## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

FOR IMMEDIATE RELEASE KEY POINTS

Thursday, July 22, 2021 • 2021 9% housing tax credits will finance the development of

over 5,000 affordable rental units

Media contact: ■ 2021 HTC Program valuation totals approximately \$847

million

Kristina Tirloni 512-475-4743 • HTC Programs generate positive economic impact for the

state

## State housing agency awards housing tax credits worth approximately \$847 million, expanding Texas' housing options and economic growth

(AUSTIN) — The Texas Department of Housing and Community Affairs (TDHCA) has announced awards through the 2021 9% Housing Tax Credit (HTC) Program allocation that will help finance the development or rehabilitation of rental properties offering reduced rents and increased housing options throughout the state.

TDHCA will provide nearly \$84.7 million in housing tax credits to private developers constructing or rehabilitating 70 properties (totaling 5,192 units) across the state that will offer rents affordable to households earning up to 80 percent of the area median family income. Investors purchasing credits allocated to developers may apply the credits toward their federal tax liability each year for 10 years on a dollar-for-dollar basis in exchange for their investment in the property; marking today's awards an approximate value of \$847 million over the 10-year term.

"With today's awards, TDHCA continues its efforts to provide high-quality housing for Texans, with many serving our most vulnerable populations such as homeless veterans and the elderly," explained Bobby Wilkinson. "The housing tax credit programs serve as essential financial tools to aid in the development and construction of affordable housing, while also contributing to Texas' strong economy."

This year's Competitive 9% HTCs are expected to help finance the building of **56** high quality, new properties with a total of **4,171** units, and the rehabilitation of **14** properties offering **1,021** units to income-eligible households across the state. The at-risk set aside, totaling more than **\$14.3** million for the 2021 cycle, is used for the rehabilitation or reconstruction of aging housing developments that could soon lose rental subsidies provided to their low-income residents.

(more)

The Housing Tax Credit Program, authorized under the Internal Revenue Code, is the state's primary means of directing private capital toward the development of affordable rental housing. Developers use proceeds from the sale of the credits as financing for their property. The credits announced today are designed to cover approximately 70 percent of each property's eligible development costs. In return, the developments charge reduced rents to income eligible Texans.

A list of 2021 9% HTC application awards follow this announcement.

## About The Texas Department of Housing and Community Affairs

The Texas Department of Housing and Community Affairs is committed to expanding fair housing choice and opportunities for Texans through the administration and funding of affordable housing and homeownership opportunities, weatherization, and community-based services with the help of for-profits, nonprofits, and local governments. For more information about fair housing, funding opportunities, or services in your area, please visit <a href="www.tdhca.state.tx.us">www.tdhca.state.tx.us</a> or the <a href="Learn about Fair Housing">Learn Housing</a> in <a href="Texas">Texas</a> page.



## Texas Department of Housing / Community Affairs 2021 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.

Construction Types:
NC=New Construction
Recon=Reconstruction
Rehab=Rehabilitation
AcR=Acquisition/Rehabilitation

Secondary Types:
ADR=Adaptive Reuse
SS=Scattered Site
AdPh=Additional Phase

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

PPR = Previous Participation Review Version Date: July 22, 2021 Population Hsg. = SH) 11.7(1) TAC 11.7(1) Status ž Units Status Recommended Applicant Contact **Development Name Development Address** ZIP Code County Award / HTC Request Name Census Tract(s) City At-Risk Set-Aside 21228 El Jardin 1114 E Levee St Brownsville 78520 Cameron 44 0 44 General 1,180,840 Carla Mancha 48061014001 166 С C C 11 Urban X NC 4830 E. Rosedale Street and 4908 E. Fort Worth 65 2,000,000 C. С 21017 **Hughes House** 76105 Tarrant 3 Urban X Recon 145 210 General Mary-Margaret Lemons 48439103601 164 21117 Montrose Valley Apartments 2200 Montrose Place Belton 76513 Bell 8 Urban Х AcR 142 0 142 General 1,452,135 Josefina Garcia 48027021700 164 С C C 21176 55 Mill Run Circle Elkhart 75839 Anderson 4 Rural Х AcR 52 54 General 617,000 Devin Baker 48001951000 164 C. 80 Josefina Garcia 21118 Cherry Village Apartments 724 E Avenue N Belton 76513 Bell 8 Urban Χ AcR 80 General 822,000 48027021500 164 C С 1000 S 8th St; 306 W Avenue D 21119 Cedar Grove Estates I and II Buckholts; Rosebud 76518; 7657 Milam; Falls 8 Rural Х AcR 32 0 32 General 352,429 Josefina Garcia 48331950100; 48 164 C C. 46 545.000 Dennis Hoover 21164 **Town Oaks Apartments** 120 Waters Street Kenedy 78119 Karnes 9 Rural Х AcR 2 48 General 48255970300 164 С 21175 Wells Manor 6 Wright Patman Drive / 70 Manor L Wells 75976 Cherokee 4 Rural Χ AcR 53 54 General 646,500 Devin Baker 48073951100 164 С C C 21185 Weslaco Village 1601 S. Bridge Ave. Weslaco 78596 Hidalgo 11 Urban X Recon 44 6 50 General 1,210,000 Bradford McMurray 48215022701 164 UR C UR 21220 Longview Square 1600 and 1602 Pine Tree Rd. Longview 75604 Gregg 4 Urban X AcR 120 Ω 120 General 1,392,854 Miranda Sprague 48183000700 164 C C C 21148 William Booth Apartments 808 Frawley Street 77009 Harris 6 Urban AcR 63 1 64 Elderly 871,608 Tracey Fine 48201210600 163 14.0% 1041 n/a С C C Houston 21038 Houston 150 Bayou Apartments Approx. 6970 Portwest Drive 77024 Harris 6 Urban NC 150 0 150 General 2.000.000 Mark Rogers 3.5% 1994 n/a С Houston 48201510900 163 48 General 21157 Katy Manor Apartments 5360 East 5th Street Katy 77493 Harris 6 Urban Х AcR 48 0 476,081 Melissa Baughman 48201542700 163 11.7% 2949 n/a С C C Χ 21151 Colorado City Apartments 2330 N. Highway 208 Colorado City 79512 Mitchell 2 Rural AcR 31 32 General 312,529 Murray Calhoun 48335950200 163 9.7% 3934 n/a С C C 1 21150 **Big Lake Seniors Apartments** 1304 Vicky Street Big Lake 76932 Reagan 12 Rural Х 19 1 20 Elderly 211,841 Murray Calhoun 48383950100 163 14.8% 4124 n/a С C C 14,090,817 **Estimated At-Risk Available** \$14,377,867 **Total HTCs Recommended USDA Set-Aside** \$4,135,906 Region 1/Rural С C C Canyon Lofts SEC 13th Ave and 18th St Canyon 79015 Randall 1 Rural 7 72 Elderly 1,079,569 Daniel Sailler 48381021801 166 **Estimated Amount Available** \$743.276 **Total HTCs Recommended** 1,079,569 Region 1/Urban 21235 Inn Town Lofts 1202 Main Street Lubbock 79401 Lubbock 1 Urban 56 General 1,270,819 Matthew Rieger 48303000700 172 С C C 1,270,819 **Estimated Amount Available** \$1,289,463 **Total HTCs Recommended** Region 2/Rural 21116 Sweetwater Station 1105 E. Broadway Ave. & 212 Bawcc Sweetwater 79556 Nolan 2 Rural 52 0 52 Elderly 900,000 Brian Kimes 48353950200 164 C900,000 **Estimated Amount Available** \$600,000 **Total HTCs Recommended** Region 2/Urban Heritage at Abilene 1101 S 9th St Abilene 79602 Taylor 2 Urban NC 29 0 29 Elderly 600,000 Matt Gillam 48441011900 172 C**Estimated Amount Available** \$639,787 **Total HTCs Recommended** 600,000 Region 3/Rural SW of Village Dr and CR 151 21158 Juniper Pointe Apartments Kaufman 75142 Kaufman 3 Rural NC 54 18 72 General 910,554 Justin Zimmerman 48257051202 165 C**Estimated Amount Available** \$615.524 **Total HTCs Recommended** 910,554

Development Name	Development Address	City	ZIP Code County	Region Urban/Rural	At-Risk USDA Nonprofit Construction Type	Low-Income Units Market Rate Units Total Units	₩ ¥	Recommended ard / HTC Request	Applicant Contact Name	Census Tract(s)	10 TAC 11.7(1) Part1 10 TAC 11.7(1) Part 2 10 TAC 11.7(2)	Review Status	PPR Status	Underwriting Status
Region 3/Urban	SMO 5 + 5' 1 A		75226 B II	2 11 1	NG	74 46 07		4 500 000		40442004502 472		_		
21081 Kiva East	SWQ East Side Ave and S Fitzhugh		75226 Dallas	3 Urban	NC NC		General	1,500,000	Lisa Stephens		Highest Scoring CRP	C C	C C	
· ·	Comi 4.5 Acres Near the NEC of Commun		75024 Collin	3 Urban			Elderly	1,500,000	Stuart Shaw	48085031656 172				
21087 The Versia 21136 Oaklawn Place	NWC Grove St and S Story Rd 5717-5725 Sadler Circle	Irving	75060 Dallas	3 Urban 3 Urban	NC X NC		Elderly	1,500,000	Sally Gaskin Victor Smeltz	48113015306 172		С	C C C UR	
21015 Embree Eastside	1010 State Hwy 66	Dallas Garland	75235 Dallas 75040 Dallas	3 Urban	NC NC		Elderly General	1,448,770 1,495,914		48113000406 171 48113018203 171		C	C C	
	'				NC NC				Thomas E. Huth	48085032012 171		C	СС	
·	SWQ of E Parker Rd and Jupiter Rd 1217 S. Carrier Parkway		75074 Collin	3 Urban	NC NC		Elderly	1,411,815	Payton Mayes			C	СС	
21093 Parkside on Carrier 21004 Skyline at Cedar Crest	2720 East Kiest Blvd	Grand Prairie Dallas	75051 Dallas 75216 Dallas	3 Urban 3 Urban	X NC		Elderly General	782,000	Brian Kimes	48113016201 171 48113008603 171		C	СС	
21053 Reserve at Shiloh	1102 N Shiloh Road	Garland	75042 Dallas	3 Urban	NC NC		General	1,500,000 1,260,000	Eleanor M.C. Fanning Brian McGeady	48113008003 171 48113018900 171		C	СС	
21061 Magnolia Lofts	300 E Magnolia Avenue	Fort Worth	76104 Tarrant	3 Urban	NC		General	1,500,000	Jason Arechiga	48439123500 171		C	СС	
21078 Clifton Riverside	2400 Block of E Belknap St	Fort Worth	76111 Tarrant	3 Urban	NC		General	1,500,000	Matt Gillam	48439101202 163		UR	C UR	
	es at   11520 North Central Expressway	Dallas	75243 Dallas	3 Urban	NC NC		General	1,500,000	Zachary Krochtengel	48113007805 155		C	C UR	
Estimated Amount Available	\$16,899,634	Elderly Max \$6,962,0		3 Olban	NC	Total HTCs Recor		16,898,499	Zacilally Krocilteligei	48113007803 133		C	C OK	
Estimated Amount Available	¥10,033,034	Liderty Max 90,502,				TOTAL TITES NECO.	e.ucu	10,030,433						
Region 4/Rural														
21054 Reserve at Palestine	3310 S. Loop 256	Palestine	75801 Anderson	4 Rural	NC	80 0 80	Elderly	1,260,000	Brian McGeady	48001950901 167		С	с с	
Estimated Amount Available	\$1,435,491					Total HTCs Recor	•	1,260,000	,					
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Region 4/Urban														
21101 Longview Crossing	SWQ E Hawkins Pkwy and Good Sh	ie Longview	75605 Gregg	4 Urban	NC	60 0 60	Elderly	976,694	Michael Fogel	48183000200 168		С	СС	
Estimated Amount Available	\$1,389,125					Total HTCs Recor	mmended	976,694						
Region 5/Rural														
21032 Royal Gardens Lufkin	Approximately 110 Harmony Hill D	ri <sup>,</sup> Lufkin	75901 Angelina	5 Rural	NC	72 8 80	General	1,069,042	Noor Jooma	48005000800 167		С	C C	
<b>Estimated Amount Available</b>	\$1,084,599					Total HTCs Recor	mmended	1,069,042						
Region 5/Urban														
21033 Beaumont Pioneer Crossing	Approx. 9449 US-287 South	Beaumont	77708 Jefferson	5 Urban	NC		General	984,000	Noor Jooma	48245000101 139		С	C C	
Estimated Amount Available	\$1,001,516					Total HTCs Recor	mmended	984,000						
Region 6/Rural														
21003 Tomball Senior Village	SEC of Medical Complex Drive and	S Tomball	77377 Harris	6 Rural	X NC		Elderly	900,000	JOT Couch	48201555501 167		С	C C	
Estimated Amount Available	\$600,000					Total HTCs Recor	mmended	900,000						
Design Chloken														
Region 6/Urban	5044 Winner Land	Hauston	77057 11	C Halana	V NC	02 2 05	Eld-uk.	1 500 000	Dura Mialanda	40204422004 474	High ant Consider CDD	_		
21006 Westheimer Garden Villas	5811 Winsome Lane	Houston	77057 Harris	6 Urban	X NC		Elderly	1,500,000	Russ Michaels		Highest Scoring CRP	С	C	
21100 Hawthorn Terrace	Approximately 3103 Hayes Road	Houston	77082 Harris	6 Urban	NC NC		Elderly	1,500,000	J. Steve Ford	48201452100 171		С	СС	
21020 Huntington at Bay Area	SE corner of Bay Area Blvd & Seaw		77058 Harris	6 Urban	NC NC		Elderly	1,500,000	Mark Musemeche	48201341100 171			C	
21292 Campanile on Minimax 21264 Acadia Terrace	SEC of Minimax Dr. & West Loop 6 Appr. 6002 Rogerdale		77008 Harris 77072 Harris	6 Urban 6 Urban	NC NC		Elderly General	1,500,000 1,500,000	Les Kilday J. Steve Ford	48201511001 171 48201452300 171			C C	
21035 Manson Place	SWQ of Reeves Steet & Scott Stree	Houston	77072 Harris 77004 Harris	6 Urban	NC NC		General	1,500,000	Scott Puffer	48201432300 171 48201312400 171			СС	
21132 OST Lofts	5520 Old Spanish Trail	Houston	77004 Harris	6 Urban	NC NC		General	1,500,000	Donna Rickenbacker	48201311800 171 48201311800 170			СС	
21245 The Rushmore	800 Highway 6 South	Houston	77079 Harris	6 Urban	NC		General	1,500,000	Randy Rieger	48201311800 170			СС	
21026 Vista at Park Place	NWQ of Park Place Blvd. and Junipe		77079 Harris	6 Urban	NC		General	1,500,000	Dan Wilson	48201332900 168			СС	
21131 Boulevard 61	6101 Richmond Avenue	Houston	77057 Harris	6 Urban	NC		General		Janine Sisak	48201432702 165			СС	
Estimated Amount Available	\$15,550,905	Elderly Max \$6,585,8				Total HTCs Recor		15,000,000				-	- 0	
	÷,,	, 40,000,						,_,_,						
Region 7/Rural														
21177 Carver Ridge Apartments	SEQ County Road 137 and County F	Rc Hutto	78634 Williamson	7 Rural	NC	48 12 60	General	900,000	Justin Zimmerman	48491020809 164		С	C C	

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δ	Development Name	Development Address	City	ZIP Code	County	Re	5	<del> </del>	의원	Ŝ	P	Ĕ	ĕ	Tai (Su	Award / HTC Request	Name	Census Tract(s)	Be	10 Pai	10	19	Re P	:   Š

Estimated Amount Available \$600,000 Total HTCs Recommended 900,000

Application Number Development Name	Development Address	City Zi	P Code County	Region Urban/Rural	At-Risk USDA Nonprofit Construction Type	Low-Income Units Market Rate Units Total Units	Target Population (Supp. Hsg. = SH)		Applicant Contact Name	Census Tract(s)	st Po TAC	10 TAC 11.7(1) Part 2	10 TAC 11.7(2) Review Status	PPR Status	Underwriting Status
Region 7/Urban 21070 Saison North 21075 June West 21063 Parker Apartments Estimated Amount Available	10010 N Capital of Texas Hwy NWC W Koenig Ln and Grover Ave 2105 Parker Lane \$4,438,365	Austin Austin Austin Elderly Max \$1,646,633	78759 Travis 78756 Travis 78741 Travis	7 Urban 7 Urban 7 Urban	NC NC X NC	80 0	16 General 80 General 35 General commended	1,500,000 1,500,000 1,500,000 <b>4,500,000</b>	Megan Lasch Lisa Stephens Walter Moreau	48453001753 48453001505 48453002315	171		C C	C (	С
Region 8/Rural															
Estimated Amount Available	\$724,159					Total HTCs Re	commended	-							
Region 8/Urban 21121 Paige Estates 21024 Freedom's Path at Waco 21318 Cypress Creek Temple Estimated Amount Available	826 South 11th Street 4800 Memorial Drive, Buildings 19, SWC of West Adams Avenue and So \$2,356,371		76706 McLennan 76711 Mclennan 76502 Bell	8 Urban 8 Urban 8 Urban	NC X NC/ADR NC	34 0	64 Elderly 34 SH 80 General commended	1,122,000 454,000 1,500,000 <b>3,076,000</b>	Brian Kimes Craig Taylor Stuart Shaw	48309000400 48309004300 48027020300	168		C C	C (	UR
Region 9/Rural 21114 The Reserves at Holdsworth Estimated Amount Available	NWQ Paschal Ave and Holdsworth \$600,000	D Kerrville	78028 Kerr	9 Rural	NC	32 4 Total HTCs Re	36 General	900,000 <b>900,000</b>	X Matt Gillam	48265960500	163		С	C	С
Region 9/Urban 21187 Village at Perrin Beitel 21289 Snowden Apartments 21064 Fiesta Trails Estimated Amount Available	2611 NE Loop 410 7223 Snowden Road 12485 W Interstate 10 \$5,643,097	San Antonio San Antonio San Antonio Elderly Max \$2,429,35	78217 Bexar 78240 Bexar 78230 Bexar	9 Urban 9 Urban 9 Urban	X NC X NC X NC	135 0 1	92 General 35 Elderly 60 General commended	1,500,000 1,500,000 1,500,000 <b>4,500,000</b>	Brad McMurray Timothy Alcott Jason Arechiga	48029121204 48029181504 48029181813	172		C C	C (	С
Region 10/Rural 21290 FishPond at Alice Estimated Amount Available	Approx. 300 & 320 E 3rd Street <b>\$724,159</b>	Alice	78332 Jim Wells	10 Rural	NC	67 2 Total HTCs Re	69 Elderly commended	1,008,202 <b>1,008,202</b>	David Fournier	48249950400	165		С	С	UR
Region 10/Urban 21186 Palms at Blucher Park Estimated Amount Available	209 S. Carancahua & 209, 217, 223, \$1,404,274	∵Corpus Christi	78401 Nueces	10 Urban	X NC	72 0 Total HTCs Re	72 General	1,500,000 <b>1,500,000</b>	Bradford McMurray	48355006400	167		С	C	С
Region 11/Rural 21052 Del Rio Lofts Estimated Amount Available	Newton Dr approx 500' east of Dod \$1,021,204	ls Del Rio	78840 Val Verde	11 Rural	NC	55 6 Total HTCs Re	61 General	1,006,603 <b>1,006,603</b>	Daniel Sailler	48465950400	167		С	C	С
Region 11/Urban 21039 Uvalde Villas 21048 Price Lofts 21274 Avanti Legacy Violet Parc 21069 Dahlia Villas Estimated Amount Available	Uvalde Ave. (east of S 10th St.) 54 South Price Road 4601 N. McColl St. 409 W. Sam Houston Blvd. \$6,447,814	McAllen Brownsville McAllen Pharr	78503 Hidalgo 78521 Cameron 78504 Hidalgo 78577 Hidalgo	11 Urban 11 Urban 11 Urban 11 Urban	NC NC NC	81 7		1,500,000 1,500,000 1,500,000 1,500,000 <b>6,000,000</b>	Steve Lollis Jake Mooney Enrique Flores, IV Steve Lollis	48215021202 48061013104 48215020901 48215021404	170 170		C C	C (C	C C
Region 12/Rural															
Estimated Amount Available	\$600,000					Total HTCs Re	commended	-							

Application Number	Development Name	Development Address	City	ZIP Code	County	Region Urban/Rural	At-Risk	USDA Nonprofit	Construction Type	Low-Income Units Market Rate Units	Total linite	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	st Possible	10 TAC 11.7(1) Part1 10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Review Status PPR Status	Underwriting Status
21113	San Angelo Crossing	NWQ Northwest Dr and W Houston	San Angelo	76901	Tom Green	12 Urba	n	NC		27	9	36 General	612,000	- 1	Michael Fogel	48451001101	165			СС	С
21317	San Angelo Terrace	W side of Appaloosa Trail, S of Hwy	San Angelo	76904	Tom Green	12 Urba	n	NC		58 1	4	72 General	1,328,167	1	Michael Fogel	48451001707	139			C C	С
Estimate	ed Amount Available	\$903,082								Total H	TCs R	ecommended	d 1,940,167								

Development Name Region 13/Rural	Development Address	City	ZIP Code County	Region Urban/Rural	At-Risk USDA Nonprofit Construction Type	Low-Income Units Market Rate Units Total Units Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Applicant Contact Name	Census Tract(s)	Best Possible Score 10 TAC 11.7(1) Part1 10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Review Status	PPR Status Underwriting Status
21283 Hemley Palms	230 Hemley Road	Vinton	79821 El Paso	13 Rural	NC	48 0 48 General	900,000	R.L. Bowling, IV	48141010221	145		c c	С
<b>Estimated Amount Available</b>	\$600,000					Total HTCs Recommended	900,000						
Region 13/Urban													
21130 Sun Pointe	4647 Maxwell Ave	El Paso	79904 El Paso	13 Urban	X AcR	146 0 146 General	1,230,369	Tom Deloye	48141000404	157		C C	С
21166 Mountain View Estates	approx 350 feet in the NWQ of Just	ic El Paso	79938 El Paso	13 Urban	NC	80 0 80 General	1,291,260	Roy Lopez	48141010339	152		UR C	UR
<b>Estimated Amount Available</b>	\$2,497,591					Total HTCs Recommended	2,521,629						
Estimated Total Available	\$84,777,689	Applications:	70		-	Total Amount Recommended	: 84,229,742						

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