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

July 19, 2007

The Honorable Patricia Harless  
Texas House of Representatives, District 126  
Post Office Box 2910  
Austin, 78768-2910

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

Dear Representative Harless:

I am writing to inform you that a pre-application has been submitted to the Texas Department of Housing and Community Affairs for the Private Activity Bond Program for rental housing proposed in your community. The Department's mission is to help Texans achieve a higher quality of life by building better communities.

As you may be aware, Congress and the Texas Legislature created housing programs to provide decent, safe and sanitary housing opportunities for low and very low income Texans. Through the Multifamily Bond Program, the TDHCA issues tax-exempt bonds in support of the development of affordable rental housing. These bonds allow private lenders to offer low-interest loans to developers who in turn must offer below-market rents to lower income tenants. Developments financed must be comparable in quality to market-rate developments and will be monitored by the TDHCA throughout the period during which rents must be kept affordable.

This notification is made pursuant to Section 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. The Department greatly appreciates receiving your views concerning the need for affordable housing within your area and how the proposed development addresses that need. A development summary for the application which may be in your area is included with this correspondence and indicates the date at which the Department's Governing Board is scheduled to make its decision concerning the Inducement resolution for the proposed development. If the Inducement resolution is approved the application will be submitted to the Bond Review Board to await a reservation of allocation. Once a reservation is issued the applicant will submit a full application and at that point you will have another opportunity to submit written comments on the proposed development.

Letters received in support or opposition prior to the public comment deadline specified on the attached Relevant Development Information form will be reflected in the scoring of this pre-application.

Please mail any comments you may have to the Multifamily Finance Production 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 Teresa Morales, Multifamily Bond Administrator, at 512-475-3344 or by email at [teresa.morales@tdhca.state.tx.us](mailto:teresa.morales@tdhca.state.tx.us)

Sincerely,

*Teresa Morales*

Teresa Morales  
Multifamily Bond Administrator

**Relevant Development Information as Presented by the Applicant:**

07628

**Programs Applied For:**

- Housing Tax Credits-Competitive 9% (HTC)
- HOME Program (HOME)
- Housing Tax Credits-Non Competitive 4% (HTC)
- TDHCA Tax Exempt Bond
- Preservations Funds (PRES)
- Housing Trust Fund (HTF)

**Development Information:**

Development Number: 07628  
Development Name: Ridge at Willow Brook, Ltd  
Development Address: 8330 Willow Place South  
Development City: Houston Development Zip: 77070 Region: 6  
Regional Allocation: Urban/Exurban Target Population: Family  
HTC Set Aside:  Nonprofit  USDA  At-Risk

**Building/Unit Configuration:**

Detached Residence  4 units or more  Duplex  Fourplex   
Townhome  Single Room Occupancy  Triplex  Transitional   
Maximum # of Floors: 2 Elevator:  Total Site Acreage: 10.41  
# Residential Buildings: 24 # Non Residential Buildings: 0 # Units per Acre: 30.14  
Total Low Income Units: 314 Total Market Rate Units: 0 Total Units: 314  
Average Rent 1 Bedroom Low Income: 530 Average Rent 1 Bedroom Market Rate: N/A  
Average Rent 2 Bedroom Low Income: 645 Average Rent 2 Bedroom Market Rate: N/A  
Average Rent 3 Bedroom Low Income: N/A Average Rent 3 Bedroom Market Rate: N/A  
Average Rent 4 Bedroom Low Income: N/A Average Rent 4 Bedroom Market Rate: N/A  
Average Rent 5 Bedroom Low Income: N/A Average Rent 5 Bedroom Market Rate: N/A

**Applicant Information:**

Owner Entity Name: Houston Ridge at Willow Brook, Ltd Owner City: Amarillo  
Owner Contact: Larry Bunn Owner State: TX  
Owner Address: 1800 S. Washington, Ste. 309 Owner Zip: 79102  
Owner Phone: (806) 349-4621 Owner Fax: (806) 349-4635  
Owner Email: larry@mc-cdc.org

**Relevant Development Information as Presented by the Applicant Continued:**

107628

**Summary of Public Benefits:**

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> 100% masonry                | <input type="checkbox"/> nine ft ceilings           | <input checked="" type="checkbox"/> comm laundry room      | <input type="checkbox"/> horseshoe                  |
| <input checked="" type="checkbox"/> ceiling fixtures | <input type="checkbox"/> R-15 walls/R-30 ceilings   | <input type="checkbox"/> controlled gate access            | <input type="checkbox"/> library                    |
| <input checked="" type="checkbox"/> covered entries  | <input type="checkbox"/> refrigerator w/ icemaker   | <input type="checkbox"/> covered pavilion                  | <input type="checkbox"/> secured entry              |
| <input type="checkbox"/> covered parking             | <input type="checkbox"/> selfcleaning oven          | <input checked="" type="checkbox"/> emergency 911 phone    | <input type="checkbox"/> banlor activity room       |
| <input checked="" type="checkbox"/> covered patios   | <input type="checkbox"/> 30yr architectural roofing | <input type="checkbox"/> enclosed porch                    | <input type="checkbox"/> service coordinator office |
| <input type="checkbox"/> energy star                 | <input type="checkbox"/> 14 SEER HVAC               | <input type="checkbox"/> equip. business ctr               | <input type="checkbox"/> sport court                |
| <input type="checkbox"/> fire sprinklers             | <input type="checkbox"/> storage room               | <input checked="" type="checkbox"/> full perimeter fencing | <input checked="" type="checkbox"/> swimming pool   |
| <input type="checkbox"/> >75% masonry                | <input type="checkbox"/> energy efficient materials | <input type="checkbox"/> furn. childrens activity ctr      |   |
| <input type="checkbox"/> highspeed Internet          | <input type="checkbox"/> accessible walking path    | <input checked="" type="checkbox"/> furn. comm room        |   |
| <input type="checkbox"/> laundry conn                | <input type="checkbox"/> bbcue grills picnic tables | <input checked="" type="checkbox"/> furn. fitness ctr      |   |
| <input type="checkbox"/> laundry equipment           | <input type="checkbox"/> children's playscapes      | <input checked="" type="checkbox"/> gazebo                 |   |
| <input type="checkbox"/> microwava ovens             | <input type="checkbox"/> comm dining room           | <input type="checkbox"/> health screening room             |   |

Tenant Services

[Redacted]

**Relevant Dates Specific to Programs Applied:**

HTC Non Competitive 4%:

Anticipated Date of TDHCA Board meeting: 8/23/2007

Date HTC 4% Full App Received: 7/12/2007

HTC 4% Public Comment Deadline: [Redacted]

Bond Issuer: TDHCA

Bond Issuer contact: Teresa Morales

Bond Issuer phone#: (512) 475-3344

TDHCA Tax Exempt Bond:

TDHCA Bond Pre-App Date of Public Comment Deadline: 8/14/2007

Date TDHCA Bond Pre-App Received: 7/12/2007

TEFRA Hearing Date: [Redacted]

TEFRA Location: TBD by Issuer

TEFRA Address: TBD by Issuer

TEFRA City, ST, Zip: TBD by Issuer

Competitive HTC 9%:

Date HTC 9% App Received: [Redacted]

Anticipated Date of TDHCA Board Meeting: [Redacted]

Public Hearing Dates: [Redacted]

HOME Program:

Date HOME App Received: [Redacted]

Anticipated Date of TDHCA Board Meeting: [Redacted]