

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

FOR IMMEDIATE RELEASE

Thursday, July 22, 2021

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KEY POINTS

- 2021 9% housing tax credits will finance the development of over 5,000 affordable rental units
- 2021 HTC Program valuation totals approximately \$847 million
- 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 www.tdhca.state.tx.us or the [Learn about Fair Housing in Texas](#) page.

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 Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Review Status	PPR Status	Underwriting Status	
Region 3/Urban																											
21081	Kiva East	SWQ East Side Ave and S Fitzhugh A	Dallas	75226	Dallas	3	Urban				NC	71	16	87	General	1,500,000		Lisa Stephens	48113001502	172	Highest Scoring CRP			C	C	C	
21145	Mariposa Apartment Homes at Com	4.5 Acres Near the NEC of Communi	Plano	75024	Collin	3	Urban				NC	108	72	180	Elderly	1,500,000		Stuart Shaw	48085031656	172				C	C	C	
21087	The Versia	NWC Grove St and S Story Rd	Irving	75060	Dallas	3	Urban				NC	78	0	78	Elderly	1,500,000		Sally Gaskin	48113015306	172				C	C	C	
21136	Oaklawn Place	5717-5725 Sadler Circle	Dallas	75235	Dallas	3	Urban	X			NC	84	0	84	Elderly	1,448,770		Victor Smeltz	48113000406	171				C	C	UR	
21015	Embree Eastside	1010 State Hwy 66	Garland	75040	Dallas	3	Urban				NC	80	27	107	General	1,495,914		Thomas E. Huth	48113018203	171				C	C	C	
21208	Parmore Jupiter Road	SWQ of E Parker Rd and Jupiter Rd	Plano	75074	Collin	3	Urban				NC	80	20	100	Elderly	1,411,815		Payton Mayes	48085032012	171				C	C	C	
21093	Parkside on Carrier	1217 S. Carrier Parkway	Grand Prairie	75051	Dallas	3	Urban				NC	38	0	38	Elderly	782,000		Brian Kimes	48113016201	171				C	C	C	
21004	Skyline at Cedar Crest	2720 East Kiest Blvd	Dallas	75216	Dallas	3	Urban	X			NC	85	22	107	General	1,500,000		Eleanor M.C. Fanning	48113008603	171				C	C	C	
21053	Reserve at Shiloh	1102 N Shiloh Road	Garland	75042	Dallas	3	Urban				NC	74	32	106	General	1,260,000		Brian McGeady	48113018900	171				C	C	C	
21061	Magnolia Lofts	300 E Magnolia Avenue	Fort Worth	76104	Tarrant	3	Urban				NC	60	7	67	General	1,500,000		Jason Arechiga	48439123500	171				C	C	C	
21078	Clifton Riverside	2400 Block of E Belknap St	Fort Worth	76111	Tarrant	3	Urban				NC	79	15	94	General	1,500,000		Matt Gillam	48439101202	163				UR	C	UR	
21139	Cypress Creek Apartment Homes at I	11520 North Central Expressway	Dallas	75243	Dallas	3	Urban				NC	103	86	189	General	1,500,000		Zachary Krochtengel	48113007805	155				C	C	UR	
Estimated Amount Available		\$16,899,634	Elderly Max \$6,962,073												Total HTCs Recommended		16,898,499										
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					C	C	C
Estimated Amount Available		\$1,435,491													Total HTCs Recommended		1,260,000										
Region 4/Urban																											
21101	Longview Crossing	SWQ E Hawkins Pkwy and Good She	Longview	75605	Gregg	4	Urban				NC	60	0	60	Elderly	976,694		Michael Fogel	48183000200	168					C	C	C
Estimated Amount Available		\$1,389,125													Total HTCs Recommended		976,694										
Region 5/Rural																											
21032	Royal Gardens Lufkin	Approximately 110 Harmony Hill Dri	Lufkin	75901	Angelina	5	Rural				NC	72	8	80	General	1,069,042		Noor Jooma	48005000800	167					C	C	C
Estimated Amount Available		\$1,084,599													Total HTCs Recommended		1,069,042										
Region 5/Urban																											
21033	Beaumont Pioneer Crossing	Approx. 9449 US-287 South	Beaumont	77708	Jefferson	5	Urban				NC	72	10	82	General	984,000		Noor Jooma	48245000101	139					C	C	C
Estimated Amount Available		\$1,001,516													Total HTCs Recommended		984,000										
Region 6/Rural																											
21003	Tomball Senior Village	SEC of Medical Complex Drive and S Tomball		77377	Harris	6	Rural	X			NC	50	9	59	Elderly	900,000		JOT Couch	48201555501	167					C	C	C
Estimated Amount Available		\$600,000													Total HTCs Recommended		900,000										
Region 6/Urban																											
21006	Westheimer Garden Villas	5811 Winsome Lane	Houston	77057	Harris	6	Urban	X			NC	82	3	85	Elderly	1,500,000		Russ Michaels	48201432001	171	Highest Scoring CRP			C	C	C	
21100	Hawthorn Terrace	Approximately 3103 Hayes Road	Houston	77082	Harris	6	Urban				NC	79	11	90	Elderly	1,500,000		J. Steve Ford	48201452100	171					C	C	C
21020	Huntington at Bay Area	SE corner of Bay Area Blvd & Seawo	Houston	77058	Harris	6	Urban				NC	88	60	148	Elderly	1,500,000		Mark Musemeche	48201341100	171					C	C	C
21292	Campanile on Minimax	SEC of Minimax Dr. & West Loop 61	Houston	77008	Harris	6	Urban				NC	93	24	117	Elderly	1,500,000		Les Kilday	48201511001	171					C	C	C
21264	Acadia Terrace	Appr. 6002 Rogerdale	Houston	77072	Harris	6	Urban				NC	79	41	120	General	1,500,000		J. Steve Ford	48201452300	171					C	C	C
21035	Manson Place	SWQ of Reeves Steet & Scott Street	Houston	77004	Harris	6	Urban				NC	74	2	76	General	1,500,000		Scott Puffer	48201312400	171					C	C	C
21132	OST Lofts	5520 Old Spanish Trail	Houston	77023	Harris	6	Urban				NC	109	21	130	General	1,500,000		Donna Rickenbacker	48201311800	170					C	C	C
21245	The Rushmore	800 Highway 6 South	Houston	77079	Harris	6	Urban				NC	85	16	101	General	1,500,000		Randy Rieger	48201454400	168					C	C	C
21026	Vista at Park Place	NWQ of Park Place Blvd. and Juniper	Houston	77087	Harris	6	Urban				NC	62	7	69	General	1,500,000		Dan Wilson	48201332900	168					C	C	C
21131	Boulevard 61	6101 Richmond Avenue	Houston	77057	Harris	6	Urban				NC	90	10	100	General	1,500,000	X	Janine Sisak	48201432702	165					C	C	C
Estimated Amount Available		\$15,550,905	Elderly Max \$6,585,808												Total HTCs Recommended		15,000,000										
Region 7/Rural																											
21177	Carver Ridge Apartments	SEQ County Road 137 and County Rc	Hutto	78634	Williamson	7	Rural				NC	48	12	60	General	900,000		Justin Zimmerman	48491020809	164					C	C	C

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Region 7/Urban																										
21070	Saison North	10010 N Capital of Texas Hwy	Austin	78759	Travis	7	Urban				NC	82	34	116	General	1,500,000		Megan Lasch	48453001753	172				C	C	C
21075	June West	NWC W Koenig Ln and Grover Ave	Austin	78756	Travis	7	Urban				NC	80	0	80	General	1,500,000		Lisa Stephens	48453001505	171				C	C	C
21063	Parker Apartments	2105 Parker Lane	Austin	78741	Travis	7	Urban		X		NC	135	0	135	General	1,500,000		Walter Moreau	48453002315	171				C	C	C
Estimated Amount Available		\$4,438,365	Elderly Max \$1,646,633												Total HTCs Recommended	4,500,000										
Region 8/Rural																										
Estimated Amount Available		\$724,159											Total HTCs Recommended	-												
Region 8/Urban																										
21121	Paige Estates	826 South 11th Street	Waco	76706	McLennan	8	Urban				NC	64	0	64	Elderly	1,122,000		Brian Kimes	48309000400	169				C	C	C
21024	Freedom's Path at Waco	4800 Memorial Drive, Buildings 19, 2	Waco	76711	McLennan	8	Urban		X		NC/ADR	34	0	34	SH	454,000		Craig Taylor	48309004300	168				C	C	UR
21318	Cypress Creek Temple	SWC of West Adams Avenue and So	Temple	76502	Bell	8	Urban				NC	90	90	180	General	1,500,000		Stuart Shaw	48027020300	51				C	C	UR
Estimated Amount Available		\$2,356,371											Total HTCs Recommended	3,076,000												
Region 9/Rural																										
21114	The Reserves at Holdsworth	NWQ Paschal Ave and Holdsworth D	Kerrville	78028	Kerr	9	Rural				NC	32	4	36	General	900,000	X	Matt Gillam	48265960500	163				C	C	C
Estimated Amount Available		\$600,000											Total HTCs Recommended	900,000												
Region 9/Urban																										
21187	Village at Perrin Beitel	2611 NE Loop 410	San Antonio	78217	Bexar	9	Urban		X		NC	80	12	92	General	1,500,000		Brad McMurray	48029121204	172				C	C	C
21289	Snowden Apartments	7223 Snowden Road	San Antonio	78240	Bexar	9	Urban		X		NC	135	0	135	Elderly	1,500,000		Timothy Alcott	48029181504	172				C	C	C
21064	Fiesta Trails	12485 W Interstate 10	San Antonio	78230	Bexar	9	Urban		X		NC	60	0	60	General	1,500,000		Jason Arechiga	48029181813	172				C	C	C
Estimated Amount Available		\$5,643,097	Elderly Max \$2,429,353												Total HTCs Recommended	4,500,000										
Region 10/Rural																										
21290	FishPond at Alice	Approx. 300 & 320 E 3rd Street	Alice	78332	Jim Wells	10	Rural				NC	67	2	69	Elderly	1,008,202		David Fournier	48249950400	165				C	C	UR
Estimated Amount Available		\$724,159											Total HTCs Recommended	1,008,202												
Region 10/Urban																										
21186	Palms at Blucher Park	209 S. Carancahua & 209, 217, 223, ;	Corpus Christi	78401	Nueces	10	Urban		X		NC	72	0	72	General	1,500,000		Bradford McMurray	48355006400	167				C	C	C
Estimated Amount Available		\$1,404,274											Total HTCs Recommended	1,500,000												
Region 11/Rural																										
21052	Del Rio Lofts	Newton Dr approx 500' east of Dods	Del Rio	78840	Val Verde	11	Rural				NC	55	6	61	General	1,006,603		Daniel Sailler	48465950400	167				C	C	C
Estimated Amount Available		\$1,021,204											Total HTCs Recommended	1,006,603												
Region 11/Urban																										
21039	Uvalde Villas	Uvalde Ave. (east of S 10th St.)	McAllen	78503	Hidalgo	11	Urban				NC	96	6	102	General	1,500,000		Steve Lollis	48215021202	170				C	C	C
21048	Price Lofts	54 South Price Road	Brownsville	78521	Cameron	11	Urban				NC	81	7	88	General	1,500,000		Jake Mooney	48061013104	170				C	C	C
21274	Avanti Legacy Violet Parc	4601 N. McColl St.	McAllen	78504	Hidalgo	11	Urban				NC	80	4	84	Elderly	1,500,000		Enrique Flores, IV	48215020901	170				C	C	C
21069	Dahlia Villas	409 W. Sam Houston Blvd.	Pharr	78577	Hidalgo	11	Urban				NC	102	18	120	General	1,500,000		Steve Lollis	48215021404	169				C	C	C
Estimated Amount Available		\$6,447,814											Total HTCs Recommended	6,000,000												
Region 12/Rural																										
Estimated Amount Available		\$600,000											Total HTCs Recommended	-												
Region 12/Urban																										

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Region 13/Rural																											
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	C	
Estimated Amount Available		\$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	C	
21166	Mountain View Estates	approx 350 feet in the NWQ of Justi	El Paso	79938	El Paso	13	Urban				NC	80	0	80	General	1,291,260		Roy Lopez	48141010339	152				UR	C	UR	
Estimated Amount Available		\$2,497,591										Total HTCs Recommended			2,521,629												
Estimated Total Available		\$84,777,689		Applications:		70						Total Amount Recommended:			84,229,742												

