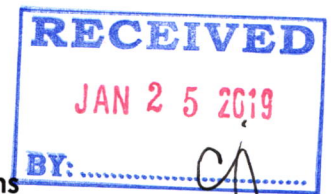




**Texas Department of Housing and Community Affairs
Multifamily Finance Division
Notification of Submission of Affordable Housing Applications**



January 18, 2019

The Honorable Trey Duhon
Waller County Courthouse
836 Austin St., Room 203
Hempstead, TX 77445

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

Dear Judge Duhon:

The Texas Department of Housing and Community Affairs (the "Department") is in receipt of a preliminary application(s) for possible funding through the Competitive Housing Tax Credit Program to develop or acquire affordable multifamily rental housing in your county.

This notification is made in accordance with Tex. Gov't Code §2306.1114 to ensure that you are fully informed of the housing activity in your county and so that you can provide input on the proposed application(s) if you so choose. The Department greatly values your views concerning the need for affordable rental housing within your county and how the proposed development(s) may address that need. Additionally, state law provides an opportunity for the applicable local jurisdiction (the city and/or county) to affect the scoring of an application by issuing a local resolution of support or neutrality in accordance with Texas Gov. Code §2306.6710(b)(1)(B). In order to affect the scoring of an application within its jurisdiction, the local government resolution must be submitted on or before March 1, 2019, identify the specific development, and clearly state support or no objection. Once submitted, the resolution cannot be withdrawn or amended. More information can be found on page 45 of the 2019 Qualified Allocation Plan found at <https://www.tdhca.state.tx.us/multifamily/nofas-rules.htm> and suggested language for the resolution can be found at <https://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm>. You may also impact scoring through a Commitment of Development Funding by Local Political Subdivision. The criteria for the Commitment is found on page 46 of the 2019 QAP.

Should the applicant(s) submit a full application to the Department on or before March 1, 2019, the Department will notify you again with more detailed information about the proposed development and provide information related to general public comment including statewide hearings.

The Department's mission is to administer its assigned programs efficiently, transparently, and lawfully and to invest its resources strategically while developing high quality affordable housing which allows Texas communities to thrive. Through our multifamily programs, the Department encourages the new construction or rehabilitation of affordable multifamily housing, primarily through private developers. These developments benefit Texans in your county by providing potential employment, local tax revenue, and affordable, safe, and high quality housing for eligible households.

If you have any questions or need additional information, please contact Michael Lyttle, Director of External Affairs, at 512.475.4542 or michael.lyttle@tdhca.state.tx.us.

Sincerely,

Marni Holloway

Marni Holloway
Director, Multifamily Finance



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

221 East 11th Street, Austin, TX 78701
PO Box 13941, Austin, TX 78711

Main Number: 512-475-3800
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Web: www.tdhca.state.tx.us

Equal Opportunity Employer/Program. Auxiliary aids and services are available upon request to individuals with disabilities.
Relay Texas: 800-735-2989 (TTY) and 711 (Voice).

Relevant Development Information as Presented by the Applicant:

Project Number: 19357
Development Name: Woodlands Estates I & II
Development Address: 700 Factory Outlet Dr
Development City: Hempstead Development Zip: 77445 Region: 6
Regional Allocation: Rural Target Population: Elderly
Set Aside: ☐ Nonprofit ☒ USDA ☐ At-Risk
Construction Type: Acq/Rehab
Credit/ Funding Request: \$600,000
Total Low Income Units: 82 Total Market Rate Units: 0 Total Units: 82

Applicant Information:

Owner Contact: Josefina Garcia
Owner Address: 3556 S Culpepper Circle, Suite 7
Owner City: Springfield Owner State: MO Owner Zip: 65804
Owner Phone: 417-882-1701
Owner Email: igarcia@hamiltoncorporation.com



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