



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.texas.gov](http://www.tdhca.texas.gov)

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August 25, 2025

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Jessica Krochtengel  
901 S Mopac Expressway  
Building 5, Suite 100  
Austin, Texas 78746

RE: Termination of Braniff Lofts TCAP-RF Application (TDHCA #25507)

Mrs. Krochtengel:

The Texas Department of Housing and Community Affairs (Department) received the Application named above on April 16, 2025. The Application was submitted under an Invitation to Apply that was approved by the Department's Governing Board on March 6, 2025, which made available \$10,000,000 in Tax Credit Assistance Program Repayment Funds (TCAP-RF) available to qualifying Developments.

The Invitation to Apply required that any loans made under it be fully amortizing at 2% interest. The Application for Braniff Lofts requests \$10 million at 2% interest, but with no annual debt service. When fully amortizing the loan as required under the Invitation, the Application is facially infeasible. Because of this, the TCAP-RF Application is terminated. This termination does not affect any other financing that may be in place for the Development.

An appeal process is available regarding this determination. The restrictions and requirements related to the filing of an appeal can be found in 10 TAC §11.902 of the 2025 Qualified Allocation Plan. Should you choose to appeal this decision to the Executive Director, you must file your appeal, in writing, with the Department not later than seven calendar days after the date of this letter. If you are not satisfied with the decision of the Executive Director or if the Executive Director does not respond, you may file a further appeal with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review §11.902 of the 2025 Qualified Allocation Plan for full instructions on the appeals process.



If you have any questions, please contact me at [cody.campbell@tdhca.state.tx.us](mailto:cody.campbell@tdhca.state.tx.us).

Sincerely,

A handwritten signature in black ink, appearing to read 'CCP' with a stylized flourish at the end.

Cody Campbell  
Director of Multifamily Programs