



2017 Housing Tax Credit Pre-Application

Information in the document is automatically saved when the "BACK" button is clicked.

Application Number *

See Initiation Confirmation Email

Contact Information

DO NOT USE ALL CAPS!!!

Primary Contact

Full Name *

First Name

Last Name

Address *

710 North Post Oak Rd., Ste. 400

Street Address

Houston

City

Texas

State

77024

Zip Code

Phone Number *

(713) 875-9456

Email *

steve@texasgreyoaks.com

Secondary Contact

Full Name *

Donna

First Name

Rickenbacker

Last Name

Email *

donna@dwrdevelopment.com

Cannot be same as Primary Contact

Phone Number *

(713) 560-0068

Consultant Contact

Full Name

Donna

First Name

Rickenbacker

Last Name

Email

donna@marqueconsultants.com

Phone Number

(713) 560-0068

Development Information

Name of Proposed Entity *

*

Development Name *

Development Type *	Secondary Type *	Previous TDHCA #
<input data-bbox="215 667 427 709" type="text" value="New Constructi"/>	<input data-bbox="639 667 850 709" type="text" value="None"/>	<input data-bbox="1023 667 1234 709" type="text"/>

Target Population *

Address *

City *	Zip Code *	ETJ? *
<input data-bbox="215 1047 652 1092" type="text" value="League City"/>	<input data-bbox="792 1047 930 1092" type="text" value="77573"/>	<input data-bbox="1081 1047 1276 1092" type="text" value="No"/>

County *	Region *	Rural/Urban *
<input data-bbox="215 1224 652 1266" type="text" value="Galveston"/>	<input data-bbox="792 1224 886 1266" type="text" value="6"/>	<input data-bbox="1057 1224 1250 1266" type="text" value="Urban"/>

Census Tract *

Additional fields will appear as needed

Census Tract 2

Additional fields will appear as needed

Total LI Units *	Total MR Units *	Total Units
<input data-bbox="215 1684 354 1726" type="text" value="104"/>	<input data-bbox="565 1684 703 1726" type="text" value="26"/>	<input data-bbox="933 1684 1071 1726" type="text" value="130"/>

HTC Request *

Do not enter currency sign or commas

Pre-App Fee Due *

The fee must be accompanied by a completed Multifamily Document and Payment Receipt which includes the application number. Nonprofit and CHDO applicants eligible for 10% discount should indicate discount taken.

Has Fee already been submitted? *

Note: The full Pre-Application Fee must be received by the Department prior to the end of the Pre-Application Acceptance Period. The fee must be accompanied by a completed Multifamily Document and Payment Receipt which includes the application number. Pre-Application fees are not refundable unless Pre-Application is withdrawn. See §10.901(2) for more information.

Set-Aside Election

By checking any of the following boxes, Applicant affirms submission under the selected Set-Aside. Applicant understands that, in order for any full Application to qualify for pre-application participation points, that set-asides cannot be dropped or added between pre-application and full application submission.

Set-Asides *

- ☒ None
- ☐ At-Risk
- ☐ USDA
- ☐ Nonprofit

Notifications

Applicant affirms that all necessary parties have been notified of this application as required by §11.8(b)(2) of the Qualified Allocation Plan ("QAP"), §10.203 of the Uniform Multifamily Rules (the "Rules") and Texas Government Code §2306.6704 ("Statute") and has hereto attached a list of all notifications. While not required to be submitted with the pre-application, Applicant has kept evidence of all notifications made. This evidence may be required by the Department at any time during the Application Cycle. Applicant further certifies that the notifications are not older than 3 months from the first day of the Application Acceptance Period.

U.S. Representative *

Randy Weber

District *

14

State Senator *

Larry Taylor

District *

11

State Representative *

Greg Bonnen

District *

24

School District Information

School Superintendent *

Dr. Greg Smith

District Name *

Clear Creek ISD

Address *

2425 East Main Street

Street Address

League City

City

77573

Zip Code

Presiding Officer of
Board of Trustees *

Dr. Laura DuPont

Address *

2425 East Main Street

Street Address

League City

City

77573

Zip Code

Elected Officials

Name *

Mark Henry

Office *

County Judge

Name 2

Darrell A. Apffel

Office 2

County Commissioner

Name 3

Joseph Giusti

Office 3

County Commissioner

Name 4

Stephen Holmes

Office 4

County Commissioner

Name 5

Ken Clark

Office 5

County Commissioner

Name 6

Pat Hallisey

Office 6

Mayor

Name 7

Todd Kinsey

Office 7

Mayor Pro Tem

Name 8

Dan Becker

Office 8

City Council Member

Name 9

Hank Dugie

Office 9

City Council Member

Name 10

Greg Gripon

Office 10

City Council Member

Name 11

Keith Gross

Office 11

City Council Member

Name 12

Nick Long

Office 12

City Council Member

Name 13

Larry Millican

Office 13

City Council Member

Name 14

Office 14

Neighborhood

Organizations

Are there Neighborhood Organizations whose boundaries contain the Development Site? *

No

By selecting "No," Applicant certifies having no knowledge of any Neighborhood Organizations meeting the requirements of §11.9(d)(4) of the QAP and/or Texas Government Code §2306.004(23-a) and having boundaries that contain the Development Site.

Competitive Housing Tax Credit Selection Self-Score

The Applicant is responsible for understanding whether the Development qualifies under each of the point categories below. The QAP reference is provided and Applicants are encouraged to read the full rule prior to electing points under any of these categories.

Criteria Promoting Development of High Quality Housing

Unit Sizes *

§11.9(b)(1)(A)

Unit Features *

§11.9(b)(1)(B)

Sponsor Characteristics *

§11.9(b)(2)(A)

High Quality Housing
Total

Criteria to Serve and Support Texans Most in Need

Income Levels of
Tenants *

§11.9(c)(1)

Rent Levels of Tenants *

§11.9(c)(2)

Tenant Services *

§11.9(c)(3)

Opportunity Index *

§11.9(c)(4)

Educational Quality *

§11.9(c)(5)

Underserved Area *

§11.9(c)(6)

**Tenant Populations with
Special Housing Needs**

§11.9(c)(7)

*

**Proximity to the Urban
Core ***

§11.9(c)(7)

**Serve and Support
Texans Most in Need
Total**

Criteria Promoting Community Support and Engagement

**Commitment of
Development Funding
by Local Political
Subdivision ***

§11.9(d)(2)

Declared Disaster Area

§11.9(d)(3)

*

Intent to Request Points for Items not Included in the Applicant's Self-Score

These items will not be counted in the self-score. Applicants intending to request points for these items should be actively working toward obtaining the necessary documentation to be submitted by the Full Application Deadline.

**Local Government
Support §11.9(d)(1) ***

- ☒ 17 points
- ☐ 14 points
- ☐ 8.5 points
- ☐ 7 points
- ☐ 0 points

Quantifiable Community Participation §11.9(d)(4) * ☐ 9 points
☐ 8 points
☐ 6 points
☒ 4 points
☐ 0 points

Support from State Representative §11.9(d)(5) * ☒ Yes
☐ No

Input from Community Organizations §11.9(d)(6) * ☒ 4 points
☐ 2 points
☐ 0 points

Concerted Revitalization Plan §11.9(d)(7) * ☐ 7 points
☐ 6 points
☐ 5 points
☐ 4 points
☒ 0 points

Is application eligible to score at least 4 points under Opportunity Index, §11.9(c)(4)(B) (whether points are elected or not)? * ☒ Yes
☐ No

Community Support and Engagement Total 11

Criteria Promoting Efficient Use of Limited Resources and Applicant Accountability

Financial Feasibility * 18
§11.9(e)(1)

Cost of Development
per Square Foot *

12

§11.9(e)(2)

Pre-Application
Participation *

6

§11.9(e)(3)

Leveraging Private, State
and Federal Resources *

3

§11.9(e)(4)

Extended Affordability *

2

§11.9(e)(5)

Historic Preservation *

0

§11.9(e)(6)

Right of First Refusal *

1

§11.9(e)(7)

Funding Request
Amount *

1

§11.9(e)(8)

Efficient Use of Limited
Resources and Applicant
Accountability Total

43

Point Adjustment

enter negative number

Attach staff determination on last page.

Total Applicant Self-
Score *

122

Tie Breaker #3 Selections

Applicants must indicate those point items from §11.9(c)(4)(B) of the QAP for the which application would be eligible but the Applicant was unable to claim because of the 7 point cap or because the Applicant elected to receive CRP points. **These items will not be counted in the self-score.**

- Do not select items used to score points under Opportunity Index *
- ☐ none
 - ☒ public park with accessible playground (Urban only)
 - ☐ public transportation (Urban only)
 - ☐ full-service grocery store or pharmacy
 - ☐ health-related facility
 - ☐ licensed child care center
 - ☐ census tract crime rate
 - ☐ public library
 - ☐ public park (Rural only)
 - ☐ university/community college
 - ☒ Associate's Degree percentage
 - ☒ museum
 - ☒ indoor recreation
 - ☒ outdoor recreation
 - ☐ community/civic/service organization

Attachments and Certifications

Electronic Filing Agreement:

This is an agreement between TDHCA and the Multifamily Housing Program Applicant to facilitate electronic submission of application documents for multifamily housing programs in accordance with the Department policy. This agreement authorizes the Applicant to file pre-application and full application documents by means of electronic transmission for the duration of this Agreement and as specified by Department Procedures. By submitting this pre-application the Applicant affirms that the electronic submission of application documents will be in a manner prescribed by the Department.

Site Control Documentation *

Upload a File

Up to three documents can be attached

PSA-League City-Part 1 of 2.pdf 6.0MB

PSA-League City-Part 2 of 2.pdf 4.7MB

By attaching the Site Control Documentation, Applicant affirms that the site control conforms to all applicable requirements including §10.204(10) of the Uniform Multifamily Rules. While not required to be submitted with the pre-application, Applicant must provide proof of consideration with the full application showing that site control was valid on the Pre-Application Final Delivery Date. If Applicant is unable to provide such evidence with the full application, pre-application points will not be awarded.

Census Tract Map *

Upload a File

Up to three documents can be attached

Census Tract Map - ...Galveston.pdf 0.2MB

If a discrepancy exists between the census tract map and the number entered on the Development Information page, staff will use the census tract listed on the map.

Undesirable Neighborhood Characteristics Disclosure

Upload a File

Up to three documents can be attached

Other Pertinent Information

Upload a File

Use this space to upload up to five additional documents (additional Census Tract/Site Control documents, Staff Determinations, Narrative, etc.).

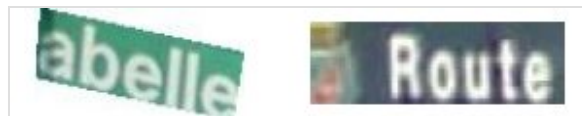
WAIT! Are you ready to submit?

Save your form by hitting the Back button, then hit the Next button to come back. When you submit your form, you will receive a confirmation email that includes a link for you to use should you need to edit the form. In that email, the titles of your attachments should show up as hyperlinks. Click each link and inspect documents to ensure that you uploaded a correct and complete document. **If the link does not work, or if the upload is not complete, come back to this form, delete the document and retry (i.e., if the last page is missing do not upload the page as a single file, reload the entire document).**

If you are ready to submit the Pre-Application, please continue. If you are not ready to submit, save the form now by clicking the "Back" button and use the "edit submission" link included in your initiation confirmation email to return to the form.

Once you submit the form, the link in the initiation email will no longer work. You will receive a new confirmation email that includes a link that will allow you to edit the form up until the end of the submission period.

Enter the message as it's shown *



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[Privacy & Terms](#)

By submitting this Application, Applicant hereby makes an Application to the Texas Department of Housing and Community Affairs. The Applicant further affirms that they have read and understand the Rules and the QAP. Specifically, the Applicant understands the requirements under §10.101 and §10.903 of the Rules, related to Site and Development Requirements and Restrictions and Adherence to Obligations, as well as Internal Revenue Code Section 42. By checking this box, Applicant is affirming that all statements and representations made in this document, including all supporting materials, are true and correct under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. TEX. PENAL CODE ANN. §1.01 – §71.05 et seq. (VERNON 2003 & SUPP. 2007).