



Texas Department of Housing and Community Affairs 2024 Competitive (9%) Housing Tax Credit ("HTC") Program Award Recommendations

The list of recommended awards is organized by region and subregion. Applicants selecting the At-Risk/USDA Set-Asides are listed first and are organized by final score rather than by region. Detailed information about each Application and instructions regarding how to interpret the information presented here is included in previously posted logs on the Department's website. This list includes allocations of supplemental housing tax credits as well as forward commitments made during calendar year 2023- these are not considered part of the award list, but are presented to comprehensively account for the credits available in each sub-region.

NOTE:

The following scoring categories are NOT included in the "Self Score Total" column but intent is reflected in the last six columns:

- §11.9(d)(1) - Local Government Support
- §11.9(d)(4) - Quantifiable Community Participation ("QCP")
- §11.9(d)(5) - Community Support from State Representative
- §11.9(d)(6) - Input from Community Organizations
- §11.9(d)(7) - Community Revitalization Plan ("CRP")
- §11.9(c)(9) - Readiness to Proceed ("RTP")

The status is reflected as "C" for complete or "UR" for under review.

Version Date: July 22, 2024

Construction Type: (NC=NC, Recon=Recon, AcR=Acquisition/Rehab, Rehab=Rehabilitation Only, SS = Scattered Site, AR = Adaptive Reuse)

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	HQ, Pre-K	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	HTC Request	Primary Contact	Second Contact	Census Tract(s)	Self Score Total	§11.9(d)(1)	§11.9(d)(4)	§11.9(d)(5)	§11.9(d)(6)	§11.9(d)(7)	§11.9(c)(9)	Total Score	§11.7(1) USDA Tie - Breaker	Amenities Tie-Breaker Total §11.7(2)	Tentative Recommendation	Review Status	Prev. Participation Review Status	Underwriting Status
At-Risk Set-Aside																																		
24075	Corrigan Square Apartments	116 Bluebonnet Circle	Corrigan	75939	Polk	5	Rural	x				AcR	96	0	96	General	1,448,988	Jonathan Campbell	Rebecca Armer	48373210401	132	17	4	8	4	0	0	165	1969	27,790.01	Award	C	C	C
24099	Sherwood Arms Apartments	213 N. Val Verde Dircle	Keene	76059	Johnson	3	Rural	x				AcR	56	0	56	General	804,442	Dennis Hoover	Kim Youngquist	48251130304	132	17	4	8	4	0	0	165	1974	7,086.79	Award	C	C	C
24100	Freestone Apartments	835 W. Hwy 84, Rt 3 Box 300	Teague	75860	Freestone	8	Rural	x				AcR	20	0	20	General	308,990	Dennis Hoover	Kim Youngquist	48161000700	132	17	4	8	4	0	0	165	1975	5,432.58	Award	C	C	C
24015	Spring Creek Villas	305 Hwy 8 North	Linden	75563	Cass	4	Rural	x				AcR	24	0	24	General	367,517	Christina Ott	Alyssa Carpenter	48067950602	125	17	4	8	4	7	0	165	1981	8,259.75	Award	C	C	C
24097	Golden Oaks Apartments	208 Legendary Lane	Gun Barrel City	75156	Henderson	4	Rural	x				AcR	72	0	72	General	998,198	Dennis Hoover	Kim Youngquist	48213950603	132	17	4	8	4	0	0	165	1981	15,930.14	Award	C	C	C
24057	The Willows Apartments	324 Webb Street	Smithville	78957	Bastrop	7	Rural	x				AcR	31	1	32	General	405,991	Murray Calhoun	Jason Rabalais	48021950700	132	17	8	8	0	0	0	165	1983	10,785.99	Award	C	C	C
24184	West Family Apartments	625 E Toko Road	West	76691	McLennan	8	Rural	x				AcR	32	0	32	General	503,000	Mason Benbow	Christopher Potterpir	48309004201	132	17	4	8	4	0	0	165	1984	7,177.36	Award	C	C	C
24181	Emerald Park Apartments	2000 US Highway 82 West & 500	Whitesboro	76273	Grayson	3	Rural	x				AcR	76	0	76	General	1,097,000	Mason Benbow	Christopher Potterpir	48181001103	132	17	4	8	4	0	0	165	1985	5,981.78	Award	UR	C	UR
24161	Hereford Estates	401 Jack Griffin Ave	Hereford	79045	Deaf Smith	1	Rural	x	x			AcR	28	0	28	Elderly	457,017	Christina Ott	Alyssa Carpenter	48117950300	125	17	4	8	4	7	0	165	1994	2,391.50	Award	C	C	C
24137	Anacua Senior Village	1000 E 8th street	Mission	78572	Hidalgo	11	Urban	x				Recon	92	12	104	Elderly	2,000,000	Arnold Padilla	Kathryn Saar	48215020403	125	17	4	8	4	7	0	165	1995	5,978.66	Award	C	C	C
24159	Brownfield Estates	601 E Felt Street	Brownfield	79316	Terry	1	Rural	x	x			AcR	24	0	24	Elderly	404,440	Christina Ott	Alyssa Carpenter	48445950400	125	17	4	8	4	7	0	165	1995	6,259.15	Award	C	C	C
24198	Buena Vida Senior Living	E Ringgold St and E 14th St	Brownsville	78520	Cameron	11	Urban	x	x			NC	82	0	82	Elderly	2,000,000	Carla Mancha	Janice Degollado	48061013802	125	17	4	8	4	7	0	165	6,723.89	Award	C	C	C	
24197	Buena Vida Apartments	E Tyler St and E 16th	Brownsville	78520	Cameron	11	Urban	x	x			NC	80	0	80	General	2,000,000	Carla Mancha	Janice Degollado	48061013802	125	17	4	8	4	7	0	165	6,730.58	Award	C	C	C	
24169	Riverview Apartments	601 River Road	San Marcos	78666	Hays	7	Urban	x				AcR	53	0	53	General	1,465,292	Russell Gardner	Alyssa Carpenter	48209010302	125	17	4	8	4	7	0	165	8,538.22	Award	C	C	C	
24183	Navasota Manor	1015 Church St	Navasota	77868	Grimes	8	Rural	x	x			AcR	40	0	40	Elderly	590,000	Mason Benbow	Christopher Potterpir	48185180201	125	17	4	8	4	7	0	165	1992	10,777.86	Award	C	C	C
Estimated Amount Available to Allocate													\$13,670,603																					
USDA Set-Aside													\$4,556,868																					
Total HTCs Recommended																												14,850,875						
Region 1/Rural																																		
24179	Westwind of Plainview	~4200 W. 16th Street	Plainview	79072	Hale	1	Rural					NC	58	0	58	General	1,078,830	Chaz Garrett	Kelly Garrett	48189950300	138	17	4	8	4	0	1	172	17,075.27	Award	C	C	C	
Estimated Amount Available to Allocate													\$796,560																					
Total HTCs Recommended													1,078,830																					
Region 1/Urban																																		
23178	Santa Fe Place (f/k/a Justice Place)	SEQ of 43rd St. and Justice Ave.	Lubbock	79407	Lubbock	1	Urban					NC	98	12	110	General	1,967,650	Kent R. Hance	Alyssa Carpenter	48303001715	2024 Forward Commitment						170	604.70	Award	C	C	C		
Estimated Amount Available to Allocate													\$1,446,976																					
Total HTCs Recommended													1,967,650																					
Region 2/Rural																																		
Estimated Amount Available to Allocate													\$651,846																					
Total HTCs Recommended													0																					
Region 2/Urban																																		
Estimated Amount Available to Allocate													\$731,905																					
Total HTCs Recommended													0																					
Region 3/Rural																																		
24207	The Residence at Red Cedar	E side of S 45th St, S of W Park Ro Corsicana		75110	Navarro	3	Rural					NC	32	0	32	Elderly	802,916	April Engstrom	Alyssa Carpenter	48349970901	136	17	4	8	4	0	1	170	604.70	Award	C	C	C	
Estimated Amount Available to Allocate													\$753,805																					
Total HTCs Recommended													802,916																					

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	HQ-Pre-K	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	HTC Request	Primary Contact	Second Contact	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	\$11.9(c)(9)	Total Score	\$11.7(1) USDA Tie - Breaker	Amenities Tie-Breaker Total \$11.7(2)	Tentative Recommendation	Review Status	Prev. Participation Review Status	Underwriting Status			
Region 3/Urban																																					
24145	Georgian Oaks	210 E 7th St	Fort Worth	76102	Tarrant	3	Urban					NC/AR	95	0	95	Elderly	2,000,000	Megan Lasch	Alyssa Carpenter	48439123302	144	17	4	8	4	0	1	178		10,034.06	Award	C	C	C			
24148	Maren Grove	801 W Shaw St	Fort Worth	76110	Tarrant	3	Urban			x		AcR/NC	90	0	90	General	2,000,000	Megan Lasch	Alyssa Carpenter	48439104400	136	17	4	8	4	7	1	177		2,676.96	Award	C	C	C			
24165	West End Lofts	805 Elm St	Dallas	75202	Dallas	3	Urban					NC/AR	63	91	154	General	1,946,789	Jessica Krochtengel	Zachary Krochtengel	48113003102	142	17	4	8	4	0	0	175		5,428.93	Award	C	C	C			
24147	Delara Chase	4805 Altamesa Blvd	Fort Worth	76133	Tarrant	3	Urban					AcR	110	6	116	General	2,000,000	Abigail Penner	Alyssa Carpenter	48439105515	140	17	4	8	4	0	1	174		10,490.57	Award	C	C	C			
24171	Sherry Pointe Apartments	NEQ of E Arkansas Ln and Sherry	Arlington	76010	Tarrant	3	Urban					NC	88	8	96	General	2,000,000	Deepak P. Sulakhe	Alyssa Carpenter	48439121905	132	17	4	8	4	7	1	173		549.96	Award	C	C	C			
24146	Stella Haven	3300 Sundown Blvd	Denton	76210	Denton	3	Urban			x		NC	88	0	88	General	2,000,000	Alice Cruz	Alyssa Carpenter	48421021307	139	17	4	8	4	0	1	173		1,285.45	Award	C	C	C			
24038	3606 S Cockrell Hill Road Senior Living	3606 and 3626 S Cockrell Hill Roa	Dallas	75236	Dallas	3	Urban					NC	88	32	120	Elderly	2,000,000	Thomas E. Huth	Taylor Thomas	48113010807	132	17	4	8	4	7	1	173		2,543.05	Award	C	C	C			
24030	2910 Motley Senior Living	2910 Motley Drive	Mesquite	75150	Dallas	3	Urban					NC	88	45	133	Elderly	2,000,000	Cody J. Hunt	Taylor Thomas	48113017820	132	17	4	8	4	7	1	173		3,172.88	Award	C	C	C			
24134	Heritage Estates at Valley Ridge	SEQ W Valley Ridge Blvd and N G	Lewisville	75077	Denton	3	Urban					NC	92	0	92	Elderly	2,000,000	Adrian Iglesias	Chris Applequist	48121021715	139	17	4	8	4	0	1	173		4,615.05	Award	C	C	UR			
24023	930 Military Parkway Living	940 Military Parkway	Mesquite	75149	Dallas	3	Urban					NC	88	23	111	General	2,000,000	Cody J. Hunt	Taylor Thomas	48113017500	132	17	4	8	4	7	1	173		6,103.67	Award	C	C	UR			
24010	Hughes House III	4912 East Rosedale Street and 50	Fort Worth	76105	Tarrant	3	Urban			x		NC	54	24	78	General	2,000,000	Mary-Margaret Lemc	Monique Chavoya	48439103601	121	17	4	8	4	7	0	161		9,014.24	Award	C	C	C			
Estimated Amount Available to Allocate													Total HTCs Recommended			21,946,789																					
Elderly Limit													\$10,111,461																								
Region 4/Rural																																					
24215	Athens Trails	414 W College St	Athens	75751	Henderson	4	Rural					NC	57	0	57	Elderly	1,262,000	Michael Fogel	Alyssa Carpenter	48213951201	139	17	4	8	4	0	1	173		4,068.57	Award	C	C	C			
Estimated Amount Available to Allocate													Total HTCs Recommended			1,262,000																					
Region 4/Urban																																					
24136	Moore Grocery Lofts	410 N Broadway Ave	Tyler	75702	Smith	4	Urban					AcR	88	0	88	General	1,851,712	Brannon Fitch	Hollis Fitch	48423000500	134	17	4	8	4	7	1	175		3,539.19	Award	C	C	UR			
Estimated Amount Available to Allocate													Total HTCs Recommended			1,851,712																					
Region 5/Rural																																					
24115	Pine Creek Senior Village	SEC SE Stallings Drive and East M	Nacogdoches	75961	Nacogdoches	5	Rural			x		NC	66	0	66	Elderly	1,716,205	JOT Couch	Jervon Harris	48347950306	136	17	4	8	4	0	1	170		14,907.99	Award	C	C	UR			
Estimated Amount Available to Allocate													Total HTCs Recommended			1,716,205																					
Region 5/Urban																																					
24089	Prado Place	415 S 11th St, Beaumont, TX 777	Beaumont	77701	Jefferson	5	Urban					NC	56	0	56	General	1,630,000	CJ Lintner	Karla Burck	48245001200	127	17	4	8	4	7	1	168		12,065.80	Award	C	C	c			
Estimated Amount Available to Allocate													Total HTCs Recommended			1,630,000																					
Region 6/Rural																																					
24065	MillPond at Huntsville	2201 Bobby K. Marks Drive	Huntsville	77340	Walker	6	Rural					AcR	68	0	68	General	912,124	Lisa Vecchietti	David Fournier	48471790700	130	17	4	8	4	7	1	171		11,290.17	Award	C	C	C			
Estimated Amount Available to Allocate													Total HTCs Recommended			912,124																					
Region 6/Urban																																					
24248	New Hope Housing Wheatley	1117 Bland Street	Houston	77091	Harris	6	Urban			x		NC	103	0	103	SH	2,000,000	Ron Lastimos	Katie Stewart-Anchor	48201531800	135	17	4	8	4	7	1	176		8,859.08	Award	C	C	C			
24084	Andover Village Apartments (f/k/a Nur	6901 Bellfort Avenue	Houston	77087	Harris	6	Urban			x		NC	98	22	120	General	2,000,000	Donna Rickenbacker	James E. Rickenbacke	48201332600	132	17	4	8	4	7	1	173		1,456.32	Award	C	C	C			
24221	Dashwood Trails	NEC Dashwood Dr and Jetty Ln	Houston	77072	Harris	6	Urban					NC	98	0	98	General	2,000,000	Michael Fogel	Alyssa Carpenter	48201452501	132	17	4	8	4	7	1	173		2,207.86	Award	C	C	C			
24076	New Faith Senior Village Apartments	4315 W. Fuqua Street	Houston	77045	Harris	6	Urban					NC	98	30	128	Elderly	2,000,000	Donna W. Rickenbacl	James E. Rickenbacke	48201330600	132	17	4	8	4	7	1	173		2,229.57	Award	C	C	C			
24021	Veterans Memorial Village	11415 Veterans Memorial Dr	Houston	77067	Harris	6	Urban					NC	98	0	98	General	2,000,000	Robin Smith	Rebecca Broadbent	48201550800	139	17	4	8	4	0	1	173		3,333.07	Award	C	C	C			
24042	10112 Bissonnet Living	NEQ of Bissonnet Street and W S	Houston	77036	Harris	6	Urban					NC	98	23	121	General	2,000,000	Cody J. Hunt	Taylor Thomas	48201433507	132	17	4	8	4	7	1	173		3,660.34	Award	C	C	UR			
24119	Retreat at Esther	Southwest Quadrant of Wheatley	Houston	77088	Harris	6	Urban					NC	103	0	103	Elderly	2,000,000	Miranda Sprague	Tamea Dula	48201533402	132	17	4	8	4	7	1	173		5,422.43	Award	C	C	C			
24172	WALIPP Senior Residence Expansion	5120 Scott St., 5134 Grantwood S	Houston	77004	Harris	6	Urban			x		NC/SS	102	0	102	Elderly	2,000,000	Cheryl Lawson	Deborah Welchel	48201312901	132	17	4	8	4	7	1	173		8,328.95	Award	C	C	C			
Estimated Amount Available to Allocate													Total HTCs Recommended			16,000,000																					
Elderly Limit													\$7,495,656																								
Region 7/Rural																																					
24261	Green Manor Apartments	310 E. 3rd	Burnet	78611	Burnet	7	Rural					NC	36	0	36	General	868,951	Dennis Hoover	Kim Youngquist	48053960302	122	17	4	8	4	0	1	156		14,800.62	Award	C	C	UR			
Estimated Amount Available to Allocate													Total HTCs Recommended			868,951																					
Region 7/Urban																																					
24019	Bailey at Berkman	6405 Berkman Drive	Austin	78723	Travis	7	Urban					NC	104	0	104	SH	2,000,000	Ariana Brendle	Oscar Paul	48453002112	135	17	4	8	4	7	1	176		2,178.63	Award	C	C	C			
24150	Ovetta Rosedale	4202-4210 Medical Pkwy	Austin	78756	Travis	7	Urban			x		NC	70	0	70	General	2,000,000	Megan Lasch	Alyssa Carpenter	48453000204	137	17	4	8	4	0	1	171		4,521.74	Award	C	C	C			
Estimated Amount Available to Allocate													Total HTCs Recommended			4,000,000																					
Elderly Limit													\$2,223,351																								

