOHCA in writing.