

# Texas Department of Housing and Community Affairs



**Thursday, July 23, 2026**

**10:00 AM**

**Dewitt C. Greer State Highway Building  
Williamson Board Room  
125 E. 11th Street  
Austin, TX 78701**

## **Governing Board**

*Leo Vasquez III, Chair  
Kenny Marchant, Vice-Chair  
Ajay Thomas, Member  
Anna Maria Farias, Member  
Holland Harper, Member  
Cindy Conroy, Member*

**Texas Department of Housing and Community Affairs  
Programmatic Impact Fiscal Year 2026**

**CY26 9% LIHTC Program\***

- Total Applications Received: 111
- Total Market Rate Units Proposed: 317
- Total Low-Income Units Proposed: 7,160
- Total HTCs Requested: \$183,873,93

*Construction Type:*

- Total Proposed New Construction Projects: 88
- Total Proposed Reconstruction Projects: 3
- Total Proposed Rehab Projects: 20

**CY26 4% LIHTC Program\*\***

**Active or Approved Applications:**

- Total Applications: 29
- Total Market Rate Units Proposed: 0
- Total Low-Income Units Proposed: 6,706

**Closed Applications:**

- Total Applications: 3
- Total Market Rate Units Proposed: 0
- Total Low-Income Units Proposed: 626

*Construction Type*

- Total Proposed New Construction Projects: 17
- Total Proposed Rehab/Reconstruction Projects: 15

**Owner Financing and Down Payment**

- 30-year, fixed interest rate mortgage loans
- Mortgage credit certificates
- Down payment, closing cost assistance
- Homebuyer education

*Programs:*

- Single Family Homeownership
 

|                    |                 |
|--------------------|-----------------|
| Expended Funds:    | \$1,135,374,320 |
| Households Served: | 4,656           |

**Energy Related Assistance**

- Utility bill payment assistance
- Energy consumption education
- Weatherization for energy efficiency

*Programs:*

- Comprehensive Energy Assistance Program (CEAP)
- Weatherization Assistance Program (WAP)
 

|                    |               |
|--------------------|---------------|
| Expended Funds:    | \$134,800,641 |
| Households Served: | 89,622        |

**Homelessness Services**

- Shelter building rehabilitation, conversion, operations
- Essential services e.g., health services, transportation, job training, employment services

*Programs:*

- Emergency Solutions Grant Program (ESG)
- Homeless Housing and Services Program (HHSP)
 

|                 |             |
|-----------------|-------------|
| Expended Funds: | \$8,997,047 |
| Persons Served: | 20,092      |

**Rental Assistance**

- Short, long term rent payment help
- Assistance linked with services, Transitional assistance

*Programs:*

- Tenant-Based Rental Assistance (TBRA)
- Section 8 Housing Choice Vouchers
- Section 811
 

|                    |              |
|--------------------|--------------|
| Expended Funds:    | \$19,398,972 |
| Households Served: | 3,694        |

**Owner Rehabilitation Assistance**

- Home rehabilitation, reconstruction
- Manufactured housing unit replacement
- Accessibility modifications e.g., ramp, grab bar installation

*Programs:*

- Homeowner Reconstruction Assistance Program (HRA)\*\*\*
- Amy Young Barrier Removal Program
 

|                    |              |
|--------------------|--------------|
| Expended Funds:    | \$12,089,698 |
| Households Served: | 124          |

**Single Family Development**

- Single family development, reconstruction, rehabilitation
- NSP, Do-it-yourself, "sweat equity" construction (bootstrap), rehabilitation, Contract for Deed refinance

*Programs:*

- Single Family Development Program (SFD)\*\*\*
- Texas Bootstrap Loan Program (Bootstrap)
 

|                    |             |
|--------------------|-------------|
| Expended Funds:    | \$1,881,000 |
| Households Served: | 38          |

**Supportive Services**

Provides administrative support for essential services for low-income individuals through Community Action Agencies

*Program:*

- Community Services Block Grant Program (CSBG)

|                 |              |
|-----------------|--------------|
| Expended Funds: | \$27,567,092 |
| Persons Served: | 233,612      |

**Total Expended Funds: \$1,824,521,045**

**Total Households Served: 369,594**

All FY2026 data as reported in TDHCA's 2026 performance measures.

*Note: Some households may have been served by more than one TDHCA program. For some programs, allocation is used as a proxy for expenditures. Because of timing of funds request, the funds expended for the quarter may be readjusted substantially by year end.*

**Reporting Period: 9/1/2025-5/31/2026**

\*9% LIHTC Program figures as of 06/05/2026

\*\*4% LIHTC Program figures as of 06/12/2026

\*\*\*Administered through the federally funded HOME Investment Partnerships Program



**CALL TO ORDER****ROLL CALL****CERTIFICATION OF QUORUM**

**Pledge of Allegiance** - I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

**Texas Allegiance** - Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

**CONSENT AGENDA**

Items on the Consent Agenda may be removed at the request of any Board member and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion or approval at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Tex. Gov't Code, Texas Open Meetings Act. Action may be taken on any item on this agenda, regardless of how designated.

**MULTIFAMILY FINANCE**

- |    |                                                                                                                                                          |                 |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1. | Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Maple Park Manor | Josh Goldberger |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|

**CONSENT AGENDA REPORT ITEMS**

- |    |                                                                                                             |                |
|----|-------------------------------------------------------------------------------------------------------------|----------------|
| 2. | Media Analysis and Outreach Report, June 2026                                                               | Michael Lyttle |
| 3. | Report on the Department's 3rd Quarter Investment Report in accordance with the Public Funds Investment Act | Joe Guevara    |
| 4. | Report on the Department's 3rd Quarter Investment Report related to funds held under Bond Trust Indentures  | Scott Fletcher |

**ACTION ITEMS**

Executive Session: the Chair may call an Executive Session at this point in the agenda in accordance with the below-cited provisions

**EXECUTIVE**

- |    |                             |                 |
|----|-----------------------------|-----------------|
| 5. | Executive Director's Report | Bobby Wilkinson |
|----|-----------------------------|-----------------|

**FUNDING ANNOUNCEMENTS AND AWARDS**

- |    |                                                                                      |               |
|----|--------------------------------------------------------------------------------------|---------------|
| 6. | Presentation, discussion, and possible action on approval of a loan to Waverly North | Cody Campbell |
|----|--------------------------------------------------------------------------------------|---------------|

- 
- |    |                                                                                              |                     |
|----|----------------------------------------------------------------------------------------------|---------------------|
| 7. | Presentation, discussion, and possible action on approval of a loan to Pine Creek Apartments | Priscilla Stevenson |
|----|----------------------------------------------------------------------------------------------|---------------------|

**ASSET MANAGEMENT**

- |    |                                                                                                                                                               |                  |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 8. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Ashbourne (HTC #25073)             | Rosalio Banuelos |
| 9. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Hudson at Pecan Creek (HTC #22432) | Rosalio Banuelos |

**POLICY & PUBLIC AFFAIRS**

- |     |                                                                                |                |
|-----|--------------------------------------------------------------------------------|----------------|
| 10. | Report on TDHCA Performance Measures for the third quarter of Fiscal Year 2026 | Michael Lyttle |
|-----|--------------------------------------------------------------------------------|----------------|

**MULTIFAMILY FINANCE**

- |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 11. | Presentation, discussion, and possible action regarding appeals related to the 2026 9% Housing Tax Credit Round                                                                                                                                                                                                                                                                                                                                                                          | Cody Campbell |
| 12. | Presentation, discussion, and possible action confirming obligations for those properties recommended for an award of competitive low income housing tax credits that sought and were awarded one point for committing at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness under 10 TAC §11.9(c)(4) related to Residents with Special Housing Needs | Cody Campbell |
| 13. | Presentation, discussion, and possible action regarding awards to 2026 9% Competitive Housing Tax Credit Applicants and approval of the waiting list for the 2026 Competitive Housing Tax Credit Application Round                                                                                                                                                                                                                                                                       | Cody Campbell |

**PUBLIC COMMENT ON MATTERS OTHER THAN ITEMS FOR WHICH THERE WERE POSTED AGENDA ITEMS**

The Board may go into Executive Session Pursuant to Tex. Gov't Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

Pursuant to Tex. Gov't Code §551.071(1) to seek the advice of its attorney about pending or contemplated litigation or a settlement offer;

Pursuant to Tex. Gov't Code §551.071(2) for the purpose of seeking the advice of its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't Code Chapter 551; including seeking legal advice in connection with a posted agenda item;

Pursuant to Tex. Gov't Code §551.072 to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person; and/or

Pursuant to Tex. Gov't Code §2306.039(c) the Department's internal auditor, fraud prevention coordinator or ethics advisor may meet in an executive session of the Board to discuss issues related to fraud, waste or abuse.

**OPEN SESSION**

If there is an Executive Session, the Board will reconvene in Open Session. Except as specifically authorized by applicable law, the Board may not take any actions in Executive Session.

**ADJOURN**

To access this agenda and details on each agenda item in the board book, please visit our website at [www.tdhca.texas.gov](http://www.tdhca.texas.gov) or contact Michael Lyttle, 512-475-4542, TDHCA, 221 East 11th Street, Austin, Texas 78701, and request the information. If you would like to follow actions taken by the Governing Board during this meeting, please follow TDHCA account (@tdhca) on X (Twitter).

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Nancy Dennis, at 512-475-3959 or Relay Texas at 1-800-735-2989, at least five days before the meeting so that appropriate arrangements can be made. Non-English speaking individuals who require interpreters for this meeting should contact Danielle Leath, 512-475-4606, at least five days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Danielle Leath, al siguiente número 512-475-4606 por lo menos cinco días antes de la junta para hacer los preparativos apropiados.

There is not a remote online or telephone option for public participation in this meeting, so those wishing to make public comment during the meeting must appear in person. This meeting will, however, be streamed online for public viewing.



## Texas Department of Housing and Community Affairs

### Governing Board

### Board Action Request

**File #: 1532**

**Agenda Date: 7/23/2026**

**Agenda #: 1.**

Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Maple Park Manor

#### **RECOMMENDED ACTION**

**WHEREAS**, the above listed development was awarded 9% housing tax credits during the 2023 competitive Application round;

**WHEREAS**, the Governing Board approved a request for the return and reallocation of those credits in 2024, and imposed a deadline to place in service of August 31, 2026, which is shorter than would have been allowed federally;

**WHEREAS**, the Department received a request from the Development Owner to extend the placement in service deadline to December 31, 2026, which can be accomplished within returning and reallocating the credits; and

**WHEREAS**, the Development Owner has presented evidence that this request is appropriate.

**NOW, therefore, it is hereby**

**RESOLVED**, the deadline to place in service for Maple Park Manor is extended to December 31, 2026.

#### **BACKGROUND**

|                              |                                                                                  |
|------------------------------|----------------------------------------------------------------------------------|
| <b>Development</b>           | Maple Park Manor                                                                 |
| <b>Target Population</b>     | Elderly                                                                          |
| <b>HTC Award</b>             | \$900,000                                                                        |
| <b>City</b>                  | Lockhart                                                                         |
| <b>Total Units</b>           | 30                                                                               |
| <b>HTC Units</b>             | 30                                                                               |
| <b>Initial Year of Award</b> | 2023                                                                             |
| <b>Extension Requested</b>   | Four additional months (an extension to August 31, 2026, was previously granted) |

Maple Park Manor is a 30-unit development located in Lockhart, Caldwell County. The Development received 9% housing tax credits in 2023, and in 2024 the Board approved a request to reallocate the credits, effectively creating an eight-month extension to place in service. As a result, the current deadline to place in service is August 31, 2026.

The project is currently on track to be completed on time; however, because there is no scheduled meeting of the Governing Board in August, the Developer has proactively requested this extension to account of any unexpected delays. Because the project is scheduled to complete within days of the existing deadline, staff finds this request reasonable and recommends approval.

#### **APPLICABLE RULE**

Under 10 TAC §11.6(5), a Development Owner may return credits and receive a reallocation outside the standard allocation process if the return is the result of a qualifying force majeure event occurring prior to issuance of IRS Form(s) 8609. Pursuant to 10 TAC §11.6(5), the Department's Governing Board may approve execution of a Carryover Allocation Agreement for the current program year with the Development Owner that returned the credits, but only if the following conditions are met:

(A) The credits were returned as a result of "Force Majeure" events that occurred before issuance of Forms 8609. Force Majeure events are the following sudden and unforeseen circumstances outside the control of the Development Owner: acts of God such as fire, tornado, flooding, significant and unusual rainfall or subfreezing temperatures, or loss of access to necessary water or utilities as a direct result of significant weather events; explosion; vandalism; orders or acts of military authority; unrelated party litigation; changes in law, rules, or regulations; national emergency or insurrection; riot; acts of terrorism; supplier failures; or materials or labor shortages. If a Force Majeure event is also a presidentially declared disaster, the Department may treat the matter under the applicable federal provisions. Force Majeure events must make construction activity impossible or materially impede its progress.

The Applicant previously met this standard to the Board's satisfaction when a request under this provision of the rule was approved in September 2024. Because the current request only asks to extend the previously approved extension to the fully allowable federal deadline of December 31, 2026, the Developer is not strictly required by rule to qualify under one of these standards.

#### **IMPACT OF BOARD DECISION**

If the Board approves the request:

- The new deadline to place in service will be December 31, 2026.

If the Board denies the request:

- The current placed-in-service deadline of August 31, 2026, remains in place.
- The Development Owner may either meet the existing deadline, return the credits, or have the award terminated for failing to meet the deadline.
- Returned credits will first be reallocated within the original subregion in accordance with 10 TAC §11.6(2). If no pending applications are eligible within the subregion, the

credits will be added to the statewide collapse for reallocation.

This request has no impact on any funding source other than the Low Income Housing Tax Credit program.

**RECOMMENDATION**

Staff recommends approval of the request to extend the deadline to place in service.

June 8, 2026

VIA EMAIL DELIVERY

Cody Campbell  
Rosalio Banuelos  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701-2410

Re: Maple Park Manor (TDHCA Application #23236, 24822)

Greetings:

We represent Maple Park Manor, L.P. ("Owner"), which received an award of 2023 9% Low Income Housing Tax Credits for a 30-unit senior development located in Lockhart, Texas. The current Placed in Service deadline is August 31, 2026, and we are requesting an extension of the Placed in Service Date to December 31, 2026.

**Background**

The development of Maple Park Manor required significant off-site improvements that the Owner had planned and budgeted for since the Development's application for Housing Tax Credits; however, the City of Lockhart had changed the process by which these improvements are incorporated into the City and the approval process caused significant delays to the timeline. The City of Lockhart would not issue a building permit until the public off-site improvements were completed, accepted, and plated.

In order to make this small development financially feasible, we partnered with a Community Housing Development Organization (CHDO). This change in structure has been approved by TDHCA and was necessary to make the development pencil. As part of the City's conditions to agree to the CHDO partnership, we entered into a Development Agreement with the City to build the entirety of a new road, Lincoln Lane, rather than just the portion of Lincoln Lane needed to access Maple Park Manor.

The city has a very strict sequencing process and the steps flowed very linearly. In order to receive the vertical building permit, we had to have Lincoln Lane completed, accepted, and platted. We installed the entirety of Lincoln Lane, and the road had to be accepted by the city in late 2025. Once the City accepted the road, it was platted and approved by the Planning and Zoning Commission, which only meets once a month. We had preemptively done all the flat work, site grading, and site paving while waiting for the plats to be approved. In order to receive the vertical building permit, the plat for our site had to be approved by the Planning and Zoning Commission and the original mylars signed and recorded. This process was only able to start once the plat for Lincoln Lane was approved. The plat for our development site was approved in recorded in early 2026. As soon as we received the full vertical building permit, we have been pushing construction at a very rapid pace. We are currently scheduled to finish construction/get at TCO at the end of August, which is the current PIS deadline. We are requesting a

Placed In Service extension to the end of the year (December 31, 2026) to make sure that we have a buffer to finish the work and will not need to come before the TDHCA Board again.

The building is currently dried in and finishes are being installed. The cabinets have been installed, and the rest of the finishes are actively being worked on and installed. The timing concern is coming from the elevator installation. Our contractor has some concern that the final elevator installation will not be completed by 8/31/2026 or that the necessary inspections will not be completed by the Placed In Service deadline.

### **Request**

We are currently anticipated to finish construction and receive a Temporary Certificate of Occupancy (TCO) on 8/31/26, which is the existing Place in Service deadline. We thought it best to preemptively request the PIS extension since there is traditionally no board meeting in August. We would like to request a new Place In Service deadline of 12/31/2026.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. H. Kimes", is written over the word "Sincerely,".

Brian H. Kimes  
Executive Vice President



# EXHIBIT A-TIMELINE

|                                                                  |           |
|------------------------------------------------------------------|-----------|
| Meeting with City Mangager on partnership with CHDO              | 3/7/25    |
| City Council meeting to approve CHDO & Development Agreement     | 5/6/25    |
| Construction Began on Lincoln Lane                               | 6/24/25   |
| Finalized CHDO Partnership                                       | 10/7/2025 |
| Completed construction of Lincoln Lane                           | 11/6/25   |
| Began site paving and flat work construction                     | 11/7/25   |
| Lincoln Lane plat approved by Planning and Zoning Commission     | 12/9/25   |
| TDHCA approval of CHDO Partnership                               | 12/15/25  |
| Lincoln Lane accepted by City                                    | 12/19/25  |
| Lincoln Lane plat recorded                                       | 12/22/25  |
| Development site plat approved by Planning and Zoning Commission | 1/14/26   |
| Development site plat recorded                                   | 2/2/26    |
| Completed site paving and flat work construction                 | 2/4/26    |
| Permit for vertical construction pulled                          | 2/11/26   |
| Vertical construction work started                               | 2/16/26   |
| Building dried in                                                | 5/6/26    |
| Anticipated construction completion                              | 8/31/26   |
| Current Placed In Service deadline                               | 8/31/26   |
| Requested Placed In Service date                                 | 12/31/26  |

**From:** [Ryan Garcia](#)  
**To:** [Cody Campbell](#); [Joshua Goldberger](#)  
**Cc:** [Jim Markel](#); [Jill Lafferty](#)  
**Subject:** Maple Park Manor Site Visit Photos  
**Date:** Monday, July 6, 2026 2:46:56 PM  
**Attachments:** [image001.png](#)  
[July 2 Site Visit Photos.pdf](#)

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Hi Cody and Josh,

I was onsite for Maple Park Manor last week and wanted to keep you both updated with the attached photos. As you can see, construction is coming along very quickly and the interior finish outs are being worked on. We are still wanting to request the PIS extension at the July 23<sup>rd</sup> board meeting just in case there are any construction issues since there won't be an August TDHCA Board meeting. We are still anticipating finishing construction the last week of August, but are concerned that there could be a potential issue with the elevator certification from the City which is the primary cause for concern and the PIS extension request. I will be back on site during TAAHP to get more updated photos of Maple Park Manor so the Board can have the most up to date information regarding the progress of construction.

Thank you,



**Ryan Garcia**

*Development Manager*

**JES Holdings, LLC** | [www.jesholdings.com](http://www.jesholdings.com)

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Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

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**File #: 1538**

**Agenda Date: 7/23/2026**

**Agenda #: 2.**

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Media Analysis and Outreach Report, June 2026

**Report follows this report.**



## TDHCA Outreach and Media Analysis, June 2026

A compilation of TDHCA media analysis designed to enhance the awareness of TDHCA programs and services among key stakeholder groups and the general public, and outreach activities, such as trainings and webinars. The following is an analysis of print, online and broadcast news, and social media reporting for the time period of June 1-30, 2026 (news articles that specifically mentioned TDHCA generally or along with Department programs).

Total number of articles referencing TDHCA: 22

Breakdown by Medium:<sup>1</sup>

- Print: 6 (Editorials/Columnists = 1)
- Broadcast: 5
- Trade, Government or Internet-Based Publications: 11

Figure 1 News Tone

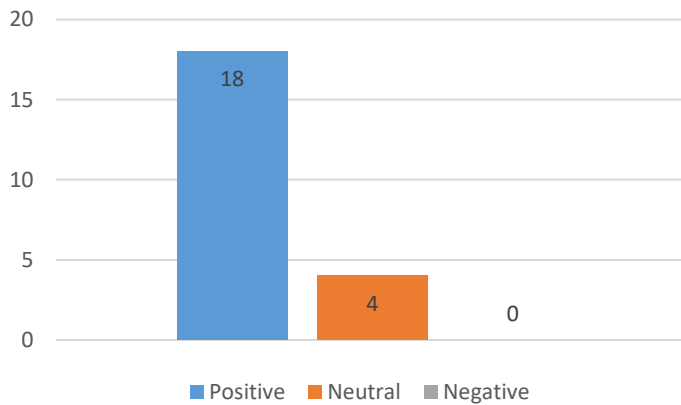
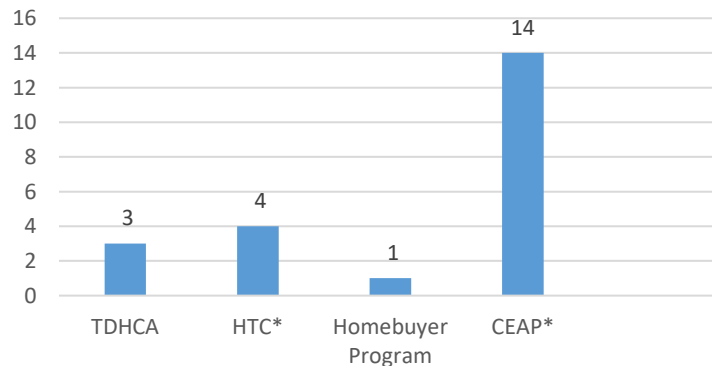
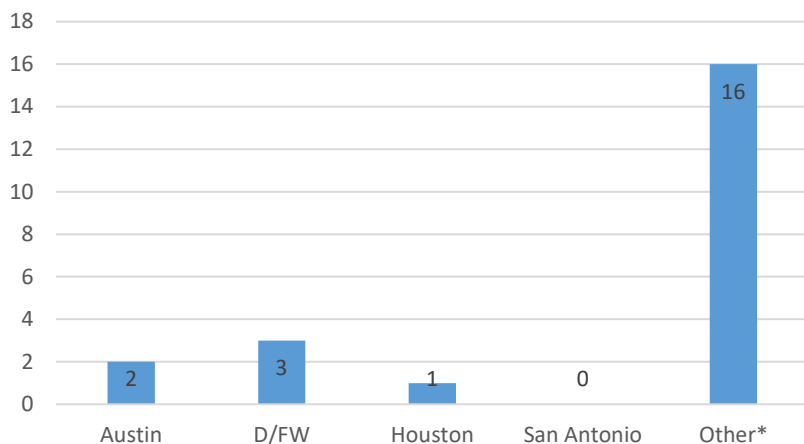


Figure 2 News Topic<sup>2</sup>



<sup>1</sup> Broadcast numbers may represent times in which TDHCA was referenced on a television or radio station's website, rather than in a broadcast segment. <sup>2</sup> News Topics: Programs include Housing Tax Credit, Comprehensive Energy Assistance Program.

Figure 3 Media Market



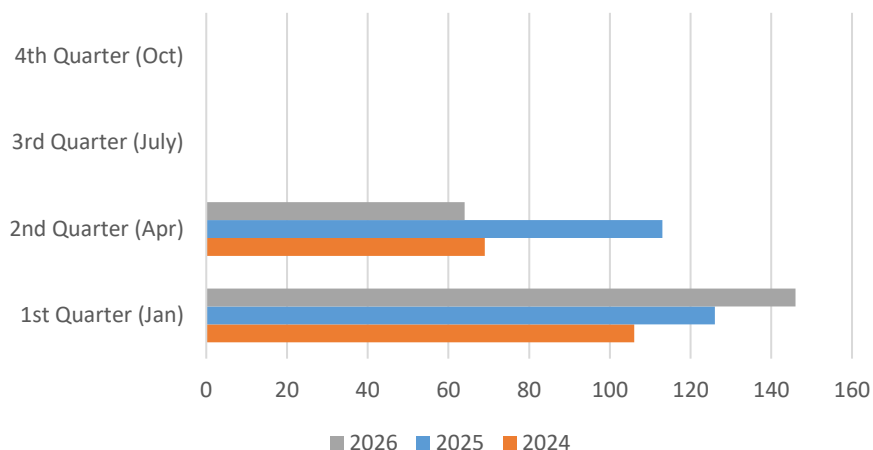
**Summary:**

Reporting on TDHCA activities by the news media totaled 22 references in June 2026. A press release issued through Governor Greg Abbott’s office related to the 2027 CEAP awards garnered the most media attention.

News mentions during the month were lower than June 2025 (48 total).

The following table illustrates the number of news mentions during each month or quarter of 2026 compared to 2025 and 2024. Through the second quarter of 2026 (January through June; 210 total), total news mentions tracked slightly lower than 2025 (239 total) and higher than 2024 (175 total).

**TDHCA News Trends**





### Social media:

Through June 2026, TDHCA has 3,743 followers to its X account (level from May 2026), and 8,366 followers to its Facebook page (a slight uptick from May 2026). TDHCA Instagram account (@txdhca) has garnered 72 followers since its debut (April 22). TDHCA's YouTube channel had 8,610 views in June. The following is a summary analysis of TDHCA's efforts to inform stakeholders and the public on federal and state resources, initiatives, and programs.

|  |       |        |                         |              |           |
|-----------------------------------------------------------------------------------|-------|--------|-------------------------|--------------|-----------|
| Month/Yr                                                                          | Posts | Clicks | Engagements             | Shared posts | Reactions |
| January 2026                                                                      | 48    | 71     | 50 (includes Comments)  | 4            | 45        |
| February 2026                                                                     | 52    | 141    | 62 (includes Comments)  | 6            | 34        |
| March 2026                                                                        | 50    | 73     | 105 (includes Comments) | 5            | 25        |
| April 2026                                                                        | 66    | 131    | 58 (includes Comments)  | 10           | 43        |
| May 2026                                                                          | 106   | 25     | 68 (includes Comments)  | 16           | 47        |
| June 2026                                                                         | 109   | 35     | 141 (includes Comments) | 15           | 28        |

\* Clicks = number of times an individual clicked on a link provided in a post; however, FB only tracks clicks for posts that reach a minimum engagement level of 30. Engagements = any action a person takes on our post including shares, comments and reactions.

|  |       |        |                        |          |             |
|-------------------------------------------------------------------------------------|-------|--------|------------------------|----------|-------------|
| Month/Yr                                                                            | Posts | Clicks | Engagements            | Retweets | Liked posts |
| January 2026                                                                        | 50    | 27     | 6                      | 2        | 4           |
| February 2026                                                                       | 52    | 0      | 23 (includes Comments) | 6        | 16          |
| March 2026                                                                          | 46    | 0      | 8 (includes Comments)  | 0        | 7           |
| April 2026                                                                          | 57    | 0      | 14 (includes Comments) | 3        | 9           |
| May 2026                                                                            | 50    | 0      | 11 (No Comments)       | 3        | 8           |
| May 2026                                                                            | 50    | 0      | 11 (includes Comments) | 2        | 8           |
| June 2026                                                                           | 51    | 24     | 33 (includes comments) | 1        | 4           |

\* Clicks = number of times an individual clicked on a link provided in a post. Engagements = any action a person takes on our post



| Month/Yr   | Posts | Clicks | Engagements | Comments | Liked posts |
|------------|-------|--------|-------------|----------|-------------|
| April 2026 | 6     | 0      | 0           | 0        | 26          |
| May 2026   | 5     | 0      | 0           | 0        | 12          |
| June 2026  | 4     | 0      | 3           | 0        | 3           |



| Month         | Views | Watch time (hours) | Avg. view duration | Avg. % viewed | Unique viewers |
|---------------|-------|--------------------|--------------------|---------------|----------------|
| January 2026  | 8,068 | 670.3              | 4:59               | 22.1%         | 6,011          |
| February 2026 | 7,795 | 696.6              | 5:21               | 20%           | 5,686          |
| March 2026    | 9,128 | 889.7              | 5:50               | 20.7%         | 6,616          |
| April 2026    | 8,639 | 1,001.0            | 6:42               | 21.9%         | 6,412          |
| May 2026      | 7,757 | 765.8              | 5:40               | 20.8%         | 6,152          |
| June 2026     | 8,610 | 794.5              | 5:22               | 20.1%         | 6,519          |

#### Understanding the YouTube Analytics

- **Views:** number of times your videos were viewed
- **Watch Time:** total number of hours your videos were watched by viewers
- **Average View Duration:** total watch time of your video divided by the total number of video plays, including replays. This metric measures your video's ability to engage viewers. The higher the view duration, the more engaging the videos.
- **Average Pct Viewed:** the percent of each video the average viewer watched. It measures your video's ability to hold viewers' attention for its entirety. YouTube generally rewards videos that can hold people's attention with higher search and recommendation rankings.
- **Unique viewers:** the estimated number of individuals who watch your videos over a certain period of time. It helps determine the size of our audience.

## Top 25 videos for June 2026

| Content                          |                                                       | Views ↓     | Watch time (hours) | Average view duration | Average percentage viewed | Unique viewers |
|----------------------------------|-------------------------------------------------------|-------------|--------------------|-----------------------|---------------------------|----------------|
| Duration                         | Publish date                                          |             |                    |                       |                           |                |
| <input type="checkbox"/> Total   |                                                       | 8,610       | 794.5              | 5:22                  | 20.1%                     | 6,519          |
| <input type="checkbox"/> 3:24    | Help For Texans                                       | 4,018 46.7% | 106.9 13.5%        | 1:35                  | 47.0%                     | 3,725 57.1%    |
| <input type="checkbox"/> 4:09    | Reasonable Accommodations in Texas                    | 1,372 15.9% | 74.0 9.3%          | 3:14                  | 78.0%                     | 1,298 19.9%    |
| <input type="checkbox"/> 6:18    | Assistance Animals in Texas                           | 1,293 15.0% | 97.1 12.2%         | 4:30                  | 71.5%                     | 1,198 18.4%    |
| <input type="checkbox"/> 0:52    | Texas Homebuyer Program introduction                  | 244 2.8%    | 2.7 0.3%           | 0:40                  | 77.4%                     | 234 3.6%       |
| <input type="checkbox"/> 1:53    | First Time Homebuyers...Save Money on your Inco...    | 208 2.4%    | 5.1 0.6%           | 1:27                  | 77.4%                     | 194 3.0%       |
| <input type="checkbox"/> 5:38:57 | Income Determination Training                         | 123 1.4%    | 56.5 7.1%          | 27:32                 | 8.1%                      | 64 1.0%        |
| <input type="checkbox"/> 6:04:10 | Housing Tax Credit Training                           | 114 1.3%    | 99.0 12.5%         | 52:07                 | 14.3%                     | 48 0.7%        |
| <input type="checkbox"/> 1:30:39 | Fair Housing Month 2026: Overview of Fair Housing     | 99 1.2%     | 52.0 6.5%          | 31:29                 | 34.7%                     | 56 0.9%        |
| <input type="checkbox"/> 1:30:29 | 2026 Emergency Solutions Grants (ESG) Applicati...    | 83 1.0%     | 12.4 1.6%          | 8:55                  | 9.9%                      | 67 1.0%        |
| <input type="checkbox"/> 1:48:46 | Fair Housing Month 2026: Reasonable Accommod...       | 39 0.5%     | 9.5 1.2%           | 14:41                 | 13.5%                     | 26 0.4%        |
| <input type="checkbox"/> 37:47   | May Coffee Chat - May 19, 2026                        | 39 0.5%     | 12.5 1.6%          | 19:11                 | 50.8%                     | 33 0.5%        |
| <input type="checkbox"/> 1:03:50 | HFC Lunch and Learn Session 4 - Income and Rent...    | 35 0.4%     | 5.3 0.7%           | 9:08                  | 14.3%                     | 29 0.4%        |
| <input type="checkbox"/> 1:42:33 | Fair Housing 101: An Overview of Fair Housing in T... | 34 0.4%     | 6.2 0.8%           | 10:57                 | 10.7%                     | 30 0.5%        |
| <input type="checkbox"/> 1:45:18 | Fair Housing 101: The Basics of Fair Housing in Te... | 30 0.4%     | 3.1 0.4%           | 6:09                  | 5.9%                      | 12 0.2%        |
| <input type="checkbox"/> 43:06   | June 2026 Coffee Chat                                 | 27 0.3%     | 4.4 0.6%           | 9:44                  | 22.6%                     | 25 0.4%        |
| <input type="checkbox"/> 1:28:53 | Office Hours: HOME-ARP and the USR                    | 27 0.3%     | 5.0 0.6%           | 11:11                 | 12.6%                     | 21 0.3%        |
| <input type="checkbox"/> 1:15:42 | HFC Lunch and Learn Session 1: Definitions and R...   | 25 0.3%     | 8.9 1.1%           | 21:22                 | 28.2%                     | 22 0.3%        |
| <input type="checkbox"/> 5:43:58 | Income Determination Training Webinar - Jan. 4, 2...  | 25 0.3%     | 55.7 7.0%          | 2:13:43               | 38.9%                     | 9 0.1%         |
| <input type="checkbox"/> 1:31:25 | Supportive Services, LURA discussion webinar          | 22 0.3%     | 6.1 0.8%           | 16:35                 | 18.2%                     | 15 0.2%        |
| <input type="checkbox"/> 1:32:18 | Let's Talk About Forms                                | 22 0.3%     | 7.7 1.0%           | 20:54                 | 22.7%                     | 15 0.2%        |
| <input type="checkbox"/> 4:48:58 | Income Determination Training                         | 21 0.2%     | 3.0 0.4%           | 8:39                  | 3.0%                      | 10 0.2%        |
| <input type="checkbox"/> 1:29:45 | Office Hours - Housing Finance Corporation (HFC) ...  | 20 0.2%     | 3.7 0.5%           | 11:06                 | 12.4%                     | 18 0.3%        |
| <input type="checkbox"/> 2:46:29 | Tax Exempt Bond Program (BOND) Training               | 18 0.2%     | 15.9 2.0%          | 52:58                 | 31.8%                     | 3 0.1%         |
| <input type="checkbox"/> 1:31:22 | Fair Housing Special Topics: Assistance Animals, ...  | 18 0.2%     | 1.0 0.1%           | 3:16                  | 3.6%                      | 17 0.3%        |
| <input type="checkbox"/> 1:36:22 | Students: A Recap for all Programs                    | 18 0.2%     | 6.1 0.8%           | 20:11                 | 21.0%                     | 15 0.2%        |



### TDHCA Outreach June 2026

A compilation of outreach activities such as meetings, trainings and webinars.

| <b>Department</b>          | <b>Meeting Date</b> | <b>Meeting Title</b>                                    | <b>Attendees (includes organizer)</b> |
|----------------------------|---------------------|---------------------------------------------------------|---------------------------------------|
| Compliance                 | June 12             | Office Hours: HOME-ARP and the Unit Status Report (USR) | 82                                    |
| Community Affairs/WAP      | June 23             | Virtual Training Session/Network                        | 80                                    |
| Compliance                 | June 23             | Coffee Chat posted to YouTube: HOME ARP                 | 97                                    |
| Community Affairs/CEAP/WAP | June 24             | Network Quarterly Call                                  | 100                                   |
| Multifamily Programs       | June 25             | Tenant-focused virtual workgroup (gotowebinar)          | 58                                    |
| Community Affairs/CSBG     | June 30             | Virtual Training Session/Multiple Subs                  | 10                                    |



## Texas Department of Housing and Community Affairs

### Governing Board

### Board Action Request

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**File #: 1546**

**Agenda Date: 7/23/2026**

**Agenda #: 3.**

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Report on the Department's 3rd Quarter Investment Report in accordance with the Public Funds Investment Act

### **BACKGROUND**

The Department's investment portfolio consists of two distinct parts. One part is related to bond funds under trust indentures that are not subject to the Public Funds Investment Act (PFIA), and the remaining portion is related to accounts excluded from the indentures but covered by the PFIA. The Department's total investment portfolio is \$4,571,877,943 of which \$4,478,738,130 is not subject to the PFIA. This report addresses the remaining \$93,139,813 (see page 1 of the Internal Management Report) in investments covered by the PFIA. These investments are deposited in the General Fund, Housing Trust Fund, Compliance, and Housing Initiative accounts, which are all held at the Texas Treasury Safekeeping Trust Company (TTSTC), primarily in the form of overnight repurchase agreements. These investments are fully collateralized and secured by U.S. Government Securities. A repurchase agreement is the daily purchase of a security with an agreement to repurchase that security at a specific price and date, which in this case was June 1, 2026, with an effective interest rate of 3.57%. These investments safeguard principal while maintaining liquidity. The overnight repurchase agreements, subject to the PFIA, earned \$855,231 in interest during the quarter.

**Below is a description of each fund group and its corresponding accounts.**

- The **General Fund** maintain funds for administrative purposes to fund expenses related to the Department's ongoing operations. These accounts contain balances related to bond residuals, fee income generated from the Mortgage Credit Certificate (MCC) Program, escrow funds, single family and multifamily bond administration fees, and balances associated with the Below Market Interest Rate (BMIR) Program.
- **The State Housing Trust Fund** accounts maintain funds related to programs set forth by the Housing Trust Fund funding plan. The Housing Trust Fund provides loans and grants to finance, acquire, rehabilitate, and develop decent and safe affordable housing.
- The **Compliance** accounts maintain funds from compliance monitoring fees and asset management fees collected from multifamily developers. The number of low-income units and authority to collect these fees is outlined in the individual Land Use Restriction Agreements (LURAs) that are issued to each Developer. These fees are generated for the purpose of offsetting expenses incurred by the Department related to the monitoring and administration of these properties.

- The **Housing Initiative** accounts maintain funds from fees collected from Developers in connection with the Department's Housing Tax Credit Program. The majority of fees collected are application fees and commitment fees. The authority for the collection of these fees is outlined in the Department's Multifamily Rules. These fees are generated for the purpose of offsetting expenses incurred by the Department related to the administration of the Tax Credit Program.
- The **Ending Homelessness Trust Fund** account maintains funds from donations collected from individuals through the Texas Department of Motor Vehicles in connection with the Department's Ending Homelessness Program. The authority for the collection of these donations is outlined in Tex. Transp. Code §502.415. These donations are collected and disbursed for the purpose of providing grants to counties and municipalities to combat homelessness.

This report is in the format required by the Public Funds Investment Act. It shows in detail the types of investments, their maturities, their carrying (face amount) values, and fair values at the beginning and end of the quarter. The detail for investment activity is on Pages 1 and 2.

During the 3rd Quarter, as it relates to the investments covered by the PFIA, the carrying value decreased by \$296,240 (see page 1) for an ending balance of \$93,139,813. The change is described below by fund groups.

**General Fund:** The General Fund increased by \$338,954. This consists primarily of \$586,856 received in multifamily bond fees, \$43,400 in MCC Fees, \$850,000 transferred from the Single Family Bond Program, and \$250,000 transferred from the Residential Mortgage Revenue Bond Program, offset by disbursements including \$1,342,694 to fund the operating budget.

**The State Housing Trust Fund:** The Housing Trust Fund increased by \$50,341. This consists primarily of \$1,181,913 received in loan repayments and interest earnings, offset by disbursements including \$1,104,579 for loans, grants, and escrow payments.

**Compliance:** Compliance funds increased by \$29,403. This consists primarily of \$2,733,543 received in compliance fees and interest earnings, offset by disbursements of \$2,575,567 transferred to fund the operating budget.

**Housing Initiative:** Housing Initiative funds decreased by \$790,888. This consists primarily of \$1,771,520 received in fees and interest earnings related to tax credit activities, offset by disbursements of \$2,484,049 transferred to fund the operating budget.

**Ending Homelessness Fund:** Ending Homelessness funds increased by \$75,950. This consists of \$76,019 donations and interest earnings on current investment balances.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
HOUSING FINANCE DIVISION

PUBLIC FUNDS INVESTMENT ACT  
INTERNAL MANAGEMENT REPORT (SEC. 2256.023)  
QUARTER ENDING MAY 31, 2026



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
HOUSING FINANCE DIVISION  
PUBLIC FUNDS INVESTMENT ACT  
Internal Management Report (Sec. 2256.023)  
Quarter Ending May 31, 2026

| Investment Type                |                       | FAIR VALUE<br>(MARKET)<br>@ 2/28/2026 | CARRYING<br>VALUE<br>@ 2/28/2026 | ACCRETION /<br>PURCHASES | AMORTIZATION/<br>SALES | MATURITIES | TRANSFERS | CARRYING<br>VALUE<br>@ 5/31/2026 | FAIR VALUE<br>(MARKET)<br>@ 5/31/2026 | CHANGE<br>IN FAIR VALUE<br>(MARKET) | ACCRUED<br>INT REC'BL<br>GAIN | RECOGNIZED<br>GAIN |
|--------------------------------|-----------------------|---------------------------------------|----------------------------------|--------------------------|------------------------|------------|-----------|----------------------------------|---------------------------------------|-------------------------------------|-------------------------------|--------------------|
| NON-INDENTURE RELATED:         |                       |                                       |                                  |                          |                        |            |           |                                  |                                       |                                     |                               |                    |
| General Fund                   | Repurchase Agreements | 9,121,715.12                          | 9,121,715.12                     | 378,663.63               | (39,709.59)            | -          | -         | 9,460,669.16                     | 9,460,669.16                          | -                                   | 2,814.55                      |                    |
| Housing Trust Fund             | Repurchase Agreements | 22,993,841.77                         | 22,993,841.77                    | 1,569,387.07             | (1,519,046.32)         | -          | -         | 23,044,182.52                    | 23,044,182.52                         | -                                   | 6,855.91                      |                    |
| Compliance                     | Repurchase Agreements | 20,792,641.58                         | 20,792,641.58                    | 67,569.43                | (38,166.16)            | -          | -         | 20,822,044.85                    | 20,822,044.85                         | -                                   | 6,194.56                      |                    |
| Housing Initiatives            | Repurchase Agreements | 39,740,560.94                         | 39,740,560.94                    | 80,055.47                | (870,943.28)           | -          | -         | 38,949,673.13                    | 38,949,673.13                         | -                                   | 11,587.73                     |                    |
| Ending Homelessness Trust Fund | Repurchase Agreements | 787,294.06                            | 787,294.06                       | 75,949.51                | -                      | -          | -         | 863,243.57                       | 863,243.57                            | -                                   | 256.81                        |                    |
| NON-INDENTURE RELATED TOTAL    |                       | 93,436,053.47                         | 93,436,053.47                    | 2,171,625.11             | (2,467,865.35)         | 0.00       | 0.00      | 93,139,813.23                    | 93,139,813.23                         | 0.00                                | 27,709.56                     | 0.00               |

(b) (8) The Department is in compliance with regards to investing its funds in a manner which will provide by priority the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Department cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformation to all applicable state statutes governing the investment of public funds including Section 2306 of the Department's enabling legislation and specifically, Section 2256 of the Texas Government Code, the Public Funds Investment Act.

Per Section 2256.007(d) of the Texas Government Code, the Public Funds Investment Act:  
David Cervantes completed 5.0 hrs. of training on the Texas Public Funds Investment Act on October 22, 2025  
Scott Fletcher completed 5.0 hrs. of training on the Texas Public Funds Investment Act on June 27, 2024

Signed by:  
  
230605573F7A7476  
David Cervantes  
Director of Administration

Date: July 13, 2026

DocuSigned by:  
  
F1F06899391594E  
Scott Fletcher  
Deputy Executive Director - Housing Finance

Date: July 13, 2026

Texas Department of Housing and Community Affairs  
Non-Indenture Investment Summary  
For Period Ending May 31, 2026

| Investment                                            |                             | Current Interest | Current Purchase | Current       | Beginning Carrying Value | Beginning Market Value | Accretions/ Purchases | Amortizations/ Sales  | Maturities | Transfers | Ending Carrying Value | Ending Market Value  | Change In Market Value | Recognized Gain |
|-------------------------------------------------------|-----------------------------|------------------|------------------|---------------|--------------------------|------------------------|-----------------------|-----------------------|------------|-----------|-----------------------|----------------------|------------------------|-----------------|
| Type                                                  | Issue                       | Rate             | Date             | Maturity Date | 2/28/2026                | 2/28/2026              |                       |                       |            |           | 5/31/2026             | 5/31/2026            |                        |                 |
| Repo Agmt                                             | General Fund                | 3.57             | 5/29/2026        | 6/1/2026      | 1,659,257.47             | 1,659,257.47           | 35,265.84             | -                     | -          | -         | 1,694,523.31          | 1,694,523.31         | -                      | -               |
| Repo Agmt                                             | General Fund                | 3.57             | 5/29/2026        | 6/1/2026      | 0.02                     | 0.02                   | -                     | -                     | -          | -         | 0.02                  | 0.02                 | -                      | -               |
| Repo Agmt                                             | General Fund                | 3.57             | 5/29/2026        | 6/1/2026      | 53,679.44                | 53,679.44              | 39,375.65             | -                     | -          | -         | 93,055.09             | 93,055.09            | -                      | -               |
| Repo Agmt                                             | General Fund                | 3.57             | 5/29/2026        | 6/1/2026      | 603,042.24               | 603,042.24             | -                     | (39,478.69)           | -          | -         | 563,563.55            | 563,563.55           | -                      | -               |
| Repo Agmt                                             | General Fund                | 3.57             | 5/29/2026        | 6/1/2026      | 4,573,124.22             | 4,573,124.22           | 175,272.54            | -                     | -          | -         | 4,748,396.76          | 4,748,396.76         | -                      | -               |
| Repo Agmt                                             | General Fund                | 3.57             | 5/29/2026        | 6/1/2026      | 492,865.50               | 492,865.50             | 1,043.35              | -                     | -          | -         | 493,908.85            | 493,908.85           | -                      | -               |
| Repo Agmt                                             | General Fund                | 3.60             | 2/27/2026        | 3/2/2026      | 230.90                   | 230.90                 | -                     | (230.90)              | -          | -         | -                     | -                    | -                      | -               |
| Repo Agmt                                             | General Fund                | 3.57             | 5/29/2026        | 6/1/2026      | 960,779.89               | 960,779.89             | 120,569.90            | -                     | -          | -         | 1,081,349.79          | 1,081,349.79         | -                      | -               |
| Repo Agmt                                             | General Fund                | 3.57             | 5/29/2026        | 6/1/2026      | 777,575.46               | 777,575.46             | 7,135.81              | -                     | -          | -         | 784,711.27            | 784,711.27           | -                      | -               |
| Repo Agmt                                             | General Fund                | 3.57             | 5/29/2026        | 6/1/2026      | 1,159.98                 | 1,159.98               | 0.54                  | -                     | -          | -         | 1,160.52              | 1,160.52             | -                      | -               |
| <b>General Fund Total</b>                             |                             |                  |                  |               | <b>9,121,715.12</b>      | <b>9,121,715.12</b>    | <b>378,663.63</b>     | <b>(39,709.59)</b>    | -          | -         | <b>9,460,669.16</b>   | <b>9,460,669.16</b>  | -                      | -               |
| Repo Agmt                                             | Housing Trust Fund          | 3.57             | 5/29/2026        | 6/1/2026      | 110,701.57               | 110,701.57             | 8,378.87              | -                     | -          | -         | 119,080.44            | 119,080.44           | -                      | -               |
| Repo Agmt                                             | Housing Trust Fund          | 3.57             | 5/29/2026        | 6/1/2026      | 601,482.27               | 601,482.27             | 38,675.67             | -                     | -          | -         | 640,157.94            | 640,157.94           | -                      | -               |
| Repo Agmt                                             | Housing Trust Fund          | 3.57             | 5/29/2026        | 6/1/2026      | 788,307.92               | 788,307.92             | 41,956.26             | -                     | -          | -         | 830,264.18            | 830,264.18           | -                      | -               |
| Repo Agmt                                             | General Revenue Appn        | 3.57             | 5/29/2026        | 6/1/2026      | 1,306,737.62             | 1,306,737.62           | 107,030.20            | -                     | -          | -         | 1,413,767.82          | 1,413,767.82         | -                      | -               |
| Repo Agmt                                             | General Revenue Appn        | 3.57             | 5/29/2026        | 6/1/2026      | 342,978.52               | 342,978.52             | -                     | (183,264.25)          | -          | -         | 159,714.27            | 159,714.27           | -                      | -               |
| Repo Agmt                                             | General Revenue Appn        | 3.57             | 5/29/2026        | 6/1/2026      | 3,220,757.36             | 3,220,757.36           | -                     | (780,831.85)          | -          | -         | 2,439,925.51          | 2,439,925.51         | -                      | -               |
| Repo Agmt                                             | General Revenue Appn        | 3.57             | 5/29/2026        | 6/1/2026      | 1,142,017.97             | 1,142,017.97           | 59,202.96             | -                     | -          | -         | 1,201,220.93          | 1,201,220.93         | -                      | -               |
| Repo Agmt                                             | General Revenue Appn        | 3.57             | 5/29/2026        | 6/1/2026      | 228,497.90               | 228,497.90             | -                     | -                     | -          | -         | 228,497.90            | 228,497.90           | -                      | -               |
| Repo Agmt                                             | Housing Trust Fund-GR       | 3.57             | 5/29/2026        | 6/1/2026      | 1,684,776.24             | 1,684,776.24           | -                     | -                     | -          | -         | 1,684,776.24          | 1,684,776.24         | -                      | -               |
| Repo Agmt                                             | Housing Trust Fund-GR       | 3.57             | 5/29/2026        | 6/1/2026      | 793,534.31               | 793,534.31             | -                     | (32,833.35)           | -          | -         | 760,700.96            | 760,700.96           | -                      | -               |
| Repo Agmt                                             | Housing Trust Fund-GR       | 3.57             | 5/29/2026        | 6/1/2026      | 1,155,229.63             | 1,155,229.63           | -                     | (175,616.87)          | -          | -         | 979,612.76            | 979,612.76           | -                      | -               |
| Repo Agmt                                             | Housing Trust Fund-GR       | 3.57             | 5/29/2026        | 6/1/2026      | 1,250,133.50             | 1,250,133.50           | 160,643.11            | -                     | -          | -         | 1,410,776.61          | 1,410,776.61         | -                      | -               |
| Repo Agmt                                             | Bootstrap -GR               | 3.57             | 5/29/2026        | 6/1/2026      | 3,866,284.75             | 3,866,284.75           | -                     | -                     | -          | -         | 3,866,284.75          | 3,866,284.75         | -                      | -               |
| Repo Agmt                                             | Bootstrap -GR               | 3.57             | 5/29/2026        | 6/1/2026      | 4,516,970.21             | 4,516,970.21           | -                     | (99,000.00)           | -          | -         | 4,417,970.21          | 4,417,970.21         | -                      | -               |
| Repo Agmt                                             | Bootstrap -GR               | 3.57             | 5/29/2026        | 6/1/2026      | 1,515,000.00             | 1,515,000.00           | -                     | (247,500.00)          | -          | -         | 1,267,500.00          | 1,267,500.00         | -                      | -               |
| Repo Agmt                                             | Bootstrap -GR               | 3.57             | 5/29/2026        | 6/1/2026      | 470,432.00               | 470,432.00             | 1,153,500.00          | -                     | -          | -         | 1,623,932.00          | 1,623,932.00         | -                      | -               |
| <b>Housing Trust Fund Total</b>                       |                             |                  |                  |               | <b>22,993,841.77</b>     | <b>22,993,841.77</b>   | <b>1,569,387.07</b>   | <b>(1,519,046.32)</b> | -          | -         | <b>23,044,182.52</b>  | <b>23,044,182.52</b> | -                      | -               |
| Repo Agmt                                             | Multi Family                | 3.57             | 5/29/2026        | 6/1/2026      | 1,285,221.50             | 1,285,221.50           | -                     | (21,264.75)           | -          | -         | 1,263,956.75          | 1,263,956.75         | -                      | -               |
| Repo Agmt                                             | Multi Family                | 3.57             | 5/29/2026        | 6/1/2026      | 1,143,558.93             | 1,143,558.93           | 67,569.43             | -                     | -          | -         | 1,211,128.36          | 1,211,128.36         | -                      | -               |
| Repo Agmt                                             | Low Income Tax Credit Prog. | 3.57             | 5/29/2026        | 6/1/2026      | 18,363,861.15            | 18,363,861.15          | -                     | (16,901.41)           | -          | -         | 18,346,959.74         | 18,346,959.74        | -                      | -               |
| <b>Compliance Total</b>                               |                             |                  |                  |               | <b>20,792,641.58</b>     | <b>20,792,641.58</b>   | <b>67,569.43</b>      | <b>(38,166.16)</b>    | -          | -         | <b>20,822,044.85</b>  | <b>20,822,044.85</b> | -                      | -               |
| Repo Agmt                                             | Asset Management            | 3.57             | 5/29/2026        | 6/1/2026      | 2,798,259.36             | 2,798,259.36           | 40,775.83             | -                     | -          | -         | 2,839,035.19          | 2,839,035.19         | -                      | -               |
| Repo Agmt                                             | Low Income Tax Credit Prog. | 3.57             | 5/29/2026        | 6/1/2026      | 30,000.00                | 30,000.00              | -                     | -                     | -          | -         | 30,000.00             | 30,000.00            | -                      | -               |
| Repo Agmt                                             | Low Income Tax Credit Prog. | 3.57             | 5/29/2026        | 6/1/2026      | 3,106,616.35             | 3,106,616.35           | 35,645.39             | -                     | -          | -         | 3,142,261.74          | 3,142,261.74         | -                      | -               |
| Repo Agmt                                             | Low Income Tax Credit Prog. | 3.57             | 5/29/2026        | 6/1/2026      | 33,404,237.65            | 33,404,237.65          | -                     | (870,943.28)          | -          | -         | 32,533,294.37         | 32,533,294.37        | -                      | -               |
| Repo Agmt                                             | Low Income Tax Credit Prog. | 3.57             | 5/29/2026        | 6/1/2026      | 401,447.58               | 401,447.58             | 3,634.25              | -                     | -          | -         | 405,081.83            | 405,081.83           | -                      | -               |
| <b>Housing Initiatives Total</b>                      |                             |                  |                  |               | <b>39,740,560.94</b>     | <b>39,740,560.94</b>   | <b>80,055.47</b>      | <b>(870,943.28)</b>   | -          | -         | <b>38,949,673.13</b>  | <b>38,949,673.13</b> | -                      | -               |
| Repo Agmt                                             | Homelessness - HB4102       | 3.57             | 5/29/2026        | 6/1/2026      | 787,294.06               | 787,294.06             | 75,949.51             | -                     | -          | -         | 863,243.57            | 863,243.57           | -                      | -               |
| <b>Homelessness - HB4102 Total</b>                    |                             |                  |                  |               | <b>787,294.06</b>        | <b>787,294.06</b>      | <b>75,949.51</b>      | -                     | -          | -         | <b>863,243.57</b>     | <b>863,243.57</b>    | -                      | -               |
| <b>Total Non-Indenture Related Investment Summary</b> |                             |                  |                  |               | <b>93,436,053.47</b>     | <b>93,436,053.47</b>   | <b>2,171,625.11</b>   | <b>(2,467,865.35)</b> | -          | -         | <b>93,139,813.23</b>  | <b>93,139,813.23</b> | -                      | -               |



## Texas Department of Housing and Community Affairs

### Governing Board

### Board Action Request

**File #: 1547**

**Agenda Date: 7/23/2026**

**Agenda #: 4.**

Report on the Department's 3<sup>rd</sup> Quarter Investment Report related to funds held under Bond Trust Indentures

### **BACKGROUND**

Funds held under Bond Trust Indentures are governed by the terms of each respective indenture and are managed by the trustee, who controls permitted investments and compliance requirements. Accordingly, these funds are excluded from the Department's Investment Policy.

While not required under the Public Funds Investment Act (PFIA), this report is provided for transparency into investment balances and activity, portfolio composition and changes during the quarter, and financial position of each indenture, including parity (asset-to-liability coverage).

The primary objective of these investments is to generate sufficient cash flow to meet debt service requirements and ultimately retire the associated bond obligations.

### **Portfolio Overview**

Total indenture-related investments decreased to \$4.47 billion (carrying value), a net decrease of approximately \$12.5 million for the quarter. The increase in percentage of MBS is attributable to the pooling of mortgage loans under the RMRB indenture, as well as the reinvestment of mortgage repayments across all indentures

### **Portfolio Investment Composition**

| <b><u>Investment Type</u></b>            | <b><u>Beginning of Quarter</u></b> | <b><u>End of Quarter</u></b> |
|------------------------------------------|------------------------------------|------------------------------|
| Mortgage-Backed Securities (MBS)         | 85%                                | 88%                          |
| Repurchase Agreements (Cash Equivalents) | 9%                                 | 5%                           |
| Treasury-Backed Mutual Funds             | 2%                                 | 2%                           |
| Guaranteed Income Contracts/Agreements   | 1%                                 | %                            |
| <u>Treasury Notes/Bonds/SLGs</u>         | <u>3%</u>                          | <u>3%</u>                    |
| <b><u>Total</u></b>                      | <b><u>100%</u></b>                 | <b><u>100%</u></b>           |

### Quarterly Activity

Portfolio activity reflects continued production within the RMRB and Multifamily indentures, along with ongoing cash flow from the Single Family (SFMRB) indenture. MBS purchases totaled \$165.5 million, with MBS paydowns and maturities of \$41.4 million.

Repurchase agreements decreased due to the origination of mortgage loans and the temporary reinvestment of mortgage repayments until funds are utilized for bond debt service.

### Mortgage-Backed Securities Quarterly Activity

|                   | <b>FY25</b>      | <b>FY25</b>      | <b>FY26</b>      | <b>FY26</b>      | <b>FY26</b>      |                     |
|-------------------|------------------|------------------|------------------|------------------|------------------|---------------------|
|                   | <b><u>Q3</u></b> | <b><u>Q4</u></b> | <b><u>Q1</u></b> | <b><u>Q2</u></b> | <b><u>Q3</u></b> | <b><u>Total</u></b> |
| <b>Purchases</b>  | \$195,691,828    | \$182,793,683    | \$209,799,059    | \$172,583,791    | \$165,528,040    | \$926,396,401       |
| <b>Maturities</b> | \$34,896,349     | \$36,504,912     | \$43,900,638     | \$41,692,216     | \$41,448,173     | \$198,442,288       |

No sales or transfers occurred during the periods presented.

### Market Value

The valuation of investments at fair market value results in the recognition of unrealized gains and losses. These changes do not impact the overall portfolio, as the Department generally holds mortgage-backed securities (MBS) to maturity.

During the quarter, fair market value decreased by approximately **\$58.9 million** (see pages 3 and 4), though it remains below carrying value. This change is largely attributable to movements in interest rates. As of May 28, 2026, the national average for a 30-year fixed-rate mortgage, as reported by the Freddie Mac Primary Mortgage Market Survey, was **6.53%**, up from **5.98%** at the end of February 2026.

While several factors influence market valuations, there is an inverse relationship between prevailing mortgage interest rates and the value of MBS. Given the current interest rate environment, the observed change in market value is consistent with expectations

### Parity

Parity remains strong across all indentures and continues to exceed required thresholds. As of May 28, 2026, total parity assets were approximately \$5.67 billion, compared to total liabilities of approximately \$5.49 billion, resulting in an excess of assets over liabilities of approximately \$182.3 million and an overall parity ratio of 103.32%.

Parity by indenture is summarized below.

### Parity by Indenture

| <b><u>Indenture</u></b> | <b><u>Parity Ratio</u></b> |
|-------------------------|----------------------------|
|-------------------------|----------------------------|



|                                   |                       |
|-----------------------------------|-----------------------|
| Single Family (SFRMB)             | 106.58%               |
| Residential (RMRB)                | 103.56%               |
| <u>Multifamily</u>                | <u>100.47%</u>        |
| <b><u>Combined Indentures</u></b> | <b><u>103.32%</u></b> |

All indentures maintain parity above 100%, indicating sufficient asset coverage to meet debt service obligations.

**Conclusion**

The indenture portfolio continues to perform as expected, with RMRB driving growth, SFMRB generating stable cash flow, and consistent multifamily activity. Portfolio allocation remains stable, parity is strong across all indentures, and market value fluctuations do not impact the Department's ability to meet its obligations.

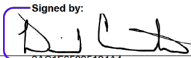
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
HOUSING FINANCE DIVISION  
PUBLIC FUNDS INVESTMENT ACT  
Internal Management Report (Sec. 2256.023)  
Quarter Ending May 31, 2026

| Investment Type          | FAIR VALUE<br>(MARKET)<br>@ 2/28/2026 | CARRYING<br>VALUE<br>@ 2/28/2026 | ACCRETION /<br>PURCHASES | AMORTIZATION/<br>SALES | MATURITIES      | TRANSFERS | CARRYING<br>VALUE<br>@ 5/31/2026 | FAIR VALUE<br>(MARKET)<br>@ 5/31/2026 | CHANGE<br>IN FAIR VALUE<br>(MARKET) | ACCRUED<br>INT REC'BL<br>GAIN | RECOGNIZED<br>GAIN |
|--------------------------|---------------------------------------|----------------------------------|--------------------------|------------------------|-----------------|-----------|----------------------------------|---------------------------------------|-------------------------------------|-------------------------------|--------------------|
| INDENTURE RELATED:       |                                       |                                  |                          |                        |                 |           |                                  |                                       |                                     |                               |                    |
| Single Family            | 1,456,038,483.14                      | 1,464,542,284.09                 | 12,380,303.74            | (31,261,819.81)        | (17,658,992.91) | -         | 1,428,001,775.11                 | 1,401,041,495.77                      | (18,456,478.39)                     | 6,346,714.46                  |                    |
| RMRB                     | 2,494,643,783.08                      | 2,468,262,665.53                 | 215,621,857.36           | (180,911,831.94)       | (22,068,321.03) | -         | 2,480,904,369.92                 | 2,487,955,180.67                      | (19,330,306.80)                     | 10,411,007.27                 |                    |
| Taxable Mortgage Program | 2,696,957.67                          | 2,696,957.67                     | 36,068.67                | -                      | -               | -         | 2,733,026.34                     | 2,733,026.34                          | -                                   | 3,995,467.37                  |                    |
| Multi Family             | 518,800,577.70                        | 555,832,198.80                   | 113,635,868.23           | (100,648,249.52)       | (1,720,859.04)  | -         | 567,098,958.47                   | 521,511,924.04                        | (8,555,413.33)                      | 827,802.48                    |                    |
|                          | 4,472,179,801.59                      | 4,491,334,106.09                 | 341,674,098.00           | (312,821,901.27)       | (41,448,172.98) | 0.00      | 4,478,738,129.84                 | 4,413,241,626.82                      | (46,342,198.52)                     | 21,580,991.58                 | 0.00               |

(b) (8) The Department is in compliance with regards to investing its funds in a manner which will provide by priority the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Department cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformation to all applicable state statutes governing the investment of public funds including Section 2306 of the Department's enabling legislation and specifically, Section 2256 of the Texas Government Code, the Public Funds Investment Act.

Per Section 2256.007(d) of the Texas Government Code, the Public Funds Investment Act:  
David Cervantes completed 5.0 hrs. of training on the Texas Public Funds Investment Act on October 22, 2025  
Scott Fletcher completed 5.0 hrs. of training on the Texas Public Funds Investment Act on June 27, 2024

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David Cervantes

Director of Administration

DocuSigned by:



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Scott Fletcher

Deputy Executive Director - Housing Finance

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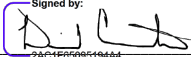
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BOND FINANCE DIVISION  
BOND TRUST INDENTURES  
Supplemental Management Report  
Quarter Ending May 31, 2026

| INVESTMENT TYPE              | FAIR VALUE<br>(MARKET)<br>@ 2/28/2026 | CARRYING<br>VALUE<br>@ 2/28/2026 | ACCRETION /<br>PURCHASES | AMORTIZATION/<br>SALES | MATURITIES      | TRANSFERS | CARRYING<br>VALUE<br>@ 5/31/2026 | FAIR VALUE<br>(MARKET)<br>@ 5/31/2026 | CHANGE<br>IN FAIR VALUE<br>(MARKET) | RECOGNIZED<br>GAIN |
|------------------------------|---------------------------------------|----------------------------------|--------------------------|------------------------|-----------------|-----------|----------------------------------|---------------------------------------|-------------------------------------|--------------------|
| INDENTURE RELATED:           |                                       |                                  |                          |                        |                 |           |                                  |                                       |                                     |                    |
| Mortgage-Backed Securities   | 3,813,708,460.10                      | 3,832,862,764.60                 | 165,528,040.04           | -                      | (41,448,172.98) | -         | 3,956,942,631.66                 | 3,891,452,554.55                      | (46,335,772.61)                     |                    |
| Guaranteed Inv Contracts     | 65,997,440.85                         | 65,997,440.85                    | 3,225,000.00             | (14,696.06)            | -               | -         | 69,207,744.79                    | 69,207,744.79                         | -                                   |                    |
| Treasury-Backed Mutual Funds | 85,753,554.29                         | 85,753,554.29                    | 9,937,767.14             | (14,088,129.12)        | -               | -         | 81,603,192.31                    | 81,603,192.31                         | -                                   |                    |
| Repurchase Agreements        | 388,687,205.35                        | 388,687,205.35                   | 59,285,189.73            | (212,158,955.69)       | -               | -         | 235,813,439.39                   | 235,813,439.39                        | -                                   |                    |
| SLG Securities               | 118,033,141.00                        | 118,033,141.00                   | 62,611,714.40            | (86,560,120.40)        | -               | -         | 94,084,735.00                    | 94,084,735.00                         | -                                   |                    |
| Treasury Notes / Bonds       | -                                     | -                                | 41,086,386.69            | -                      | -               | -         | 41,086,386.69                    | 41,079,960.78                         | (6,425.91)                          |                    |
|                              | 4,472,179,801.59                      | 4,491,334,106.09                 | 341,674,098.00           | (312,821,901.27)       | (41,448,172.98) | 0.00      | 4,478,738,129.84                 | 4,413,241,626.82                      | (46,342,198.52)                     | 0.00               |

(b) (8) The Department is in compliance with regards to investing its funds in a manner which will provide by priority the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Department cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformation to all applicable state statutes governing the investment of public funds including Section 2306 of the Department's enabling legislation and specifically, Section 2256 of the Texas Government Code, the Public Funds Investment Act.

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David Cervantes  
Director of Administration

DocuSigned by:  7/13/2026 | 3:29:45 PM CDT  
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Scott Fletcher  
Deputy Executive Director - Housing Finance

**Texas Department of Housing and Community Affairs**  
**Bond Finance Division**  
**Executive Summary**  
*As of May 31, 2026*

|                                           | Single Family<br>Indenture Funds | Residential<br>Mortgage<br>Revenue Bond<br>Indenture Funds | Multi-Family<br>Indenture Funds | Combined<br>Totals      |
|-------------------------------------------|----------------------------------|------------------------------------------------------------|---------------------------------|-------------------------|
| <b>PARITY COMPARISON:</b>                 |                                  |                                                            |                                 |                         |
| PARITY ASSETS                             |                                  |                                                            |                                 |                         |
| Cash                                      | \$ -                             | \$ -                                                       | \$ -                            | \$ -                    |
| Investments <sup>(1)</sup>                | \$ 121,174,408                   | \$ 180,905,909                                             | \$ 604,386,435                  | \$ 906,466,752          |
| Mortgage Backed Securities <sup>(1)</sup> | \$ 1,306,076,900                 | \$ 2,300,567,273                                           |                                 | \$ 3,606,644,173        |
| Accrued Interest Receivable               | \$ 6,346,714                     | \$ 10,411,007                                              | \$ 8,528,180                    | \$ 25,285,901           |
|                                           |                                  |                                                            |                                 | \$ -                    |
| <b>TOTAL PARITY ASSETS</b>                | <b>\$ 1,433,598,022</b>          | <b>\$ 2,491,884,189</b>                                    | <b>\$ 1,745,055,073</b>         | <b>\$ 5,670,537,284</b> |
| PARITY LIABILITIES                        |                                  |                                                            |                                 |                         |
| Notes Payable                             | \$ -                             | \$ 10,000,000                                              | \$ 592,343,705                  | \$ 602,343,705          |
| Bonds Payable <sup>(1)</sup>              | \$ 1,330,601,405                 | \$ 2,348,689,986                                           | \$ 954,688,584                  | \$ 4,633,979,975        |
| Accrued Interest Payable                  | \$ 14,552,564                    | \$ 47,517,597                                              | \$ 8,528,180                    | \$ 70,598,341           |
|                                           |                                  |                                                            |                                 | \$ -                    |
| <b>TOTAL PARITY LIABILITIES</b>           | <b>\$ 1,345,153,969</b>          | <b>\$ 2,406,207,583</b>                                    | <b>\$ 1,736,908,252</b>         | <b>\$ 5,488,269,804</b> |
| PARITY DIFFERENCE                         | \$ 88,444,053                    | \$ 85,676,606                                              | \$ 8,146,821                    | \$ 182,267,480          |
| <b>PARITY</b>                             | <b>106.58%</b>                   | <b>103.56%</b>                                             | <b>100.47%</b>                  | <b>103.32%</b>          |

(1) Investments, Mortgage Backed Securities and Bonds Payable reported at par value not fair value. This adjustment is consistent with indenture cashflows prepared for rating agencies





Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

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**File #: 1537**

**Agenda Date: 7/23/2026**

**Agenda #: 5.**

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Executive Director's Report

**ORAL PRESENTATION**



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

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**File #: 1551**

**Agenda Date: 07/23/2026**

**Agenda #: 6.**

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Presentation, discussion, and possible action on approval of a loan to Waverly North

**TO BE POSTED  
NOT LATER THAN  
THE THIRD DAY  
BEFORE THE  
DATE OF THE  
MEETING**



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

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**File #: 1552**

**Agenda Date: 7/23/2026**

**Agenda #: 7.**

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Presentation, discussion, and possible action on approval of a loan to Pine Creek Apartments

**RECOMMENDED ACTION**

**WHEREAS**, the above listed development was awarded 9% housing tax credits during the 2025 competitive Application round;

**WHEREAS**, the Developer applied for additional funds under the Department's 2026-2 HOME Notice of Funding Availability; and

**WHEREAS**, the Department is now recommending approval of a loan in the amount of \$6,100,000, with proposed loan terms and details concerning the Development's financials outlined below;

**NOW, therefore, it is hereby**

**RESOLVED**, that the that loan of \$6,100,000 of HOME to Pine Creek Apartments is approved, subject to conditions that may be applicable as found in the Real Estate Analysis Underwriting Report attached to this Board Action Request, any HUD required environmental conditions, and the conditions as outlined herein.

**BACKGROUND**

*Development Information:* Pine Creek Apartments is to be located in Bastrop, Bastrop County, and proposes the new construction of 52 units that will serve the elderly population. The Development will serve households with incomes at or below 30% to 60% of Area Median Family Income (AMFI).

The Development will have the following set-asides. A full unit mix is provided in the attached Real Estate Analysis Report:

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| CURRENT SET-ASIDES                             |            |                 |
|------------------------------------------------|------------|-----------------|
| TDHCA SET-ASIDES for HTC LURA                  |            |                 |
| Income Limit                                   | Rent Limit | Number of Units |
| 30% of AMI                                     | 30% of AMI | 5               |
| 50% of AMI                                     | 50% of AMI | 12              |
| 60% of AMI                                     | 60% of AMI | 35              |
| TDHCA SET-ASIDES for DIRECT LOAN LURA          |            |                 |
| Income Limit                                   | Rent Limit | Number of Units |
| 50% of AMFI                                    | Low HOME   | 10              |
| 60% of AMFI                                    | High HOME  | 25              |
| TDHCA SET-ASIDES for STATE HOUSING TAX CREDITS |            |                 |
| Income Limit                                   | Rent Limit | Number of Units |
| 30% of AMFI                                    | 30% of AMI | 10              |

*Financial Information:* The Department's \$6,100,000 HOME loan is to be structured, as a forty-year term and a forty year amortization, with monthly repayments and includes a 3.00% interest rate. The Department is in first-lien position during the permanent period.

The Development was initially awarded \$1,125,000 in federal housing tax credits and \$200,000 in state housing tax credits in 2025. Since the last underwriting, total soft costs have increased by approximately \$1.4 million due to higher-than-anticipated architectural and engineering fees, as well as unexpected fee increases from the City of Bastrop related to tree mitigation and parkland fees.

The Department's loan will replace a HUD 221(d)(4) loan from Mason Joseph that was previously proposed to have a 5.75% interest rate. The replacement of this loan will allow the project to remain financially feasible.



Real Estate Analysis Division

July 2, 2026

**Addendum to Underwriting Report**

TDHCA Application #: **26504\_2520** Program(s): **9% HTC**

**Pine Creek Apartments**

Address/Location: Hwy 71 & Lovers Lane (108 Lovers Lane)

City: Bastrop County: Bastrop Zip: 78602

|             | APPLICATION HISTORY                           |
|-------------|-----------------------------------------------|
| Report Date | PURPOSE                                       |
| 7/2/2026    | MDL 2026-2 NOFA HOME Award Memo               |
| 10/14/25    | 9% HTC Amendment State Credit Award Amendment |
| 07/14/25    | Original Underwriting Report                  |

**ALLOCATION**

|                                | Previous Allocation |           |       |        | RECOMMENDATION |           |       |            |            |             |             |
|--------------------------------|---------------------|-----------|-------|--------|----------------|-----------|-------|------------|------------|-------------|-------------|
| TDHCA Program                  | Amount              | Int. Rate | Amort | Term   | Amount         | Int. Rate | Amort | Perm. Term | Perm. Lien | Const. Term | Const. Lien |
| MF Direct Loan Const. to Perm. | \$0                 | 0.00%     | 0     | .0 yrs | \$6,100,000    | 3.00%     | 40    | 40.0 yrs   | 1          | 24 Mo       | 1           |
| State Housing Tax Credits      | \$200,000           |           |       |        | \$200,000      |           |       |            |            |             |             |
| FHTC (9% Credit)               | \$1,125,000         |           |       |        | \$1,125,000    |           |       |            |            |             |             |



## CONDITIONS STATUS

1 Receipt and acceptance by earlier of Commitment or Loan Closing:

- Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that parking and drive areas will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance for any part of the project that remains in the floodplain.

**Status:** Condition satisfied.

2 Receipt and acceptance before Direct Loan Contract

- If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

3 Receipt and acceptance by Cost Certification:

a: Architect certification that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

b: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

c: For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering the buildings and coverage will remain in force as long as they remain in the floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

## CURRENT SET-ASIDES

| TDHCA SET-ASIDES for HTC LURA |            |                 |
|-------------------------------|------------|-----------------|
| Income Limit                  | Rent Limit | Number of Units |
| 30% of AMI                    | 30% of AMI | 5               |
| 50% of AMI                    | 50% of AMI | 12              |
| 60% of AMI                    | 60% of AMI | 35              |

| TDHCA SET-ASIDES for DIRECT LOAN LURA |            |                 |
|---------------------------------------|------------|-----------------|
| Income Limit                          | Rent Limit | Number of Units |
| 50% of AMFI                           | Low HOME   | 10              |
| 60% of AMFI                           | High HOME  | 25              |

| TDHCA SET-ASIDES for STATE HOUSING TAX CREDITS |            |                 |
|------------------------------------------------|------------|-----------------|
| Income Limit                                   | Rent Limit | Number of Units |
| 30% of AMFI                                    | 30% of AMI | 10              |

## PREVIOUS SET-ASIDES

| TDHCA SET-ASIDES for HTC LURA |            |                 |
|-------------------------------|------------|-----------------|
| Income Limit                  | Rent Limit | Number of Units |
| 30% of AMI                    | 30% of AMI | 15              |
| 50% of AMI                    | 50% of AMI | 12              |
| 60% of AMI                    | 60% of AMI | 25              |

## ANALYSIS

25201 Pine Creek originally received an annual 9% HTC allocation of \$1,125,000 in July 2025.

In October 2025, the applicant was awarded annual State Housing Tax Credits (SHTC) of \$200,000. The applicant designated 10 SHTC TC30% units.

Due to higher than anticipated construction costs and increased city fees, a funding gap has emerged. The applicant is now applying for a Multifamily Direct Loan 2026-2 HOME loan of \$6,100,000. The MFDL will have an interest rate of 3% and 40 year term.

In the previous memo, there was an error in the set-aside table that increased the number of Federal HTC TC30% units and reduced the number of Federal HTC TC60% units by 10 units in total.

This memo will also serve to amend and clarify that the number of Federal HTC units from the original underwriting report remains unchanged and the SHTC restricted units display separately on the LURA table.

There will be 35-MFDL units, 3-Match units.

### **Operating Pro Forma**

Underwriter is utilizing 2026 rents.

The TC60% 941sf two-bedroom unit program rent exceeds market rent amounts indicated by the market analyst by \$44 creating a delta to max of \$44.

The TC60% 963 sf two-bedroom unit program rent exceeds market rent amounts indicated by the market analyst by \$11 creating a delta to max of \$11.

The Applicant's Effective Gross Income was overstated by \$1.2k

Effective Gross Income increased by \$3k

Comparables have been updated to 2025 YE expenses.

A property insurance quote was provided at \$28.6k (\$550 per unit). Based on 2024 YE expenses for the comps in Bastrop, the average is \$35.4k (\$681 per unit). Underwriter is using the comp average as the deal is still viable with the higher expense.

Total expenses decreased by \$15k.

Net Operating Income increased by \$18k.

DCR remains a 1.23

### **Development Cost**

The significant change to development costs was within Soft Costs, which increased by approximately \$1.4M.

The increase was due to higher than anticipated Architectural, Engineering, Building Permit, and Impact fee expenses including tree mitigation, parkland fees, and BP&L impact fees.

As a result, site work costs increased by \$700k.

Building costs decreased by \$84k.

Total Development Cost increased by \$2.3M.

Soft cost Contingency of \$15k was adjusted to Total Contingency and resulted in an overstatement by \$15k in total cost and eligible basis.

Applicant included financial interest on the MFDL loan during construction at 3% amounting to \$206k. Underwriter adjusted the construction interest from 3% to 0%.

This resulted in a \$206k overstatement in Eligible Financing cost.

Per Multifamily Direct Loan rule 13.8(b)(2) - "No interest will accrue during the construction term."

Applicant submitted a construction bid to support total development costs. The site work portion of the bid indicates that off-site Utilities costs are included within the Sanitary Sewer cost of site work.

However, the development cost schedule submitted by the applicant includes off-site costs both within site work and separately under off-site costs, thus counting the off-sites twice. TDHCA calculated Site Work at \$1,393,994 and has a variance of \$79,650, which is the same amount as the off-site cost.

### **Sources of Funds**

Applicant replaced a construction to perm HUD 221(d)(4) loan from Mason Joseph with a MFDL construction to perm loan in the amount of \$6,100,000 with 3% interest (during permanent period only) over a 40 year term fully amortizing.

The MFDL is in 1st lien during construction and permanent phases.

The equity provider (Formerly Merchants) is now PNC for both FHTC and SHTC.

The equity bridge loan increased from \$7.8M to \$9,274,500 and the interest rate decreased from 8% to 7.2%.

FHTC equity contribution has decreased by \$112,500 and credit pricing from 0.83 to 0.82.

SHTC equity contribution has decreased by \$119,880 and credit pricing from 0.6 to 0.54.

The deferred developer fee decreased by \$297,752 and pays off in year 2.

Developer fee increased by \$180k.

MFDL match funds will be provided in the amount of \$457,500. The funds are sourced from Waived Professional Fees; \$255k Architect fees, \$202,500 Construction Consultant fees. Commitment letters were provided.

**Recommendation:**

Underwriter recommends a first lien Multifamily Direct Loan in the amount of \$6,100,000 at a 3% interest rate for a 40 year term with payments based on a 40 year amortization. Under these terms, the annualized monthly debt service payment is \$262,045. The construction term is assume at 24 months. The MDL funding is HOME .

The original 9% FHTC allocation of \$1,125,000 and SHTC allocation of \$200,000 are still recommended.

|              |                     |
|--------------|---------------------|
| Underwriter: | <u>Travis Mason</u> |
|--------------|---------------------|

|                                  |                        |
|----------------------------------|------------------------|
| Manager of Real Estate Analysis: | <u>Robert Castillo</u> |
|----------------------------------|------------------------|

|                                   |                     |
|-----------------------------------|---------------------|
| Director of Real Estate Analysis: | <u>Jeanna Adams</u> |
|-----------------------------------|---------------------|

| UNIT MIX/RENT SCHEDULE                              |  |
|-----------------------------------------------------|--|
| Pine Creek Apartments, Bastrop, 9% HTC #26504_25201 |  |

| LOCATION DATA      |           |
|--------------------|-----------|
| CITY:              | Bastrop   |
| COUNTY:            | Bastrop   |
| Area Median Income | \$134,400 |
| PROGRAM REGION:    | 7         |
| PROGRAM RENT YEAR: | 2025      |

| UNIT DISTRIBUTION |         |         |          |     |      |       |
|-------------------|---------|---------|----------|-----|------|-------|
| # Beds            | # Units | % Total | Assisted | MDL | SHTC | Match |
| Eff               | -       | 0.0%    | 0        | 0   | 0    | 0     |
| 1                 | 36      | 69.2%   | 0        | 25  | 6    | 2     |
| 2                 | 16      | 30.8%   | 0        | 10  | 4    | 1     |
| 3                 | -       | 0.0%    | 0        | 0   | 0    | 0     |
| 4                 | -       | 0.0%    | 0        | 0   | 0    | 0     |
| 5                 | -       | 0.0%    | 0        | 0   | 0    | 0     |
|                   |         |         |          |     |      |       |
| TOTAL             | 52      | 100.0%  | -        | 35  | 10   | 3     |

| PRO FORMA ASSUMPTIONS |         |
|-----------------------|---------|
| Revenue Growth        | 2.00%   |
| Expense Growth        | 3.00%   |
| Basis Adjust          | 130%    |
| Applicable Fraction   | 100.00% |
| APP % Acquisition     | 4.00%   |
| APP % Construction    | 9.00%   |
| Average Unit Size     | 781 sf  |

|         |         |      |      |      |       |       |      |      |         |        |
|---------|---------|------|------|------|-------|-------|------|------|---------|--------|
| 55%     | Income  | 20%  | 30%  | 40%  | 50%   | 60%   | 70%  | 80%  | EO / MR | TOTAL  |
| Average | # Units | -    | 5    | -    | 12    | 35    | -    | -    | -       | 52     |
| Income  | % Total | 0.0% | 9.6% | 0.0% | 23.1% | 67.3% | 0.0% | 0.0% | 0.0%    | 100.0% |

| UNIT MIX / MONTHLY RENT SCHEDULE |            |                                         |            |           |            |             |          |        |         |        |                         |               |                      |                             |          |                   |                    |                       |               |          |              |              |              |         |
|----------------------------------|------------|-----------------------------------------|------------|-----------|------------|-------------|----------|--------|---------|--------|-------------------------|---------------|----------------------|-----------------------------|----------|-------------------|--------------------|-----------------------|---------------|----------|--------------|--------------|--------------|---------|
| FEDERAL HTC                      |            | MF Direct Loan Units<br>(HOME Rent/Inc) |            | State HTC |            | Match Units | UNIT MIX |        |         |        | APPLICABLE PROGRAM RENT |               |                      | APPLICANT'S PRO FORMA RENTS |          |                   |                    | TDHCA PRO FORMA RENTS |               |          |              | MARKET RENTS |              |         |
| Type                             | Gross Rent | Type                                    | Gross Rent | Type      | Gross Rent | Match Units | # Units  | # Beds | # Baths | NRA    | Gross Rent              | Utility Allow | Max Net Program Rent | Delta to Max                | Rent psf | Net Rent per Unit | Total Monthly Rent | Total Monthly Rent    | Rent per Unit | Rent psf | Delta to Max | Underwritten | Mrkt Analyst |         |
| TC 30%                           | \$756      |                                         |            |           |            | 1           | 1        | 1      | 1       | 656    | \$756                   | \$58          | \$698                | \$0                         | \$1.06   | \$698             | \$698              | \$698                 | \$698         | \$1.06   | \$0          | \$1,498      | \$2.28       | \$1,498 |
| TC 60%                           | \$1,512    |                                         |            | TC 30%    | \$756      | 0           | 3        | 1      | 1       | 656    | \$756                   | \$58          | \$698                | \$0                         | \$1.06   | \$698             | \$2,094            | \$2,094               | \$698         | \$1.06   | \$0          | \$1,498      | \$2.28       | \$1,498 |
| TC 50%                           | \$1,260    | LH/50%                                  | \$1,260    |           |            | 0           | 5        | 1      | 1       | 656    | \$1,260                 | \$58          | \$1,202              | \$0                         | \$1.83   | \$1,202           | \$6,010            | \$6,010               | \$1,202       | \$1.83   | \$0          | \$1,498      | \$2.28       | \$1,498 |
| TC 60%                           | \$1,512    | HH/60%                                  | \$1,562    |           |            | 0           | 9        | 1      | 1       | 656    | \$1,512                 | \$58          | \$1,454              | \$0                         | \$2.22   | \$1,454           | \$13,086           | \$13,086              | \$1,454       | \$2.22   | \$0          | \$1,498      | \$2.28       | \$1,498 |
| TC 30%                           | \$756      |                                         |            |           |            | 0           | 1        | 1      | 1       | 708    | \$756                   | \$58          | \$698                | \$0                         | \$0.99   | \$698             | \$698              | \$698                 | \$698         | \$0.99   | \$0          | \$1,576      | \$2.23       | \$1,576 |
| TC 60%                           | \$1,512    |                                         |            | TC 30%    | \$756      | 0           | 1        | 1      | 1       | 708    | \$756                   | \$58          | \$698                | \$0                         | \$0.99   | \$698             | \$698              | \$698                 | \$698         | \$0.99   | \$0          | \$1,576      | \$2.23       | \$1,576 |
| TC 50%                           | \$1,260    |                                         |            |           |            | 1           | 1        | 1      | 1       | 708    | \$1,260                 | \$58          | \$1,202              | \$0                         | \$1.70   | \$1,202           | \$1,202            | \$1,202               | \$1,202       | \$1.70   | \$0          | \$1,576      | \$2.23       | \$1,576 |
| TC 60%                           | \$1,512    | HH/60%                                  | \$1,562    |           |            | 0           | 3        | 1      | 1       | 708    | \$1,512                 | \$58          | \$1,454              | \$0                         | \$2.05   | \$1,454           | \$4,362            | \$4,362               | \$1,454       | \$2.05   | \$0          | \$1,576      | \$2.23       | \$1,576 |
| TC 30%                           | \$756      |                                         |            |           |            | 0           | 1        | 1      | 1       | 724    | \$756                   | \$58          | \$698                | \$0                         | \$0.96   | \$698             | \$698              | \$698                 | \$698         | \$0.96   | \$0          | \$1,600      | \$2.21       | \$1,600 |
| TC 60%                           | \$1,512    |                                         |            | TC 30%    | \$756      | 0           | 1        | 1      | 1       | 724    | \$756                   | \$58          | \$698                | \$0                         | \$0.96   | \$698             | \$698              | \$698                 | \$698         | \$0.96   | \$0          | \$1,600      | \$2.21       | \$1,600 |
| TC 50%                           | \$1,260    | LH/50%                                  | \$1,260    |           |            | 0           | 1        | 1      | 1       | 724    | \$1,260                 | \$58          | \$1,202              | \$0                         | \$1.66   | \$1,202           | \$1,202            | \$1,202               | \$1,202       | \$1.66   | \$0          | \$1,600      | \$2.21       | \$1,600 |
| TC 60%                           | \$1,512    | HH/60%                                  | \$1,562    |           |            | 0           | 3        | 1      | 1       | 724    | \$1,512                 | \$58          | \$1,454              | \$0                         | \$2.01   | \$1,454           | \$4,362            | \$4,362               | \$1,454       | \$2.01   | \$0          | \$1,600      | \$2.21       | \$1,600 |
| TC 30%                           | \$756      |                                         |            |           |            | 0           | 1        | 1      | 1       | 769    | \$756                   | \$58          | \$698                | \$0                         | \$0.91   | \$698             | \$698              | \$698                 | \$698         | \$0.91   | \$0          | \$1,668      | \$2.17       | \$1,668 |
| TC 60%                           | \$1,512    |                                         |            | TC 30%    | \$756      | 0           | 1        | 1      | 1       | 769    | \$756                   | \$58          | \$698                | \$0                         | \$0.91   | \$698             | \$698              | \$698                 | \$698         | \$0.91   | \$0          | \$1,668      | \$2.17       | \$1,668 |
| TC 50%                           | \$1,260    | LH/50%                                  | \$1,260    |           |            | 0           | 1        | 1      | 1       | 769    | \$1,260                 | \$58          | \$1,202              | \$0                         | \$1.56   | \$1,202           | \$1,202            | \$1,202               | \$1,202       | \$1.56   | \$0          | \$1,668      | \$2.17       | \$1,668 |
| TC 60%                           | \$1,512    | HH/60%                                  | \$1,562    |           |            | 0           | 3        | 1      | 1       | 769    | \$1,512                 | \$58          | \$1,454              | \$0                         | \$1.89   | \$1,454           | \$4,362            | \$4,362               | \$1,454       | \$1.89   | \$0          | \$1,668      | \$2.17       | \$1,668 |
| TC 30%                           | \$907      |                                         |            |           |            | 0           | 1        | 2      | 2       | 941    | \$907                   | \$75          | \$832                | \$0                         | \$0.88   | \$832             | \$832              | \$832                 | \$832         | \$0.88   | \$0          | \$1,696      | \$1.80       | \$1,696 |
| TC 50%                           | \$1,512    | LH/50%                                  | \$1,512    |           |            | 0           | 1        | 2      | 2       | 941    | \$1,512                 | \$75          | \$1,437              | \$0                         | \$1.53   | \$1,437           | \$1,437            | \$1,437               | \$1,437       | \$1.53   | \$0          | \$1,696      | \$1.80       | \$1,696 |
| TC 60%                           | \$1,815    | HH/60%                                  | \$1,852    |           |            | 0           | 2        | 2      | 2       | 941    | \$1,815                 | \$75          | \$1,740              | \$0                         | \$1.85   | \$1,740           | \$3,480            | \$3,392               | \$1,696       | \$1.80   | (\$44)       | \$1,696      | \$1.80       | \$1,696 |
| TC 60%                           | \$1,815    |                                         |            | TC 30%    | \$907      | 0           | 3        | 2      | 2       | 963    | \$907                   | \$75          | \$832                | \$0                         | \$0.86   | \$832             | \$2,496            | \$2,496               | \$832         | \$0.86   | \$0          | \$1,729      | \$1.80       | \$1,729 |
| TC 50%                           | \$1,512    | LH/50%                                  | \$1,512    |           |            | 0           | 2        | 2      | 2       | 963    | \$1,512                 | \$75          | \$1,437              | \$0                         | \$1.49   | \$1,437           | \$2,874            | \$2,874               | \$1,437       | \$1.49   | \$0          | \$1,729      | \$1.80       | \$1,729 |
| TC 60%                           | \$1,815    | HH/60%                                  | \$1,852    |           |            | 0           | 1        | 2      | 2       | 963    | \$1,815                 | \$75          | \$1,740              | \$0                         | \$1.81   | \$1,740           | \$1,740            | \$1,729               | \$1,729       | \$1.80   | (\$11)       | \$1,729      | \$1.80       | \$1,729 |
| TC 60%                           | \$1,815    |                                         |            | TC 30%    | \$907      | 0           | 1        | 2      | 2       | 1,006  | \$907                   | \$75          | \$832                | \$0                         | \$0.83   | \$832             | \$832              | \$832                 | \$832         | \$0.83   | \$0          | \$1,798      | \$1.79       | \$1,798 |
| TC 50%                           | \$1,512    |                                         |            |           |            | 1           | 1        | 2      | 2       | 1,006  | \$1,512                 | \$75          | \$1,437              | \$0                         | \$1.43   | \$1,437           | \$1,437            | \$1,437               | \$1,437       | \$1.43   | \$0          | \$1,798      | \$1.79       | \$1,798 |
| TC 60%                           | \$1,815    | HH/60%                                  | \$1,852    |           |            | 0           | 4        | 2      | 2       | 1,006  | \$1,815                 | \$75          | \$1,740              | \$0                         | \$1.73   | \$1,740           | \$6,960            | \$6,960               | \$1,740       | \$1.73   | \$0          | \$1,798      | \$1.79       | \$1,798 |
| TOTALS/AVERAGES:                 |            |                                         |            |           |            |             | 52       |        |         | 40,592 |                         |               |                      | \$0                         | \$1.60   | \$1,247           | \$64,856           | \$64,757              | \$1,245       | \$1.60   | (\$2)        | \$1,615      | \$2.07       | \$1,615 |

|                              |           |           |
|------------------------------|-----------|-----------|
| ANNUAL POTENTIAL GROSS RENT: | \$778,272 | \$777,084 |
|------------------------------|-----------|-----------|

\*MFDL units float among Unit Types



| STABILIZED PRO FORMA                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Pine Creek Apartments, Bastrop, 9% HTC #26504_25201 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| STABILIZED FIRST YEAR PRO FORMA |                 |  |  |           |        |          |           |           |                      |           |           |           |          |        |       |          |         |
|---------------------------------|-----------------|--|--|-----------|--------|----------|-----------|-----------|----------------------|-----------|-----------|-----------|----------|--------|-------|----------|---------|
| COMPARABLES                     |                 |  |  | APPLICANT |        |          |           | SHTC Memo | Initial Underwriting |           | SHTC Memo | TDHCA     |          |        |       | VARIANCE |         |
| Database                        | City of Bastrop |  |  | % EGI     | Per SF | Per Unit | Amount    |           | Applicant            | TDHCA     |           | Amount    | Per Unit | Per SF | % EGI | %        | \$      |
| POTENTIAL GROSS RENT            |                 |  |  |           | \$1.60 | \$1,247  | \$778,272 | \$774,936 | \$818,748            | \$818,748 | \$774,036 | \$777,084 | \$1,245  | \$1.60 |       | 0.2%     | \$1,188 |
| Application fees                |                 |  |  |           |        | \$15.00  | \$9,360   | \$9,360   | 9,360                |           |           |           |          |        |       |          |         |
| Total Secondary Income          |                 |  |  |           |        | \$15.00  |           |           |                      | 9,360     | 9,360     | \$9,360   | \$15.00  |        |       | 0.0%     | \$0     |
| POTENTIAL GROSS INCOME          |                 |  |  |           |        |          | \$787,632 | \$784,296 | \$828,108            | \$828,108 | \$783,396 | \$786,444 |          |        |       | 0.2%     | \$1,188 |
| Vacancy & Collection Loss       |                 |  |  |           |        | 7.5% PGI | (59,072)  | (58,822)  | (62,108)             | (62,108)  | (58,755)  | (58,983)  | 7.5% PGI |        |       | 0.2%     | (89)    |
| EFFECTIVE GROSS INCOME          |                 |  |  |           |        |          | \$728,560 | \$725,474 | \$766,000            | \$766,000 | \$724,641 | \$727,461 |          |        |       | 0.2%     | \$1,099 |

|                                       |          |              |           |         |        |         |         |           |           |           |           |           |           |         |         |        |        |            |
|---------------------------------------|----------|--------------|-----------|---------|--------|---------|---------|-----------|-----------|-----------|-----------|-----------|-----------|---------|---------|--------|--------|------------|
| General & Administrative              | \$31,529 | \$606/Unit   | \$55,355  | \$1,065 | 3.64%  | \$0.65  | \$510   | \$26,500  | \$26,500  | \$26,500  | \$29,882  | \$29,882  | \$31,529  | \$606   | \$0.78  | 4.33%  | -16.0% | (5,029)    |
| Management                            | \$36,181 | 5.5% EGI     | \$31,992  | \$615   | 3.75%  | \$0.67  | \$525   | \$27,321  | \$25,754  | \$27,177  | \$27,177  | \$25,724  | \$27,280  | \$525   | \$0.67  | 3.75%  | 0.2%   | 41         |
| Payroll & Payroll Tax                 | \$68,582 | \$1,319/Unit | \$364,633 | \$7,012 | 19.04% | \$3.42  | \$2,668 | \$138,750 | \$138,750 | \$138,750 | \$138,750 | \$138,750 | \$138,750 | \$2,668 | \$3.42  | 19.07% | 0.0%   | -          |
| Repairs & Maintenance                 | \$51,427 | \$989/Unit   | \$67,304  | \$1,294 | 6.40%  | \$1.15  | \$897   | \$46,660  | \$46,660  | \$46,660  | \$33,800  | \$36,400  | \$36,400  | \$700   | \$0.90  | 5.00%  | 28.2%  | 10,260     |
| Electric/Gas                          | \$13,610 | \$262/Unit   | \$11,638  | \$224   | 1.51%  | \$0.27  | \$212   | \$11,000  | \$11,000  | \$11,000  | \$7,569   | \$7,569   | \$11,638  | \$224   | \$0.29  | 1.60%  | -5.5%  | (638)      |
| Water, Sewer, & Trash                 | \$42,754 | \$822/Unit   | \$42,552  | \$818   | 5.35%  | \$0.96  | \$750   | \$39,000  | \$39,000  | \$39,000  | \$42,245  | \$42,245  | \$42,552  | \$818   | \$1.05  | 5.85%  | -8.3%  | (3,552)    |
| Property Insurance                    | \$34,386 | \$0.85 /sf   | \$35,417  | \$681   | 3.93%  | \$0.70  | \$550   | \$28,600  | \$40,592  | \$40,592  | \$40,592  | \$40,592  | \$35,417  | \$681   | \$0.87  | 4.87%  | -19.2% | (6,817)    |
| Property Tax (@ 100%) 1.97005         | \$43,027 | \$827/Unit   | \$71,707  | \$1,379 | 10.18% | \$1.83  | \$1,426 | \$74,167  | \$78,885  | \$78,885  | \$81,079  | \$73,081  | \$73,160  | \$1,407 | \$1.80  | 10.06% | 1.4%   | 1,007      |
| Reserve for Replacements              |          |              |           |         | 1.78%  | \$0.32  | \$250   | \$13,000  | \$13,000  | \$13,000  | \$13,000  | \$13,000  | \$13,000  | \$250   | \$0.32  | 1.79%  | 0.0%   | -          |
| Cable TV                              |          |              |           |         | 0.00%  | \$0.00  | \$0     | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0     | \$0.00  | 0.00%  | 0.0%   | -          |
| Security                              |          |              |           |         | 0.00%  | \$0.00  | \$0     | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0     | \$0.00  | 0.00%  | 0.0%   | -          |
| Supportive Services                   |          |              |           |         | 0.00%  | \$0.00  | \$0     | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0     | \$0.00  | 0.00%  | 0.0%   | -          |
| TDHCA Compliance fees (\$40/HTC unit) |          |              |           |         | 0.29%  | \$0.05  | \$40    | \$2,080   | \$2,080   | \$2,080   | \$2,080   | \$2,080   | \$2,080   | \$40    | \$0.05  | 0.29%  | 0.0%   | -          |
| TOTAL EXPENSES                        |          |              |           |         | 55.87% | \$10.03 | \$7,828 | \$407,078 | \$422,221 | \$423,644 | \$416,175 | \$409,324 | \$411,806 | \$7,919 | \$10.14 | 56.61% | -1.1%  | \$ (4,728) |
| NET OPERATING INCOME ("NOI")          |          |              |           |         | 44.13% | \$7.92  | \$6,182 | \$321,482 | \$303,253 | \$342,356 | \$349,825 | \$315,317 | \$315,655 | \$6,070 | \$7.78  | 43.39% | 1.8%   | \$ 5,826   |

|                       |  |  |  |  |  |  |              |  |  |  |  |  |  |              |  |  |  |  |
|-----------------------|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--------------|--|--|--|--|
| CONTROLLABLE EXPENSES |  |  |  |  |  |  | \$5.037/Unit |  |  |  |  |  |  | \$5.017/Unit |  |  |  |  |
|-----------------------|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--------------|--|--|--|--|

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Pine Creek Apartments, Bastrop, 9% HTC #26504\_25201

| DEBT / GRANT SOURCES                      |     |                |      |           |                            |       |      |             |             |                                      |             |             |             |                    |       |       |           |            |       |
|-------------------------------------------|-----|----------------|------|-----------|----------------------------|-------|------|-------------|-------------|--------------------------------------|-------------|-------------|-------------|--------------------|-------|-------|-----------|------------|-------|
| APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE |     |                |      |           |                            |       |      |             |             | AS UNDERWRITTEN DEBT/GRANT STRUCTURE |             |             |             |                    |       |       |           |            |       |
| DEBT (Must Pay)                           | Fee | Cumulative DCR |      | Pmt       | Rate                       | Amort | Term | Principal   | SHTC Memo   | Initial Underwriting                 |             | SHTC Memo   | Principal   | Term               | Amort | Rate  | Pmt       | Cumulative |       |
|                                           |     | UW             | App  |           |                            |       |      |             |             | Applicant                            | TDHCA       |             |             |                    |       |       |           | DCR        | LTC   |
| TDHCA MDL-HOME (NOFA 2026-2)              |     | 1.20           | 1.23 | 262,045   | 3.00%                      | 40    | 40.0 | \$6,100,000 | \$3,700,000 | \$4,350,000                          | \$4,350,000 | \$3,700,000 | \$6,100,000 | 40.0               | 40.0  | 3.00% | \$262,045 | 1.23       | 36.0% |
| CASH FLOW DEBT / GRANTS                   |     |                |      |           |                            |       |      |             |             |                                      |             |             |             |                    |       |       |           |            |       |
| City of Bastrop                           |     | 1.20           | 1.23 |           | 0.00%                      | 0     | 0.0  | \$250       | \$250       | \$250                                | \$250       | \$250       | \$250       | 0.0                | 0.0   | 0.00% |           | 1.23       | 0.0%  |
| Waived Professional Fees                  |     | 1.20           | 1.23 |           | 0.00%                      | 0     | 0.0  | \$457,500   |             |                                      |             |             | \$457,500   | 0.0                | 0.0   | 0.00% |           | 1.23       | 2.7%  |
|                                           |     |                |      | \$262,045 | TOTAL DEBT / GRANT SOURCES |       |      | \$6,557,750 | \$3,700,250 | \$4,350,250                          | \$4,350,250 | \$3,700,250 | \$6,557,750 | TOTAL DEBT SERVICE |       |       | \$262,045 | 1.23       | 38.7% |

|               |          |          |                                |  |  |  |  |  |  |  |  |  |  |  |  |  |           |          |               |
|---------------|----------|----------|--------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-----------|----------|---------------|
| NET CASH FLOW | \$53,610 | \$59,437 | APPLICANT NET OPERATING INCOME |  |  |  |  |  |  |  |  |  |  |  |  |  | \$321,482 | \$59,437 | NET CASH FLOW |
|---------------|----------|----------|--------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-----------|----------|---------------|

|                                | EQUITY SOURCES                        |        |               |              |              |              |                      |              |              |                                  |               |               |        |                                  |                     |
|--------------------------------|---------------------------------------|--------|---------------|--------------|--------------|--------------|----------------------|--------------|--------------|----------------------------------|---------------|---------------|--------|----------------------------------|---------------------|
|                                | APPLICANT'S PROPOSED EQUITY STRUCTURE |        |               |              |              |              |                      |              |              | AS UNDERWRITTEN EQUITY STRUCTURE |               |               |        |                                  |                     |
|                                | DESCRIPTION                           | % Cost | Annual Credit | Credit Price | Amount       | SHTC Memo    | Initial Underwriting |              | SHTC Memo    | Amount                           | Credit Price  | Annual Credit | % Cost | Annual Credits per Unit          | Allocation Method   |
| Applicant                      |                                       |        |               |              |              |              | TDHCA                |              |              |                                  |               |               |        |                                  |                     |
| EQUITY / DEFERRED FEES         |                                       |        |               |              |              |              |                      |              |              |                                  |               |               |        |                                  |                     |
| PNC                            | LIHTC Equity                          | 54.4%  | \$1,125,000   | \$0.82       | \$9,225,000  | \$9,337,500  | \$9,337,500          | \$9,337,500  | \$9,337,500  | \$9,225,000                      | \$0.82        | \$1,125,000   | 54.4%  | \$21,635                         | Previous Allocation |
| PNC                            | SHTC Equity                           | 6.4%   | \$200,000     | \$0.54       | \$1,080,000  | \$1,199,880  | \$0                  | \$0          | \$1,199,880  | \$1,080,000                      | \$0.54        | \$200,000     | 6.4%   |                                  |                     |
| Elizabeth Property Group (EPG) | Deferred Developer Fees               | 0.1%   | (1% Deferred) |              | \$20,784     | \$394,214    | \$497,974            | \$498,974    | \$394,614    | \$96,862                         | (5% Deferred) |               | 0.6%   | Total Developer Fee: \$1,810,213 |                     |
| TOTAL EQUITY SOURCES           |                                       | 60.9%  |               |              | \$10,325,784 | \$10,931,594 | \$10,051,274         | \$10,052,274 | \$10,931,994 | \$10,401,862                     |               |               | 61.3%  |                                  |                     |

|                      |              |              |              |              |              |              |                                     |  |  |  |  |  |  |  |  |  |             |
|----------------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------------------------------|--|--|--|--|--|--|--|--|--|-------------|
| TOTAL CAPITALIZATION | \$16,883,534 | \$14,631,844 | \$14,401,524 | \$14,402,524 | \$14,632,244 | \$16,959,612 | 15-Yr Cash Flow after Deferred Fee: |  |  |  |  |  |  |  |  |  | \$1,036,213 |
|----------------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------------------------------|--|--|--|--|--|--|--|--|--|-------------|

|                                                                                     |  | DEVELOPMENT COST / ITEMIZED BASIS |                  |                  |                |              |              |                      |              |              |                          |                  |             |             |           |               |     |
|-------------------------------------------------------------------------------------|--|-----------------------------------|------------------|------------------|----------------|--------------|--------------|----------------------|--------------|--------------|--------------------------|------------------|-------------|-------------|-----------|---------------|-----|
|                                                                                     |  | APPLICANT COST / BASIS ITEMS      |                  |                  |                |              |              | Initial Underwriting |              |              | TDHCA COST / BASIS ITEMS |                  |             |             |           | COST VARIANCE |     |
|                                                                                     |  | Eligible Basis                    |                  | Total Costs      |                | SHTC Memo    |              |                      | SHTC Memo    | Total Costs  |                          | Eligible Basis   |             |             |           |               |     |
|                                                                                     |  | Acquisition                       | New Const. Rehab |                  |                |              |              |                      |              |              |                          | New Const. Rehab | Acquisition |             |           | %             | \$  |
| Land Acquisition                                                                    |  | \$0                               |                  | \$21,237 / Unit  | \$1,104,340    | \$1,000,000  | \$1,000,000  | \$1,000,000          | \$1,000,000  | \$1,104,340  | \$21,237 / Unit          |                  |             | 0.0%        | \$0       |               |     |
| Building Acquisition                                                                |  |                                   |                  | \$ / Unit        | \$0            | \$0          | \$0          | \$0                  | \$0          | \$ / Unit    |                          | \$0              | 0.0%        | \$0         |           |               |     |
| Closing costs & acq. legal fees                                                     |  |                                   |                  |                  | \$16,737       | \$30,000     | \$30,000     | \$30,000             | \$30,000     | \$16,737     |                          |                  | 0.0%        | \$0         |           |               |     |
| Off-Sites                                                                           |  |                                   | \$0              | \$1,532 / Unit   | \$79,650       | \$79,650     | \$79,650     | \$79,650             | \$79,650     | \$79,650     | \$1,532 / Unit           | \$0              |             | 0.0%        | \$0       |               |     |
| Site Work                                                                           |  |                                   | \$1,473,644      | \$28,339 / Unit  | \$1,473,644    | \$768,550    | \$768,550    | \$768,550            | \$768,550    | \$1,393,994  | \$26,808 / Unit          | \$1,393,994      |             | 5.7%        | \$79,650  |               |     |
| Site Amenities                                                                      |  |                                   | \$205,857        | \$3,959 / Unit   | \$205,857      | \$163,316    | \$163,316    | \$163,316            | \$163,316    | \$205,857    | \$3,959 / Unit           | \$205,857        |             | 0.0%        | \$0       |               |     |
| Building Cost                                                                       |  |                                   | \$6,078,452      | \$149.75 /sf     | \$116,893/Unit | \$6,078,452  | \$6,162,982  | \$5,833,719          | \$5,833,719  | \$6,078,452  | \$116,893/Unit           | \$149.75 /sf     | \$6,078,452 |             | 0.0%      | \$0           |     |
| Contingency                                                                         |  |                                   | \$558,057        | 7.19%            | 7.19%          | \$563,632    | \$496,639    | \$496,639            | \$479,166    | \$543,057    | 7.00%                    | 7.00%            | \$537,481   |             | 3.8%      | \$20,575      |     |
| Contractor Fees                                                                     |  |                                   | \$1,162,142      | 13.97%           | 13.98%         | \$1,174,073  | \$1,073,959  | \$1,073,959          | \$1,025,416  | \$1,162,141  | 14.00%                   | 14.00%           | \$1,150,210 |             | 1.0%      | \$11,932      |     |
| Soft Costs                                                                          |  | \$0                               | \$1,814,051      | \$45,126 / Unit  | \$2,346,551    | \$974,209    | \$974,209    | \$974,209            | \$974,209    | \$2,346,551  | \$45,126 / Unit          | \$1,814,051      | \$0         | 0.0%        | \$0       |               |     |
| Financing                                                                           |  | \$0                               | \$1,337,457      | \$30,339 / Unit  | \$1,577,642    | \$1,585,316  | \$1,478,291  | \$1,478,291          | \$1,585,316  | \$1,577,642  | \$30,339 / Unit          | \$1,131,582      | \$0         | 0.0%        | \$0       |               |     |
| Developer Fee                                                                       |  | \$0                               | \$1,810,213      | 14.33%           | 14.24%         | \$1,810,213  | \$1,631,107  | \$1,631,107          | \$1,576,104  | \$1,582,764  | \$1,810,213              | 14.60%           | 14.70%      | \$1,810,213 | \$0       | 0.0%          | \$0 |
| Reserves                                                                            |  |                                   |                  | 10 Months        | \$543,821      | \$666,516    | \$543,821    | \$543,821            | \$666,516    | \$543,821    | 10 Months                |                  |             | 0.0%        | \$0       |               |     |
| TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)                                   |  | \$0                               | \$14,439,873     | \$326,435 / Unit | \$16,974,612   | \$14,632,244 | \$14,402,524 | \$13,952,242         | \$14,188,622 | \$16,862,455 | \$324,278 / Unit         | \$14,121,840     | \$0         | 0.7%        | \$112,157 |               |     |
| Acquisition Cost                                                                    |  | \$0                               |                  |                  | \$0            | \$0          | \$0          |                      |              |              |                          |                  |             |             |           |               |     |
| Contingency                                                                         |  |                                   | (\$15,000)       |                  | (\$15,000)     | \$0          | \$0          |                      |              |              |                          |                  |             |             |           |               |     |
| Contractor's Fee                                                                    |  |                                   | (\$1)            |                  | (\$0)          | \$0          | \$0          |                      |              |              |                          |                  |             |             |           |               |     |
| Financing Cost                                                                      |  |                                   | (\$205,875)      |                  |                |              |              |                      |              |              |                          |                  |             |             |           |               |     |
| Developer Fee                                                                       |  | \$0                               | \$0              |                  | \$0            | \$0          | \$0          |                      |              |              |                          |                  |             |             |           |               |     |
| Reserves                                                                            |  |                                   |                  |                  | \$0            | \$0          | \$0          |                      |              |              |                          |                  |             |             |           |               |     |
| ADJUSTED BASIS / COST                                                               |  | \$0                               | \$14,218,997     | \$326,146/unit   | \$16,959,612   | \$14,632,244 | \$14,402,524 | \$13,952,242         | \$14,188,622 | \$16,862,455 | \$324,278/unit           | \$14,121,840     | \$0         | 0.6%        | \$97,157  |               |     |
| TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate): |  |                                   |                  | \$16,959,612     |                |              |              |                      |              |              |                          |                  |             |             |           |               |     |



|                                                            |
|------------------------------------------------------------|
| CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS |
| Pine Creek Apartments, Bastrop, 9% HTC #26504_25201        |

|                             | CREDIT CALCULATION ON QUALIFIED BASIS |                                |             |              |
|-----------------------------|---------------------------------------|--------------------------------|-------------|--------------|
|                             | Applicant                             |                                | TDHCA       |              |
|                             | Acquisition                           | Construction<br>Rehabilitation | Acquisition | Construction |
| ADJUSTED BASIS              | \$0                                   | \$14,218,997                   | \$0         | \$14,121,840 |
| Deduction of Federal Grants | \$0                                   | \$0                            | \$0         | \$0          |
| TOTAL ELIGIBLE BASIS        | \$0                                   | \$14,218,997                   | \$0         | \$14,121,840 |
| High Cost Area Adjustment   |                                       | 130%                           |             | 130%         |
| TOTAL ADJUSTED BASIS        | \$0                                   | \$18,484,696                   | \$0         | \$18,358,392 |
| Applicable Fraction         | 100.00%                               | 100.00%                        | 100%        | 100%         |
| TOTAL QUALIFIED BASIS       | \$0                                   | \$18,484,696                   | \$0         | \$18,358,392 |
| Applicable Percentage       | 4.00%                                 | 9.00%                          | 4.00%       | 9.00%        |
| ANNUAL CREDIT ON BASIS      | \$0                                   | \$1,663,623                    | \$0         | \$1,652,255  |
| CREDITS ON QUALIFIED BASIS  | \$1,663,623                           |                                | \$1,652,255 |              |

| Method              | ANNUAL CREDIT CALCULATION BASED ON<br>APPLICANT BASIS |              | FINAL ANNUAL LIHTC ALLOCATION |                     |          |
|---------------------|-------------------------------------------------------|--------------|-------------------------------|---------------------|----------|
|                     | Annual Credits                                        | Proceeds     | Credit Price                  | Variance to Request |          |
|                     |                                                       |              | \$0.8200                      | Credits             | Proceeds |
| Eligible Basis      | \$1,663,623                                           | \$13,641,706 | ----                          | ----                | ----     |
| Needed to Fill Gap  | \$1,136,812                                           | \$9,321,862  | ----                          | ----                | ----     |
| Previous Allocation | \$1,125,000                                           | \$9,225,000  | \$1,125,000                   | \$0                 | \$0      |

|                                                            |
|------------------------------------------------------------|
| <b>Long-Term Pro Forma</b>                                 |
| <i>Pine Creek Apartments, Bastrop, 9% HTC #26504_25201</i> |

|                                     | Growth<br>Rate | Year 1           | Year 2           | Year 3           | Year 4           | Year 5           | Year 10          | Year 15          | Year 20          | Year 25          | Year 30          | Year 35          | Year 40          |
|-------------------------------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| EFFECTIVE GROSS INCOME              | 2.00%          | \$728,560        | \$743,131        | \$757,993        | \$773,153        | \$788,616        | \$870,696        | \$961,319        | \$1,061,374      | \$1,171,842      | \$1,293,809      | \$1,428,469      | \$1,577,146      |
| TOTAL EXPENSES                      | 3.00%          | \$407,078        | \$419,017        | \$431,309        | \$443,964        | \$456,993        | \$528,148        | \$610,466        | \$705,708        | \$815,912        | \$943,440        | \$1,091,028      | \$1,261,844      |
| <b>NET OPERATING INCOME ("NOI")</b> |                | <b>\$321,482</b> | <b>\$324,114</b> | <b>\$326,684</b> | <b>\$329,189</b> | <b>\$331,623</b> | <b>\$342,548</b> | <b>\$350,853</b> | <b>\$355,666</b> | <b>\$355,931</b> | <b>\$350,369</b> | <b>\$337,442</b> | <b>\$315,302</b> |
| EXPENSE/INCOME RATIO                |                | 55.9%            | 56.4%            | 56.9%            | 57.4%            | 57.9%            | 60.7%            | 63.5%            | 66.5%            | 69.6%            | 72.9%            | 76.4%            | 80.0%            |

|                                      |  |           |           |           |           |           |           |           |           |           |           |           |           |
|--------------------------------------|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>MUST -PAY DEBT SERVICE</b>        |  |           |           |           |           |           |           |           |           |           |           |           |           |
| TDHCA MDL-HOME (NOFA 2026-2)         |  | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 |
| Adjustment to Debt Per §11.302(c)(2) |  |           |           |           |           |           |           |           |           |           |           |           |           |
| TOTAL DEBT SERVICE                   |  | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 | \$262,045 |
| DEBT COVERAGE RATIO                  |  | 1.23      | 1.24      | 1.25      | 1.26      | 1.27      | 1.31      | 1.34      | 1.36      | 1.36      | 1.34      | 1.29      | 1.20      |

|                                 |                 |                 |                 |                  |                  |                  |                    |                    |                    |                    |                    |                    |
|---------------------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| <b>ANNUAL CASH FLOW</b>         | <b>\$59,437</b> | <b>\$62,069</b> | <b>\$64,640</b> | <b>\$67,145</b>  | <b>\$69,579</b>  | <b>\$80,504</b>  | <b>\$88,808</b>    | <b>\$93,621</b>    | <b>\$93,886</b>    | <b>\$88,324</b>    | <b>\$75,397</b>    | <b>\$53,257</b>    |
| Deferred Developer Fee Balance  | \$37,425        | \$0             | \$0             | \$0              | \$0              | \$0              | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                |
| <b>CUMULATIVE NET CASH FLOW</b> | <b>\$0</b>      | <b>\$24,644</b> | <b>\$89,284</b> | <b>\$156,429</b> | <b>\$226,007</b> | <b>\$607,571</b> | <b>\$1,036,213</b> | <b>\$1,496,287</b> | <b>\$1,967,245</b> | <b>\$2,422,606</b> | <b>\$2,828,736</b> | <b>\$3,143,401</b> |



## Texas Department of Housing and Community Affairs

### Governing Board

### Board Action Request

**File #: 1428**

**Agenda Date: 7/23/2026**

**Agenda #: 8.**

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Ashbourne (HTC #25073)

#### **RECOMMENDED ACTION**

**WHEREAS**, The Ashbourne (the Development) received an award of 9% Housing Tax Credits (HTCs) in 2025 for the new construction of 72 multifamily units for the general population in Houston, Harris County;

**WHEREAS**, 9677 South Kirkwood Drive Propco, L.P. (the Applicant) proposed at pre-application and in the Application to provide a High-Quality Pre-Kindergarten program and educational space at the Development under §11.6(3)(C)(v) of the 2025 Qualified Allocation Plan, which made the Development eligible for a priority award;

**WHEREAS**, the Applicant is now requesting approval for a material amendment to the Application to replace the High-Quality Pre-Kindergarten program commitment with an alternative service model developed in collaboration with Alief Independent School District (Alief ISD);

**WHEREAS**, Board approval is required for a modification considered material by staff as directed in Tex. Gov't Code §2306.6712(d)(7) and 10 TAC §10.405(a)(4)(I), and the Applicant has complied with the amendment requirements therein; and

**WHEREAS**, the requested change to replace the High-Quality Pre-Kindergarten program will materially affect the Development;

**NOW, therefore, it is hereby**

**RESOLVED**, that the requested amendment to replace the High-Quality Pre-Kindergarten program commitment for The Ashbourne is denied as presented at this meeting.

#### **BACKGROUND**

The Ashbourne was approved for a 9% HTC award in 2025 for the construction of 72 units, all of which are designated as low-income units, of multifamily housing for the general population in Houston, Harris County. At the meeting of April 9, 2026, the Board approved a request to remove the requirement for a Historically Underutilized Business (HUB) in the Development. In a letter dated March 23, 2026, Kimberly Loesche, representative of the Applicant, has



requested approval for another material amendment to the Application.

Under §11.6(3)(C)(v) of the 2025 Qualified Allocation Plan, the highest scoring Development that elects to provide a High-Quality Pre-Kindergarten program and associated educational space at the Development site would be selected for an award. Also, if a High-Quality Pre-Kindergarten would be provided, the election must have been made at pre-application and could not change at full Application. This Development met such criteria, and therefore, was eligible for the priority award for having the High-Quality Pre-Kindergarten program.

The Applicant states that they made the commitment to provide a High-Quality Pre-Kindergarten program and educational space on the Development site in good faith, based on direct engagement with Alief ISD and the need for the change was not foreseeable at Application. The Applicant has now requested approval to replace the commitment to provide an on-site High-Quality Pre-Kindergarten program with an alternative service model that the Applicant developed in collaboration with Alief ISD. The alternative service model proposes that Pre-Kindergarten age residents, at the resident's discretion, enroll at Martinez Early Learning Center, an Alief AISD-serviced campus located approximately 1.5 miles from the Development. Additionally, the Applicant commits to construct the on-site stand-alone facility contemplated for the High-Quality Pre-Kindergarten. However, the facility would be utilized for Alief ISD to provide after-school services for elementary, middle school, and high school aged children. The Applicant would enter into an agreement with Alief ISD as an educational provider.

The Applicant indicated that this request is the result of an unforeseen circumstance in which the educational provider, Alief ISD, changed their position regarding the High-Quality Pre-Kindergarten program and does not wish to operate the program at the Development site. Alief ISD explained to the Applicant that its nearby Pre-K campus, Martinez Early Learning Center, is currently experiencing declining enrollment with current available capacity and budget constraints that make it unable and unwilling to provide a High-Quality Pre-Kindergarten program on-site. Instead the Applicant has stated that Alief ISD's preference, is to have Pre-K residents attend Martinez Early Learning Center rather than establish a new, duplicative and competitive program on-site. Alief ISD affirmed its willingness to provide after-school services at the Development.

The Applicant indicated that they performed an extensive search for an alternative educational provider, which includes charter and private schools, but despite these efforts, no viable replacement educational provider was identified. The Applicant also identified the Houston ISD and ISDs in Harris County as potential outreach targets; however, because the Development is located within Alief ISD's attendance boundaries, partnering with another public school district for on-site Pre-K services is not operationally or jurisdictionally feasible unless the attendance zones are modified or a charter agreement is entered into with the currently operating independent school district.

Based on the final list of 9% HTC awards for 2025, the proposed change would not have affected the selection of the Application in the competitive round, but a series of circumstances and events in the subject subregion occurred in the cycle, which include: fewer full applications

than usual, two Applications that would have received an award chose to withdraw, and a prior year development in the region returned its credits, which resulted in this Development and all other remaining eligible applications in the subregion receiving an award even without the High-Quality Pre-Kindergarten program. Therefore, it is unclear what impact this Development had in the round for reflecting the High-Quality Pre-Kindergarten since pre-application. However, it is plausible that some applicants may have chosen not to submit a full application based on the Applicant reflecting a High-Quality Pre-Kindergarten in its application and thus being eligible for a priority award.

Staff recommends denial of the amendment to the Application to replace the High-Quality Pre-Kindergarten election with an alternative service model.

June 30, 2026

VIA E-MAIL DELIVERY: [rosalio.banuelos@tdhca.texas.gov](mailto:rosalio.banuelos@tdhca.texas.gov)

Mr. Rosalio Banuelos  
Director of Multifamily Asset Management  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701-2410

Re: Update to Request for Amendment to Tax Credit Application  
Development: The Ashbourne  
TDHCA Application: 25073  
Applicant: 9677 South Kirkwood Drive Propco, L.P.

Mr. Banuelos:

On behalf of the Applicant, we submitted a request for approval of an amendment to the above-referenced tax credit application on March 23, 2026 (the "**Original Request**"). You kindly included the Original Request on the agendas for Board meetings on May 9, 2026 and June 4, 2026. Each time, the Applicant withdrew the request because it had hoped that the matter could be addressed without the need for an amendment. The Applicant wanted to exhaust all possible efforts, which it has now done. The Original Request was submitted in connection with the enclosed narrative, describing the proposed amendment in detail and intended for the Board's consideration. The narrative has been updated as reflected in red print.

The Applicant respectfully requests that TDHCA review the proposed amendment and, upon approval by the Board, incorporate the requested changes as set forth in the attached narrative and any accompanying supporting documentation into the application record for the Development.

Mr. Rosalio Banuelos  
Texas Department of Housing and Community Affairs  
June 30, 2026  
Page 2

The Applicant previously provided the required \$3,000 amendment fee. If TDHCA requires any additional information, documentation, or clarification in connection with this request, please do not hesitate to contact me at [cbast@bakerlaw.com](mailto:cbast@bakerlaw.com) or (512) 215-3230.

Very truly yours,



Cynthia L. Bast

Attachment

# Material Amendment Request **for Modification of HQ Pre-K Requirement**

## Narrative Statement

TDHCA Application #25073 — The Ashbourne  
*Updated June 30, 2026*

### I. Summary of Request

9677 South Kirkwood Drive Propco, L.P. (the "Applicant") respectfully requests a material amendment to TDHCA Application #25073 for The Ashbourne, a 9% Low-Income Housing Tax Credit development located in the Alief area of Houston, Texas. This amendment seeks to modify the on-site early childhood education commitment from an on-site High-Quality Pre-Kindergarten ("HQ Pre-K") program operated by an Educational Provider to an alternative service model developed in direct collaboration with Alief Independent School District ("Alief ISD"), the independent school district that serves the proposed Development and its students.

Specifically, the Applicant proposes to replace the on-site HQ Pre-K commitment with the following, which reflect Alief ISD's stated preferences and operational capabilities:

- **Pre-K Enrollment:** Pre-Kindergarten-age residents (ages 3 and 4) will, at the resident's discretion, enroll at Martinez Early Learning Center ("Martinez ELC"), an Alief ISD-serviced campus located approximately 1.5 miles from The Ashbourne.
- **On-Site After-School Programming:** The Applicant commits to construct the on-site stand-alone facility contemplated for the HQ Pre-K in § 11.101(b)(5)(C)(i)(I)(-a-) of the 2025 Qualified Allocation Plan<sup>1</sup>. However, the facility will be utilized by another qualified provider to provide after-school services for elementary, middle, and high school-aged children, supporting residents of all ages and grade levels with enrichment and care. The Applicant expects to enter into an agreement with qualified provider, in accordance with the requirements of § 11.101(b)(5)(C)(i)(I)(-b-) of the QAP, also abiding by § 11.101(b)(5)(C)(i)(I)(-c-) of the QAP., if the qualified provider fails to serve as its role at any time.

### II. Background and Good-Faith Basis for the Original Commitment

The original HQ Pre-K commitment in Application #25073 was made in good faith, based on direct engagement prior to the Application submission between Alief ISD and the then-CEO of Impact Residential Development, L.L.C., the manager of the Applicant's General Partner. Conversations with Alief ISD began prior to filing the Pre-Application, as part of the community engagement process. On February 21, 2025, the prior CEO met with representatives of Alief ISD, including Maria Martinez, Kathleen Jahn, and Superintendent Dr. Anthony Mays to discuss a

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<sup>1</sup> Capitalized terms used but not defined in this request shall utilize the definitions given them in the 2025 Qualified Allocation Plan.



collaborative partnership for early childhood education services at The Ashbourne. Alief ISD accepted the meeting invitation and participated constructively. See Exhibit A. Based on these discussions, the Applicant included the HQ Pre-K commitment in its 9% LIHTC Application, which was subsequently awarded.

When the prior CEO departed the company in November 2025, the new leadership team re-engaged Alief ISD to advance the partnership and formalize the HQ Pre-K arrangement. This re-engagement led to a series of in-person and virtual meetings and communications that revealed a significant change in Alief ISD's position regarding on-site HQ Pre-K delivery at The Ashbourne.

### **III. Discovery That On-Site Pre-K Is Not Feasible**

On February 4, 2026, the Applicant convened a collaborative call with Alief ISD and Rosemann & Associates (the architect of record) to discuss the design and delivery of on-site HQ Pre-K services. During this call, Alief ISD communicated clearly that it had no desire to operate a HQ Pre-K program at The Ashbourne. The district explained that its nearby Pre-K campus (~1.5 mile drive from the Development Site), Martinez Early Learning Center (“Martinez ELC”), is currently experiencing declining enrollment with current available capacity and budget constraints that make it unable and unwilling to provide a HQ Pre-K program on site at The Ashbourne. Instead, the district's preference and what it believes to best for the local community and the future residents at the Development, is to have 3 and 4 year old residents of The Ashbourne attend Martinez ELC rather than establish a new, duplicative and competitive program on site at The Ashbourne. Alief ISD did, however, affirm its willingness to cooperate with the provision of after-school services at The Ashbourne. In subsequent discussions with Alief ISD, they backed away from this desire due to budgetary and operational constraints.

On February 19, 2026, the Applicant held a follow-up meeting with Alief ISD, at which the district presented its position in a written document titled "Impact Residential & Alief ISD Potential Partnership" (the “ISD Proposal”). See Exhibit B. The ISD Proposal suggested a multi-tier partnership framework, with a possible program for infancy to age 3, along with the Pre-K Enrollment and On-Site After-School Program described above. Ultimately, Alief ISD was unable to confirm the availability of services for children in infancy to age 3, so that option was eliminated between the parties. In discussions over March and April with Alief ISD, they expressed hesitation about being able to operate an afterschool service themselves. The Applicant cannot compel a public independent school district to operate a program it does not wish to operate. Alief ISD's position is driven by legitimate institutional concerns — namely, declining enrollment and budget concerns at an existing nearby facility — and the Applicant respects the district's operational judgment. Notably, another public school district cannot be substituted, as The Ashbourne is located within Alief ISD's attendance boundaries.

## IV. Exhaustive Search for Alternative Pre-K Providers

Immediately following the February 4, 2026 call with Alief ISD, the Applicant undertook an extensive and well-documented search for an alternative Educational Provider at The Ashbourne. See [Exhibit C](#). By definition, an Educational Provider can include an open-enrollment charter school or Education Service Center. A private school or private childcare provider can qualify as an Educational Provider if it has entered into a partnership with a school district or open-enrollment charter school to provide a HQ Pre-K program elsewhere. The Applicant's search spanned multiple weeks and included phone, email, and website outreach to open-enrollment charter school networks, private Pre-K providers, national early childhood organizations, childcare industry brokers, and fellow LIHTC developers with Pre-K experience. Despite these efforts, no viable replacement provider was identified.

### A. Direct Outreach to Pre-K Operators

Beginning on February 6, 2026, the Applicant conducted outreach via email, phone, and website inquiry forms to the following organizations, **with periodic follow up to those not responding**:

- **KLA Schools:** Outreach sent February 6, 2026. **Declined on May 19, 2026. See [Exhibit G](#).**
- **YesPrep Public Schools:** **Received email on June 3, 2026 claiming the school has exceeded capacity to partner on initiatives for further expansion. See [Exhibit K](#).**
- **The Varnett Public Schools:** Outreach sent February 6, 2026. No response received.
- **KIPP Texas:** Outreach sent February 6, 2026. **Declined on June 1, 2026. See [Exhibit H](#).**
- **Le Petite Academy:** Outreach sent February 6, 2026. No response received.
- **Avance:** Introductory call completed and program overview emailed on February 9, 2026. Avance was initially engaged but subsequently ceased communication and did not proceed. **Able to restart correspondence – on June 1, 2026 email was sent declining the opportunity due to location being outside of the school's service area. See [Exhibit L](#).**
- **Bezos Academy:** Responded via LinkedIn on February 9, 2026, confirming that the organization has paused all physical expansion activities and is not pursuing new expansion initiatives at this time. See [Exhibit D](#).
- **Spanish Schoolhouse:** Responded confirming that as a 100% private-pay model without accreditation participation, they are not a fit for this type of subsidized-revenue partnership. See [Exhibit E](#).
- **Primrose Schools:** Outreach sent February 6, 2026. Declined. See [Exhibit F](#).
- **STEP Charter:** Janna Shafer, Principal at STEP Charter, shared contact information of Silvia at Creative Connections, a nearby Pre-K. Phone outreach made; no response received. **Received subsequent email from William Clark, school's superintendent, claiming they are not licensed to provide Pre-K and thus declined the opportunity. See [Exhibit M](#).**
- **Etoile Academy Charter School:** Outreach over email. Email responded to claiming further discussions would be had with the team. **Declined on June 18, 2026. See [Exhibit J](#).**
- **Southwest Schools:** **Meeting on June 11, 2026. No subsequent correspondence.**

- **Harmony Public Schools:** Meeting on June 11, 2026. Subsequent emails sent with no responses over subsequent weeks.
- **Houston Classical Charter School:** Outreach over email. Response received over email requesting meeting to further discuss the opportunity. Meeting held March, 19, 2026. Declined on May 26, 2026. See [Exhibit I](#).
- **Alief Montessori Community School:** Outreach over email. No response received.
- **Amigos Por Vida Public Charter School:** Email received from school superintendent on June 24, 2026 claiming heightened competition from existing charter schools within the area as grounds for declining the partnership opportunity. See [Exhibit N](#).
- **Houston Gateway Academy:** Outreach over website inquiry form. Response received requesting call to further discuss the opportunity. Connected over phone call and denied the partnership opportunity.
- **School of Science and Technology:** Outreach over website inquiry form, email, and phone call. Response received claiming the message was routed to the superintendent's office. No further response.
- **Academy of Accelerated Learning:** Meeting on June 2, 2026. Subsequent emails sent with no responses over subsequent weeks.
- **Arrow Academy:** Outreach over email and website inquiry form. No Pre-K at existing campuses and don't intend to roll out for at least another three years.
- **Tejano Center:** Outreach over email and phone calls. No response received.
- **KinderCare:** Outreach over email. No response received.
- **The Learning Experience:** Outreach over email. No response received.
- **Grandma's House Child Care:** Phone conversation on June 16, 2026. Not interested due to the size of the facility. See [Exhibit O](#).
- **United Way Greater Houston:** Outreach over email. No follow up response received.
- **Hope's Children Academy:** Teams meeting on June 19, 2026. Subsequent emails sent with no response.
- **Baker Ripley:** Teams meeting on June 12, 2026. No follow up received.
- **Nehemiah Center:** Outreach sent; no response.
- **Grace Academy:** Outreach over email. No response received.
- **Bright Horizons:** Outreach sent; no response.

### C. Outreach to Fellow Developers and Industry Contacts

The Applicant also reached out to other LIHTC developers who have successfully implemented HQ Pre-K programs in their projects, both past and current, seeking introductions to operators or guidance on sourcing providers. While all of the industry peers endeavored to be helpful, some did not have Educational Providers with connections to the Houston area. The Houston providers identified from these conversations included the Bezos Academy, which declined to participate;

other organizations identified by local developers that currently provide HQ Pre-K in the Houston area declined, as well.

#### **D. Houston / Harris County ISDs**

The Applicant also identified the Houston ISD and other ISDs in Harris County as potential outreach targets. However, because The Ashbourne is located within Alief ISD's attendance boundaries, partnering with another public school district for on-site Pre-K services is not operationally or jurisdictionally feasible unless the attendance zones are modified or a charter agreement is entered into with the currently operating independent school district.

#### **V. Why the Amended Commitment Better Serves Residents**

The proposed amendment does not diminish the early childhood education commitment — it strengthens it by aligning the service model with the preferences and capabilities of the local public school district that will actually serve The Ashbourne's residents. The amended model offers several advantages over the original on-site Pre-K concept:

- **Integration with the public school system:** Enrolling children at Martinez ELC connects Ashbourne families directly to Alief ISD's full continuum of educational services, including curriculum, special education resources, meal programs, and transition to elementary school. This institutional connection is more durable and comprehensive than a stand-alone on-site program.
- **Support for a public school with declining enrollment:** Directing enrollment to Martinez ELC supports a neighborhood school that is experiencing declining enrollment, reinforcing the community benefit of the LIHTC investment rather than creating a competing program.
- **Proximity and accessibility:** Martinez ELC is approximately 1.5 miles from The Ashbourne, about a 5 minute drive from the development site.
- **Expanded age coverage:** The after-school programming for all school-age residents provides broader support for working families than the original on-site Pre-K commitment.

#### **VI. Conclusion**

The Applicant made its original Pre-K commitment in good faith, based on direct engagement with Alief ISD prior to Application submission. Upon re-engaging the district, the Applicant discovered that Alief ISD's institutional needs had evolved and that the district does not wish to operate an on-site HQ Pre-K at The Ashbourne. The Applicant then conducted an exhaustive, multi-month search for alternative Educational Providers — contacting charter networks, private operators, national organizations, childcare brokers, and fellow LIHTC developers and capital partners — and was unable to identify any willing replacement partner.

The proposed amendment reflects the reality on the ground: the local school district has clearly articulated its preferred service model, and no third-party operator is available or willing to fill the gap. Rather than commit to an arrangement that cannot be fulfilled, the Applicant proposes an

alternative that is achievable, sustainable, and —by adding after school support— arguably more beneficial to residents and the local community than the original commitment.

Lastly, but important to note, The Ashbourne 9% LIHTC Application would have remained competitive and ultimately received an award even in the absence of the points for HQ Pre-K. The inclusion of a HQ Pre-K is not a “point” item in the competitive process. Rather, it simply assures an award to the highest scoring Application in the urban region that makes this commitment. The Application demonstrated sufficient strength across key scoring categories—including location characteristics, development readiness, and local support—to achieve a score above the applicable funding cutoff within Urban Region 6. Simply, all of the Applications in Urban Region 6 were funded, regardless of score. No other Applicant is disadvantaged by this request. Nonetheless, the Applicant remains committed to the original scoring choice, although now a variation of it, and supporting resident enrichment and educational outcomes. The Applicant is willing to coordinate and partner with Alief ISD and others as appropriate to facilitate and administer this program as described ensuring that the Development continues to provide a meaningful educational services component for resident families and their children and the local community writ large. The modification to the HQ Pre-K program will not affect The Ashbourne project’s development or operating budget. The project remains fully feasible as planned, and any partnership with the Alief ISD, or other quality operators, to provide educational services can be implemented without additional costs or impact to long-term financial sustainability.

The Applicant respectfully requests that TDHCA approve this material amendment to Application #25073.



## Exhibits (Referenced)

- **Exhibit A:** Alief ISD meeting acceptance — Maria Martinez and Kathleen Jahn calendar response (February 5, 2025, for February 21, 2025 meeting)
- **Exhibit B:** Impact Residential & Alief ISD Potential Partnership document (presented at February 19, 2026 meeting)
- **Exhibit C:** Pre-K provider outreach tracker — status as of February 9, 2026
- **Exhibit D:** Bezos Academy LinkedIn response — Emmanuel Imah (February 9, 2026)
- **Exhibit E:** Spanish Schoolhouse LinkedIn response — Evan Meehan (February 6, 2026)
- **Exhibit F:** Primrose Response
- **Exhibit G:** KLA Schools Response
- **Exhibit H:** KIPP Texas Response
- **Exhibit I:** Houston Classical Charter School Response
- **Exhibit J:** Etoile Academy Charter School Response
- **Exhibit K:** YES Prep Public Schools Response
- **Exhibit L:** Avance Response
- **Exhibit M:** Step Charter School Response
- **Exhibit N:** Amigos Por Vida Response
- **Exhibit O:** Grandma's House Child Care Response

**Exhibit A: Alief ISD meeting acceptance — Maria Martinez and Kathleen Jahn calendar response (February 5, 2025, for February 21, 2025 meeting with Impact’s CEO)**

Fri 2/21/2025 9:05 AM

○ Martinez, Maria D <Maria.Martinez@aliefisd.net>

**Accepted: Impact Residential Development/Alief ISD Connect**

When Friday, February 21, 2025 2:15 PM-3:00 PM (UTC-06:00) Central Time (US & Canada).

Location <https://us06web.zoom.us/j/7799892598>

 We couldn't find this meeting in the calendar. It may have been moved or deleted.  
Martinez, Maria D has accepted this meeting.

EXTERNAL

Fri 2/21/2025 3:04 PM

○ Jahn, Kathleen <Kathleen.Jahn@aliefisd.net>

**Accepted: Impact Residential Development/Alief ISD Connect**

When Friday, February 21, 2025 2:00 PM-3:00 PM (UTC-06:00) Central Time (US & Canada).

Location <https://us06web.zoom.us/j/7799892598>

 We couldn't find this meeting in the calendar. It may have been moved or deleted.  
Jahn, Kathleen has accepted this meeting.

EXTERNAL

**Exhibit B: Impact Residential & Alief ISD Potential Partnership document (presented at February 19, 2026 meeting)**

**Impact Residential & Alief ISD Potential Partnership**

Beginning in December 2025, discussion has taken place with members of the Impact Residential Project and leaders of the Alief Independent School District. The elements to be discussed include:

**Impact Residential**

- Designing a facility to house residents through the site plan ([Ashbourne - Prelim Site Plan.pdf](#)) located in the Alief area.
- Grant funding mandates that the facility offers opportunity through collaboration for Early Childhood Academic Services.
  - [Texas Education Code Chapter 29, Subchapter E-1.pdf](#)
  - [25-QAP.pdf](#)
- Collaboration with Alief ISD is desired for partnership with the project

**Alief Independent School District**

- Services offered for Pre-Kindergarten (4-yr olds currently and 3 yr olds beginning in 2026-2027) at Martinez Early Learning Center in proximity of the residential project
- Collaboration creates opportunity for increased enrollment at the early childhood area with students attending Alief campuses

**Collaborative Partnership Proposal**

- ❖ Ultimately, the goal is a 3-layer partnership:
  - Layer 1 - Pre-K age students (ages 3 & 4) enroll and attend Martinez ELC
  - Layer 2 - Pre-Early Childhood students (Infant - Toddler 2) could possibly receive services through a neighborhood partnership service of Early Years Program by Baker Ripley HeadStart, which is a collaboration with Alief ISD
  - Layer 3 - After-School service provided for students of all ages at the Ashbourne site

**Next Steps**

- ✓ Subcommittee groups with liaison for each layer to schedule planning meetings
  - Layer 1 – Alief Early Childhood Coordinator and Impact Residential member
  - Layer 2 - Alief Early Childhood Team, Baker Ripley, and Impact Residential member
  - Layer 3 – Impact Residential Design Team and Alief ISD Team (Assistant Superintendent of Support Services, After School Coordinator)

## Exhibit C: Pre-K provider outreach tracker — status as of July 1, 2026

### Summary of Alternative Pre-K Provider Outreach

TDHCA Application #25073 — The Ashbourne (Alief, Houston, Texas)

Updated as of June 30, 2026

This Exhibit summarizes the Applicant's outreach to alternative Educational Providers and childcare operators in connection with its effort to secure a High-Quality Pre-K provider for The Ashbourne, following Alief ISD's determination that it would not operate an on-site Pre-K program at the Development. The Applicant's outreach spanned multiple weeks and included phone, email, and website-inquiry contact with open-enrollment charter networks, private Pre-K and childcare operators, Head Start and nonprofit early-childhood organizations, and childcare-industry contacts. Across more than 30 organizations, no viable replacement provider was identified.

*Alief ISD (the district partner) and the district's written partnership proposal are addressed separately in Exhibits A and B; this Exhibit addresses only the search for an alternative provider.*

|                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Outreach at a glance:</b> Reviewed & declined / not a fit: 13   Engaged without resolution: 7   No response to outreach: 10   Not jurisdictionally feasible: 1 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### A. Reviewed and Declined / Not a Fit (13)

Providers that engaged with the opportunity and communicated a decision not to proceed, or that were ineligible on their face.

| Provider                                | Provider Type           | Outreach Initiated | Most Recent Contact | Outcome / Current Status                                                                                         |
|-----------------------------------------|-------------------------|--------------------|---------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Bezos Academy</b>                    | Nonprofit Pre-K network | Feb. 2026          | Feb. 9, 2026        | Declined via LinkedIn; organization has paused all physical expansion and is not pursuing new sites. (Exhibit D) |
| <b>Spanish Schoolhouse</b>              | Private Pre-K           | Feb. 2026          | Feb. 2026           | Not a fit; 100% private-pay model without accreditation participation. (Exhibit E)                               |
| <b>Primrose Schools</b>                 | Private Pre-K           | Feb. 6, 2026       | Feb. 2026           | Declined. (Exhibit F)                                                                                            |
| <b>STEP Charter</b>                     | Open-enrollment charter | Feb. 17, 2026      | Feb. 19, 2026       | Declined; not licensed for Pre-K (K–8 only). Referred Applicant to Creative Connections. (Record on file)        |
| <b>KLA Schools</b>                      | Private Pre-K           | Feb. 6, 2026       | May 19, 2026        | Declined the opportunity. (Exhibit G)                                                                            |
| <b>Houston Classical Charter School</b> | Open-enrollment charter | Feb. 2026          | May 26, 2026        | Meeting held Mar. 19, 2026; subsequently declined. (Exhibit I)                                                   |
| <b>KIPP Texas</b>                       | Open-enrollment charter | Feb. 6, 2026       | June 1, 2026        | Declined the opportunity. (Exhibit H)                                                                            |
| <b>AVANCE-Houston</b>                   | Head Start / nonprofit  | Feb. 9, 2026       | June 1, 2026        | Declined; site falls outside AVANCE Head Start service area. Referred Applicant to BakerRipley. (Record on file) |

| Provider                                                        | Provider Type           | Outreach Initiated | Most Recent Contact | Outcome / Current Status                                                                                                    |
|-----------------------------------------------------------------|-------------------------|--------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Etoile Academy Charter School</b>                            | Open-enrollment charter | Feb. 2026          | June 18, 2026       | Initial interest expressed; subsequently declined. (Exhibit J)                                                              |
| <b>Grandma's House Child Care</b>                               | In-home childcare       | June 2026          | June 16, 2026       | Not interested; development too large for an in-home operator. Referred to United Way "Bright Beginnings." (Record on file) |
| <b>Amigos Por Vida (Friends For Life) Public Charter School</b> | Open-enrollment charter | June 2026          | June 24, 2026       | Declined; cited charter-school saturation in the area. (Record on file)                                                     |
| <b>Houston Gateway Academy</b>                                  | Open-enrollment charter | 2026               | 2026                | Connected by phone following website inquiry; declined the partnership opportunity.                                         |
| <b>Arrow Academy</b>                                            | Open-enrollment charter | 2026               | 2026                | Declined; no Pre-K at existing campuses and no plans to roll out for at least three years.                                  |

## B. Engaged Without Resolution (7)

Providers with whom the Applicant held a meeting or substantive discussion but that ceased communication before reaching any commitment, despite repeated follow-up.

| Provider                                  | Provider Type                 | Outreach Initiated | Most Recent Contact | Outcome / Current Status                                                                                                           |
|-------------------------------------------|-------------------------------|--------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Academy of Accelerated Learning</b>    | Open-enrollment charter       | June 2026          | June 23, 2026       | Meeting held June 2, 2026; multiple follow-ups unanswered (reported in conference through mid-July). (Record on file)              |
| <b>Southwest Schools</b>                  | Open-enrollment charter       | June 2026          | June 11, 2026       | Meeting held June 11, 2026; no subsequent correspondence.                                                                          |
| <b>Harmony Public Schools</b>             | Open-enrollment charter       | June 2026          | June 18, 2026       | Meeting held June 11, 2026; follow-up emails unanswered. (Record on file)                                                          |
| <b>BakerRipley</b>                        | Head Start / nonprofit        | June 2026          | June 19, 2026       | Teams meeting June 12, 2026; materials confirmed received June 18; no further follow-up. (Record on file)                          |
| <b>Hope's Children Academy</b>            | Private Pre-K                 | June 2026          | June 23, 2026       | Teams meeting June 19, 2026; follow-up emails unanswered. (Record on file)                                                         |
| <b>School of Science &amp; Technology</b> | Open-enrollment charter       | June 2026          | June 23, 2026       | Website, email and phone outreach; response indicated message routed to superintendent, then no further response. (Record on file) |
| <b>United Way of Greater Houston</b>      | Nonprofit / childcare network | June 2026          | June 23, 2026       | Engaged via Grandma's House referral; no follow-up response to scheduling requests. (Record on file)                               |

### C. No Response to Outreach (10)

Providers contacted by phone, email, and/or website inquiry — in most cases repeatedly — that never responded.

| Provider                                 | Provider Type           | Outreach Initiated | Most Recent Contact | Outcome / Current Status                                             |
|------------------------------------------|-------------------------|--------------------|---------------------|----------------------------------------------------------------------|
| <b>The Varnett Public Schools</b>        | Open-enrollment charter | Feb. 6, 2026       | —                   | Cold outreach; no response received.                                 |
| <b>Le Petite Academy</b>                 | Private childcare       | Feb. 6, 2026       | —                   | Cold outreach; no response received.                                 |
| <b>Creative Connections</b>              | Private Pre-K           | Feb. 2026          | —                   | Referred by STEP Charter; phone outreach made; no response received. |
| <b>Alief Montessori Community School</b> | Montessori / charter    | June 2026          | June 18, 2026       | Repeated email outreach; no response received. (Record on file)      |
| <b>KinderCare</b>                        | Private childcare       | June 2026          | June 23, 2026       | Repeated email outreach; no response received. (Record on file)      |
| <b>The Learning Experience</b>           | Private childcare       | June 2026          | June 23, 2026       | Repeated email outreach; no response received. (Record on file)      |
| <b>Grace Academy</b>                     | Private Pre-K           | June 2026          | June 23, 2026       | Repeated email outreach; no response received. (Record on file)      |
| <b>Tejano Center</b>                     | Nonprofit / charter     | 2026               | —                   | Email and phone outreach; no response received.                      |
| <b>Nehemiah Center</b>                   | Nonprofit               | 2026               | —                   | Outreach sent; no response received.                                 |
| <b>Bright Horizons</b>                   | Private childcare       | 2026               | —                   | Outreach sent; no response received.                                 |

### D. Not Jurisdictionally Feasible (1)

| Provider                                      | Provider Type          | Outreach Initiated | Most Recent Contact | Outcome / Current Status                                                                                                                                             |
|-----------------------------------------------|------------------------|--------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Houston ISD / other Harris County ISDs</b> | Public school district | 2026               | —                   | Identified as potential targets, but partnering with another district is not jurisdictionally feasible: The Ashbourne sits within Alief ISD's attendance boundaries. |

**Total organizations contacted: 31.** Supporting correspondence for entries marked “Record on file” is included among the accompanying exhibits.



**Exhibit D:** Bezos Academy LinkedIn response (February 9, 2026)

Hi Will – Apologies for my delayed response and thank you for your interest in exploring a potential partnership with Bezos Academy. We are always glad to connect with leaders and organizations whose mission and focus align closely with ours.

After careful internal review, we made the decision to pause activities related to expanding our physical footprint. Following a period of rapid growth, we took time to reflect on what is best for the organization and identified two core priorities that will guide our work for the foreseeable future: ensuring our students are fully prepared for kindergarten after two years in our schools, and doing so in a way that is both affordable and replicable by other organizations.

While we will continue opening the remaining schools already in progress between now and the end of the year, we are not pursuing new expansion initiatives at this time.

That said, we are currently reimagining potential models for future partnerships. We expect this ideation period to take several months. If you are interested in serving as a thought partner during this time, I would be happy to explore connecting you with my colleague who leads our partnership efforts in Texas for an initial conversation. Please let me know if that would be of interest.

Regards!

**Exhibit E:** Spanish Schoolhouse LinkedIn response (February 6, 2026)

Thanks, Will.

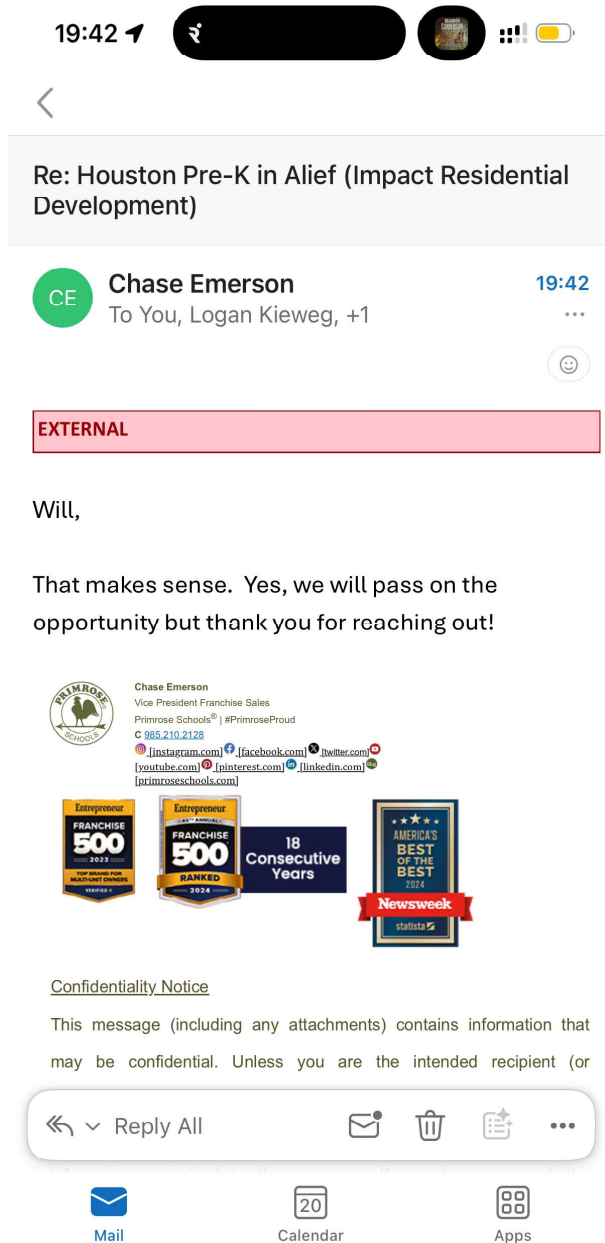
We don't fit the first requirement because we don't participate in those accreditation programs. We're currently 100% private pay, and those are usually geared towards providers who are seeking subsidized revenue.

I want to be helpful. It sounds like a worthy project. Here's a couple ideas:

- The Texas Rising Star program maintains a list of operators, so you can reach out to people who already qualify in TX.
- HINGE (Kathy Ligon is the founder) is a national childcare business brokerage. They know everyone in the industry, and could probably link you to the right operator.

Please don't hesitate to reach out again if I can ever help.

## Exhibit F: Primrose Response



## Exhibit G: KLA Schools Response

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**From:** Jose Ortega <[jvortega@klaschools.com](mailto:jvortega@klaschools.com)>  
**Sent:** Tuesday, May 19, 2026 2:42 PM  
**To:** Will Sternlicht <[wsfernlicht@starwood.com](mailto:wsfernlicht@starwood.com)>  
**Cc:** Logan Kieweg <[lkieweg@impactresidential.com](mailto:lkieweg@impactresidential.com)>; Jacob Spivack <[jspivack@impactresidential.com](mailto:jspivack@impactresidential.com)>; Roberto Ortega <[rortega@klaschools.com](mailto:rortega@klaschools.com)>  
**Subject:** Re: Ashbourne Pre-k info for KLA

EXTERNAL

Hi Will:

As discussed in a call with Logan the size of the school is too small for a KLA to work.

Regards,

Jose Ortega  
KLASCHOOLS  
1750 Coral Way, Suite 301  
Miami, FL 33145  
T (305) 912-5521 ext 1249  
[www.klaschools.com](http://www.klaschools.com) [[klaschools.com](mailto:klaschools.com)]  
[www.klaschoolsfranchise.com](http://www.klaschoolsfranchise.com) [[klaschoolsfranchise.com](mailto:klaschoolsfranchise.com)]

## Exhibit H: KIPP Texas Response

From: Tia Leone <[Tia.Leone@kipp-texas.org](mailto:Tia.Leone@kipp-texas.org)>  
Sent: Monday, June 1, 2026 12:01:18 PM  
To: Logan Kieweg <[lkieweg@impactresidential.com](mailto:lkieweg@impactresidential.com)>; Will Sternlicht <[wsternlicht@starwood.com](mailto:wsternlicht@starwood.com)>; Avi Efezouati <[avi@latmadevgrp.com](mailto:avi@latmadevgrp.com)>  
Cc: Jenna Moon <[Jenna.Moon@kipp-texas.org](mailto:Jenna.Moon@kipp-texas.org)>  
Subject: Re: Alief Pre-K Partnership Opportunity - KIPP Texas Public Schools

EXTERNAL

Dear Logan, Will, and Avi,

Thank you for your willingness to share the Pre-K partnership opportunity with KIPP Texas. We truly value your vision for integrating high-quality educational spaces into residential development and appreciate your consideration of KIPP Texas as a potential operator near our 10711 campus.

After a thorough internal review of our strategic roadmap, we have determined that we will not be able to proceed with this partnership at this time. This decision is primarily driven by our upcoming charter renewal in 2028, which requires our full organizational focus and resources to ensure the continued excellence of our 47 schools across the state.

Furthermore, your request for a program compliant with Texas Education Code Chapter 29, Subchapter E-1 and the TDHCA 2025 Qualified Allocation Plan (QAP) adds significant operational layers that we cannot currently support. While KIPP Texas is a high-quality operator, being compliant within an existing K-12 campus is not the same as meeting the rigorous requirements for a standalone site tied to a private housing development under the TDHCA QAP.

While this is a "no, thank you" for right now, we remain open to future growth opportunities. We would welcome the chance to be involved much earlier in the planning process for future projects (ideally 2+ years in advance) to ensure we can properly align with Board approvals and TEA standalone site requirements.

If you are looking to advance the project immediately, we suggest exploring:

- Local daycare operators who may have more immediate flexibility for a 2028 opening.
- After-school programming providers who can utilize the space without the same regulatory hurdles of a state-funded Pre-K program.

If either of these routes provides a viable outcome, we would love to stay in touch given the proximity to our campus. We wish you the best as you continue your exploration of this site.

Best,

Tia &amp; Jenna

**Tia Leone**  
Deputy Chief of Staff

## Exhibit I: Houston Classical Charter School Response

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**From:** Deyvis Salazar <[dsalazar@houstonclassical.org](mailto:dsalazar@houstonclassical.org)>  
**Sent:** Tuesday, May 26, 2026 13:20  
**To:** Logan Kieweg <[lkieweg@impactresidential.com](mailto:lkieweg@impactresidential.com)>  
**Cc:** Will Sternlicht <[wsfernlicht@starwood.com](mailto:wsfernlicht@starwood.com)>  
**Subject:** Re: Houston Classical - Alief Pre-K Interest

EXTERNAL

Good morning Logan and Will,

Sorry for my slow reply, I've been out of office.

First, thank you for your interest in partnering with us. However, at this time, we dont think this would be a good fit for us. We are currently expanding our current prek-8 program and taking this on would be too much for us right now.

Thank you for your time and wish you all the best.

Best,  
Deyvis



## Exhibit J: Etoile Academy Charter School Response

**From:** Megan White <[mwhite@etoileacademy.org](mailto:mwhite@etoileacademy.org)>  
**Sent:** Thursday, June 18, 2026 11:15 PM  
**To:** Logan Kieweg <[lkieweg@impactresidential.com](mailto:lkieweg@impactresidential.com)>  
**Cc:** Joseph Jimenez <[jjimenez@etoileacademy.org](mailto:jjimenez@etoileacademy.org)>  
**Subject:** Re: Alief Pre-K Partnership Opportunity - Étoile Academy Charter School

EXTERNAL

Hi Logan,

Thank you for reaching out. Our organization is just starting to dive into PreK through a PreK pilot next year. At this time, we are not looking to expand to a third location, but we would be interested in re-exploring opportunities in a year or two.

-Megan White



**MEGAN WHITE**

*Chief Operating Officer*

📞 (346)612-0127

✉ [mwhite@etoileacademy.org](mailto:mwhite@etoileacademy.org)

📍 6648 Hornwood Dr. Houston, TX 77074

📍 9745 Bissonnet St. Houston, TX 77036

🌐 [www.etoileacademy.org](http://www.etoileacademy.org)



## Exhibit K: YES Prep Public Schools Response

RE: Alief Pre-K Partnership Opportunity - Yes Prep Public Schools



Rubio, Cynthia <cr01@yesprep.org>

To: Logan Kieweg

Cc: Levine, Leigh; Castillo, Isy

You replied to this message on 6/4/2026 9:30 AM.

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.



Wed 6/3/2026 3:49 PM

EXTERNAL

Hi Logan,

Thank you so much for contacting us with this incredible initiative!

Unfortunately, we have exceeded our capacity to partner with any initiatives that would increase our scope beyond our current 5-year growth strategy. However, let's please stay in touch as I believe we can still identify other opportunities that can benefit our Alief families 😊

I'll bring this up with my team next week and will reach out to find some time to connect.

Best,  
CR

**Cynthia Rubio**

Managing Director of Student Recruitment and Enrollment

YES Prep Public Schools

5455 S Loop E • Houston, TX 77033

TEL 713-924-5355

[yesprep.org](https://yesprep.org) [[yesprep.org](https://yesprep.org)]



Education **WE DESERVE**

[\[outlook.office.com\]](#) [Book time to meet with me \[outlook.office.com\]](#)

## Exhibit L: Avance Response

**From:** [Kristie Mireles](#)  
**To:** [Logan Kieweg](#); [Adrian Yam](#)  
**Subject:** RE: Following up on Allief Pre-K  
**Date:** Monday, June 1, 2026 1:40:48 PM  
**Attachments:** [untitled-1\\_33127a7e-dc98-45d8-bc8b-25a0c31cc5e7.png](#)

EXTERNAL

Adrian,

I hope you are doing well!

I wanted to connect you with Logan Kieweg, of Impact Residential who recently reached out to AVANCE-Houston regarding a proposed affordable housing development that will include a child care facility component.

After reviewing the project location, I determined that it falls outside of AVANCE-Houston's Head Start service area. However, given BakerRipley's service area and expertise, I thought this may be an opportunity that could be of interest to your team.

Logan, I would like to introduce you to Mr. Adrian Yam, Head Start Director at BakerRipley. Adrian and his team can determine whether this project aligns with their current service area, program priorities, and future planning efforts.

I will let the two of you take it from here. Thank you both, and I appreciate the opportunity to make the connection.

Best regards,

**Kristie Mireles**  
*Sr. Director II of EHS/HS Programs*

[kmireles@avancehouston.org](mailto:kmireles@avancehouston.org)  
4281 Dacoma St.  
Houston, TX 77092  
Office: 713-812-0033 Ext. 1055  
Fax: 713-812-9829  
<https://www.avancehouston.org> [[avancehouston.org](https://www.avancehouston.org)]  
*a United Way partner*



*This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom*

## Exhibit M: Step Charter School Response

**From:** [William Clark](#)  
**To:** [Logan Kieweg](#)  
**Cc:** [Driana Amaya](#)  
**Subject:** Re: New Contact Message For STEP Charter (Bissonnet)  
**Date:** Thursday, February 19, 2026 8:28:39 AM

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EXTERNAL

Hi Logan,

We are flattered that you would consider us for the project. We are not licensed for Prek and only have K-8th grade.

I would reach out to one of the other community licensed PreKs and ask them about a partnership as this sounds like a great opportunity for someone.

We are excited about this project and that you are bringing more affordable housing to our community.

Sincerely,

William Clark  
Superintendent  
STEP Charter School

## Exhibit N: Amigos Por Vida Response

**From:** [Justin G. Fuentes, M. Ed.](#)  
**To:** [Logan Kieweg](#)  
**Cc:** [Johnson, Samuel](#); [Ramirez, Maria](#)  
**Subject:** Alief ECC opportunity  
**Date:** Wednesday, June 24, 2026 8:56:57 AM

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EXTERNAL

Hi Logan,

After reviewing the location further with our partners and considering the amount of successful charter schools that are still growing in the area, we will respectfully decline the offer to partner with you at this location. Know that if there are other opportunities that your organization is working on, we would be glad to listen and potentially partner as we do want to support families in every way possible. For my part, it just does not seem feasible that we would be able to open a well enrolled elementary school in that area for the students to feed into given the saturation.

Thank you for engaging with us and look forward to hearing from you in the future,

Justin G. Fuentes, M. Ed.  
Superintendent of Schools



Amigos Por Vida - Friends For Life Public Charter School  
5503 El Camino Del Rey Houston, TX 77081  
T: 713-349-9945  
F: 713-349-0671  
[jfuentes@amigosporvida.com](mailto:jfuentes@amigosporvida.com)

[\[amigosporvida.com\]](http://amigosporvida.com)

Justin Fuentes  
Superintendent of Schools



Amigos Por Vida - Friends For Life Public Charter School  
5503 El Camino Del Rey Houston, TX 77081  
T: 713-349-9945  
F: 713-349-0671  
[jfuentes@amigosporvida.com](mailto:jfuentes@amigosporvida.com)

[\[amigosporvida.com\]](http://amigosporvida.com)

## Exhibit O: Grandma's House Child Care Response

**From:** [Steve Sandweiss](#)  
**To:** [Shauna Harris](#)  
**Cc:** [Logan Kieweg](#)  
**Subject:** Fwd: Alief Pre-K Partnership Opportunity - Grandma's House Child Care  
**Date:** Tuesday, June 16, 2026 10:56:33 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[26-0403\\_AshPreK\\_Sketch.pdf](#)  
[Draft\\_Term\\_Sheet\\_-\\_05.21.26.docx](#)  
[The\\_Ashbourne\\_-\\_Pre-K\\_Design\\_Plans.pdf](#)  
[TDHCA\\_2025\\_OAP.pdf](#)  
[Texas\\_Education\\_Code\\_Chapter\\_29\\_Subchapter\\_E-1.pdf](#)

EXTERNAL

Hi Shauna,

I spoke with the gentleman below today who is looking for a child care center to open as part of an affordable housing development they are developing in Alief. The project is too small for me as an offsite-operator but it sounds like a perfect opportunity for a high quality in-home center to consider if they are looking to expand. The terms appear to be very beneficial for the operator as there are no direct lease payments (just operating related costs). I was thinking that one of the United Way Bright Beginning in-home providers might be interested in finding out more about this opportunity so I thought I would pass this along to you for your consideration.

I don't need to be involved going forward but if you do identify an in-home operator that is interested, I would be happy to consult with them on all of the issues associated with expanding into a larger operation.

Best regards,

Steve



March 23, 2026

**VIA EMAIL DELIVERY**

Rosalio Banuelos  
Director of Multifamily Asset Management  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701-2410  
[rosalio.banuelos@tdhca.texas.gov](mailto:rosalio.banuelos@tdhca.texas.gov)

**Re:** Request for Amendment to Tax Credit Application  
**Development:** The Ashbourne  
**TDHCA Application:** #25073  
**Applicant:** 9677 South Kirkwood Drive Propco, L.P.

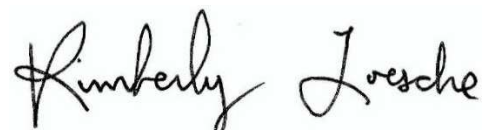
Mr. Banuelos:

On behalf of the Applicant, we respectfully request approval of an amendment to the above-referenced tax credit application. This request is submitted in connection with the enclosed narrative, which describes the proposed amendment in detail and is intended for Board consideration.

The Applicant respectfully requests that TDHCA review the proposed amendment and, upon approval by the Board, incorporate the requested changes as set forth in the attached narrative and any accompanying supporting documentation into the application record for the Development.

Enclosed with this request will be the required \$3,000 amendment fee. The check is currently in transit to my office and will be forwarded to TDHCA under separate cover upon receipt; courier and tracking information will be provided at that time. If TDHCA requires any additional information, documentation, or clarification in connection with this request, please do not hesitate to contact me at [kloesche@bakerlaw.com](mailto:kloesche@bakerlaw.com) or (512) 215-3215.

Very truly yours,



# Material Amendment Request — Narrative Statement

TDHCA Application #25073 — The Ashbourne  
*March 2026*

## I. Summary of Request

9677 South Kirkwood Drive Propco, L.P. (the "Applicant") respectfully requests a material amendment to TDHCA Application #25073 for The Ashbourne, a 9% Low-Income Housing Tax Credit development located in the Alief area of Houston, Texas. This amendment seeks to modify the on-site early childhood education commitment from an on-site High-Quality Pre-Kindergarten ("HQ Pre-K") program operated by an Educational Provider to an alternative service model developed in direct collaboration with Alief Independent School District ("Alief ISD"), the independent school district that serves the proposed Development and its students.

Specifically, the Applicant proposes to replace the on-site HQ Pre-K commitment with the following, which reflect Alief ISD's stated preferences and operational capabilities:

- **Pre-K Enrollment:** Pre-Kindergarten-age residents (ages 3 and 4) will, at the resident's discretion, enroll at Martinez Early Learning Center ("Martinez ELC"), an Alief ISD-serviced campus located approximately 1.5 miles from The Ashbourne.
- **On-Site After-School Programming:** The Applicant commits to construct the on-site stand-alone facility contemplated for the HQ Pre-K in § 11.101(b)(5)(C)(i)(I)(-a-) of the 2025 Qualified Allocation Plan<sup>1</sup>. However, the facility will be utilized for Alief ISD to provide after-school services for elementary, middle, and high school-aged children, supporting residents of all ages and grade levels with enrichment and care. The Applicant expects to enter into an agreement with Alief ISD, as an Educational Provider, in accordance with the requirements of § 11.101(b)(5)(C)(i)(I)(-b-) of the QAP, also abiding by § 11.101(b)(5)(C)(i)(I)(-c-) of the QAP, if Alief ISD fails to serve as the Educational Provider at any time.

## II. Background and Good-Faith Basis for the Original Commitment

The original HQ Pre-K commitment in Application #25073 was made in good faith, based on direct engagement prior to the Application submission between Alief ISD and the then-CEO of Impact Residential Development, L.L.C., the manager of the Applicant's General Partner. Conversations with Alief ISD began prior to filing the Pre-Application, as part of the community engagement process. On February 21, 2025, the prior CEO met with representatives of Alief ISD, including Maria Martinez, Kathleen Jahn, and Superintendent Dr. Anthony Mays to discuss a collaborative partnership for early childhood education services at The Ashbourne. Alief ISD

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<sup>1</sup> Capitalized terms used but not defined in this request shall utilize the definitions given them in the 2025 Qualified Allocation Plan.

accepted the meeting invitation and participated constructively. See Exhibit A. Based on these discussions, the Applicant included the HQ Pre-K commitment in its 9% LIHTC Application, which was subsequently awarded.

When the prior CEO departed the company in November 2025, the new leadership team re-engaged Alief ISD to advance the partnership and formalize the HQ Pre-K arrangement. This re-engagement led to a series of in-person and virtual meetings and communications that revealed a significant change in Alief ISD's position regarding on-site HQ Pre-K delivery at The Ashbourne.

### **III. Discovery That On-Site Pre-K Is Not Feasible**

On February 4, 2026, the Applicant convened a collaborative call with Alief ISD and Rosemann & Associates (the architect of record) to discuss the design and delivery of on-site HQ Pre-K services. During this call, Alief ISD communicated clearly that it had no desire to operate a HQ Pre-K program at The Ashbourne. The district explained that its nearby Pre-K campus (~1.5 mile drive from the Development Site), Martinez Early Learning Center (“Martinez ELC”), is currently experiencing declining enrollment with current available capacity and budget constraints that make it unable and unwilling to provide a HQ Pre-K program on site at The Ashbourne. Instead, the district's preference and what it believes to best for the local community and the future residents at the Development, is to have 3 and 4 year old residents of The Ashbourne attend Martinez ELC rather than establish a new, duplicative and competitive program on site at The Ashbourne. Alief ISD did, however, affirm its willingness to cooperate with the provision of after-school services at The Ashbourne.

On February 19, 2026, the Applicant held a follow-up meeting with Alief ISD, at which the district presented its position in a written document titled "Impact Residential & Alief ISD Potential Partnership" (the “ISD Proposal”). See Exhibit B. The ISD Proposal suggested a multi-tier partnership framework, with a possible program for infancy to age 3, along with the Pre-K Enrollment and On-Site After-School Program described above. Ultimately, Alief ISD was unable to confirm the availability of services for children in infancy to age 3, so that option was eliminated between the parties.

The Applicant cannot compel a public independent school district to operate a program it does not wish to operate. Alief ISD's position is driven by legitimate institutional concerns — namely, declining enrollment and budget concerns at an existing nearby facility — and the Applicant respects the district's operational judgment. Notably, another public school district cannot be substituted, as The Ashbourne is located within Alief ISD's attendance boundaries.

### **IV. Exhaustive Search for Alternative Pre-K Providers**

Immediately following the February 4, 2026 call with Alief ISD, the Applicant undertook an extensive and well-documented search for an alternative Educational Provider at The Ashbourne. See Exhibit C. By definition, an Educational Provider can include an open-enrollment charter school or Education Service Center. A private school or private childcare provider can qualify as

an Educational Provider if it has entered into a partnership with a school district or open-enrollment charter school to provide a HQ Pre-K program elsewhere. The Applicant's search spanned multiple weeks and included phone, email, and website outreach to open-enrollment charter school networks, private Pre-K providers, national early childhood organizations, childcare industry brokers, and fellow LIHTC developers with Pre-K experience. Despite these efforts, no viable replacement provider was identified.

#### **A. Direct Outreach to Pre-K Operators**

Beginning on February 6, 2026, the Applicant conducted outreach via email, phone, and website inquiry forms to the following organizations:

- **KLA Schools:** Outreach sent February 6, 2026. No response received.
- **YesPrep Public Schools:** Outreach sent February 6, 2026. No response received.
- **The Varnett Public Schools:** Outreach sent February 6, 2026. No response received.
- **KIPP Texas:** Outreach sent February 6, 2026. No response received.
- **Le Petite Academy:** Outreach sent February 6, 2026. No response received.
- **Avance:** Introductory call completed and program overview emailed on February 9, 2026. Avance was initially engaged but subsequently ceased communication and did not proceed.
- **Bezos Academy:** Responded via LinkedIn on February 9, 2026, confirming that the organization has paused all physical expansion activities and is not pursuing new expansion initiatives at this time. See Exhibit D.
- **Spanish Schoolhouse:** Responded confirming that as a 100% private-pay model without accreditation participation, they are not a fit for this type of subsidized-revenue partnership. See Exhibit E.
- **Primrose Schools:** Outreach sent February 6, 2026. Declined. See Exhibit F.
- **STEP Charter/Creative Connections:** Janna Shafer, Principal at STEP Charter, shared contact information of Silvia at Creative Connections, a nearby Pre-K. Phone outreach made; no response received.
- **Etoile Academy Charter School:** Outreach over email. Email responded to claiming further discussions would be had with the team. No further response received.
- **Southwest Schools:** Outreach over email. No response received.
- **Harmony Public Schools:** Outreach over website inquiry form. No response received.
- **Houston Classical Charter School:** Outreach over email. Response received over email requesting meeting to further discuss the opportunity. Meeting held March, 19, 2026. No commitment at this time.
- **Alief Montessori Community School:** Outreach over email. No response received.
- **Amigos Por Vida Public Charter School:** Outreach over email. No response received.
- **Houston Gateway Academy:** Outreach over website inquiry form. Response received requesting call to further discuss the opportunity. Called with no voicemail to leave message. No further response.

- **School of Science and Technology:** Outreach over website inquiry form. Response received claiming the message was routed to the superintendent's office. No further response.
- **Academy of Accelerated Learning:** Outreach over email. No response received.
- **Arrow Academy:** Outreach over email and website inquiry form. No response received.

### **C. Outreach to Fellow Developers and Industry Contacts**

The Applicant also reached out to other LIHTC developers who have successfully implemented HQ Pre-K programs in their projects, both past and current, seeking introductions to operators or guidance on sourcing providers. While all of the industry peers endeavored to be helpful, some did not have Educational Providers with connections to the Houston area. The Houston providers identified from these conversations included the Bezos Academy, which declined to participate; other organizations identified by local developers that currently provide HQ Pre-K in the Houston area declined, as well.

### **D. Houston / Harris County ISDs**

The Applicant also identified the Houston ISD and other ISDs in Harris County as potential outreach targets. However, because The Ashbourne is located within Alief ISD's attendance boundaries, partnering with another public school district for on-site Pre-K services is not operationally or jurisdictionally feasible unless the attendance zones are modified or a charter agreement is entered into with the currently operating independent school district.

### **V. Why the Amended Commitment Better Serves Residents**

The proposed amendment does not diminish the early childhood education commitment — it strengthens it by aligning the service model with the preferences and capabilities of the local public school district that will actually serve The Ashbourne's residents. The amended model offers several advantages over the original on-site Pre-K concept:

- **Integration with the public school system:** Enrolling children at Martinez ELC connects Ashbourne families directly to Alief ISD's full continuum of educational services, including curriculum, special education resources, meal programs, and transition to elementary school. This institutional connection is more durable and comprehensive than a stand-alone on-site program.
- **Support for a public school with declining enrollment:** Directing enrollment to Martinez ELC supports a neighborhood school that is experiencing declining enrollment, reinforcing the community benefit of the LIHTC investment rather than creating a competing program.
- **Proximity and accessibility:** Martinez ELC is approximately 1.5 miles from The Ashbourne, about a 5 minute drive from the development site.
- **Expanded age coverage:** The after-school programming for all school-age residents provides broader support for working families than the original on-site Pre-K commitment.

## **VI. Conclusion**

The Applicant made its original Pre-K commitment in good faith, based on direct engagement with Alief ISD prior to Application submission. Upon re-engaging the district, the Applicant discovered that Alief ISD's institutional needs had evolved and that the district does not wish to operate an on-site HQ Pre-K at The Ashbourne. The Applicant then conducted an exhaustive, multi-week search for alternative Educational Providers — contacting charter networks, private operators, national organizations, childcare brokers, and fellow LIHTC developers and capital partners — and was unable to identify any willing replacement partner.

The proposed amendment reflects the reality on the ground: the local school district has clearly articulated its preferred service model, and no third-party operator is available or willing to fill the gap. Rather than commit to an arrangement that cannot be fulfilled, the Applicant proposes an alternative that is achievable, sustainable, and —by adding after school support— arguably more beneficial to residents and the local community than the original commitment.

Lastly, but important to note, The Ashbourne 9% LIHTC Application would have remained competitive and ultimately received an award even in the absence of the points for HQ Pre-K. The inclusion of a HQ Pre-K is not a “point” item in the competitive process. Rather, it simply assures an award to the highest scoring Application in the urban region that makes this commitment. The Application demonstrated sufficient strength across key scoring categories—including location characteristics, development readiness, and local support—to achieve a score above the applicable funding cutoff within Urban Region 6. Simply, all of the Applications in Urban Region 6 were funded, regardless of score. No other Applicant is disadvantaged by this request. Nonetheless, the Applicant remains committed to the original scoring choice, although now a variation of it, and supporting resident enrichment and educational outcomes. The Applicant is willing to coordinate and partner with Alief ISD and others as appropriate to facilitate and administer this program as described ensuring that the Development continues to provide a meaningful educational services component for resident families and their children and the local community writ large. The modification to the HQ Pre-K program will not affect The Ashbourne project's development or operating budget. The project remains fully feasible as planned, and any partnership with the Alief ISD to provide educational services can be implemented without additional costs or impact to long-term financial sustainability.

The Applicant respectfully requests that TDHCA approve this material amendment to Application #25073.



## **Exhibits (Referenced)**

- **Exhibit A:** Alief ISD meeting acceptance — Maria Martinez and Kathleen Jahn calendar response (February 5, 2025, for February 21, 2025 meeting)
- **Exhibit B:** Impact Residential & Alief ISD Potential Partnership document (presented at February 19, 2026 meeting)
- **Exhibit C:** Pre-K provider outreach tracker — status as of February 9, 2026
- **Exhibit D:** Bezos Academy LinkedIn response — Emmanuel Imah (February 9, 2026)
- **Exhibit E:** Spanish Schoolhouse LinkedIn response — Evan Meehan (February 6, 2026)
- **Exhibit F:** Primrose Response

**Exhibit A: Alief ISD meeting acceptance — Maria Martinez and Kathleen Jahn calendar response (February 5, 2025, for February 21, 2025 meeting with Impact’s CEO)**

Fri 2/21/2025 9:05 AM

○ Martinez, Maria D <Maria.Martinez@aliefisd.net>

**Accepted: Impact Residential Development/Alief ISD Connect**

When Friday, February 21, 2025 2:15 PM-3:00 PM (UTC-06:00) Central Time (US & Canada).

Location <https://us06web.zoom.us/j/7799892598>

 We couldn't find this meeting in the calendar. It may have been moved or deleted.  
Martinez, Maria D has accepted this meeting.

EXTERNAL

Fri 2/21/2025 3:04 PM

○ Jahn, Kathleen <Kathleen.Jahn@aliefisd.net>

**Accepted: Impact Residential Development/Alief ISD Connect**

When Friday, February 21, 2025 2:00 PM-3:00 PM (UTC-06:00) Central Time (US & Canada).

Location <https://us06web.zoom.us/j/7799892598>

 We couldn't find this meeting in the calendar. It may have been moved or deleted.  
Jahn, Kathleen has accepted this meeting.

EXTERNAL

**Exhibit B: Impact Residential & Alief ISD Potential Partnership document (presented at February 19, 2026 meeting)**

**Impact Residential & Alief ISD Potential Partnership**

Beginning in December 2025, discussion has taken place with members of the Impact Residential Project and leaders of the Alief Independent School District. The elements to be discussed include:

**Impact Residential**

- Designing a facility to house residents through the site plan ([Ashbourne - Prelim Site Plan.pdf](#)) located in the Alief area.
- Grant funding mandates that the facility offers opportunity through collaboration for Early Childhood Academic Services.
  - [Texas Education Code Chapter 29, Subchapter E-1.pdf](#)
  - [25-QAP.pdf](#)
- Collaboration with Alief ISD is desired for partnership with the project

**Alief Independent School District**

- Services offered for Pre-Kindergarten (4-yr olds currently and 3 yr olds beginning in 2026-2027) at Martinez Early Learning Center in proximity of the residential project
- Collaboration creates opportunity for increased enrollment at the early childhood area with students attending Alief campuses

**Collaborative Partnership Proposal**

- ❖ Ultimately, the goal is a 3-layer partnership:
  - Layer 1 - Pre-K age students (ages 3 & 4) enroll and attend Martinez ELC
  - Layer 2 - Pre-Early Childhood students (Infant - Toddler 2) could possibly receive services through a neighborhood partnership service of Early Years Program by Baker Ripley HeadStart, which is a collaboration with Alief ISD
  - Layer 3 - After-School service provided for students of all ages at the Ashbourne site

**Next Steps**

- ✓ Subcommittee groups with liaison for each layer to schedule planning meetings
  - Layer 1 – Alief Early Childhood Coordinator and Impact Residential member
  - Layer 2 - Alief Early Childhood Team, Baker Ripley, and Impact Residential member
  - Layer 3 – Impact Residential Design Team and Alief ISD Team (Assistant Superintendent of Support Services, After School Coordinator)

## Exhibit C: Pre-K provider outreach tracker — status as of February 9, 2026

On Mon, Feb 9, 2026 at 12:11 PM Will Sternlicht <[wssternlicht@starwood.com](mailto:wssternlicht@starwood.com)> wrote:

Hi all, sharing the most recent update on our hunt for a Pre-K provider. Hoping maybe the list will spark some other ideas, although the eligible school requirements make the list pretty short from what I'm seeing.

Please LMK if you have any other ideas or mutual LinkedIn connections (i.e. Head of Partnerships for Bezos responded to my linkedin request before I heard back from their inbound email).

Thanks!

As of Morning of 2/9/2026

### In Conversation:

- Avance | Emailed overview 2/9/26 post intro call
- Alief ISD | conversation 2/4/26

### No Response Yet

- Primrose Schools | 2/6/26 cold outreach
- KLA Schools | 2/6/26 cold outreach
- YesPrep Public Schools | 2/6/26 cold outreach
- The Varnett Public Schools | 2/6/26 cold outreach
- KIPP Texas | 2/6/26 cold outreach
- Le Petite Academy | 2/6/26 cold outreach

### Not Yet Contacted:

- Houston / Harris County ISD
- BakerRipley

### Not interested/eligible:

- Bezos Academy: (They're not expanding / have over expanded)
- Spanish Schoolhouse (100% private Pay / no accreditation)

### *Update, as at 3/9/26:*

Avance has gone silent indicating lack of interest;

Still no response from Primrose, KLA, YesPrep, Varnett, Kipp or Le Petite Academy;

Baker Ripley has declined;

Other public school districts ruled out.

**Exhibit D:** Bezos Academy LinkedIn response (February 9, 2026)

Hi Will – Apologies for my delayed response and thank you for your interest in exploring a potential partnership with Bezos Academy. We are always glad to connect with leaders and organizations whose mission and focus align closely with ours.

After careful internal review, we made the decision to pause activities related to expanding our physical footprint. Following a period of rapid growth, we took time to reflect on what is best for the organization and identified two core priorities that will guide our work for the foreseeable future: ensuring our students are fully prepared for kindergarten after two years in our schools, and doing so in a way that is both affordable and replicable by other organizations.

While we will continue opening the remaining schools already in progress between now and the end of the year, we are not pursuing new expansion initiatives at this time.

That said, we are currently reimagining potential models for future partnerships. We expect this ideation period to take several months. If you are interested in serving as a thought partner during this time, I would be happy to explore connecting you with my colleague who leads our partnership efforts in Texas for an initial conversation. Please let me know if that would be of interest.

Regards!

**Exhibit E:** Spanish Schoolhouse LinkedIn response (February 6, 2026)

Thanks, Will.

We don't fit the first requirement because we don't participate in those accreditation programs. We're currently 100% private pay, and those are usually geared towards providers who are seeking subsidized revenue.

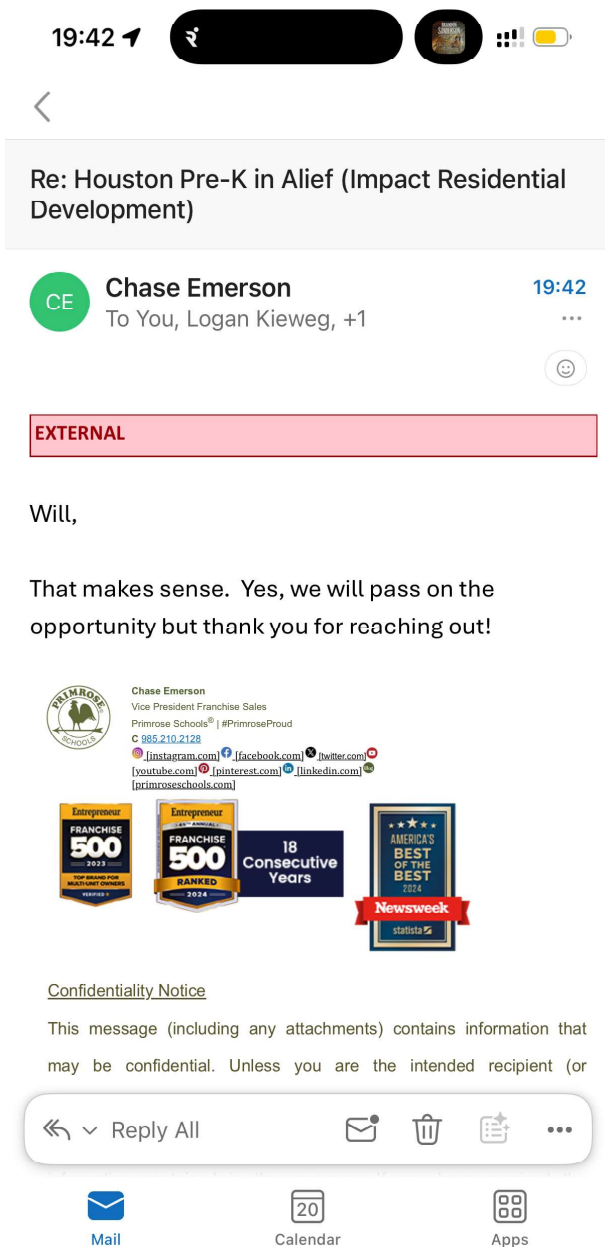
I want to be helpful. It sounds like a worthy project. Here's a couple ideas:

- The Texas Rising Star program maintains a list of operators, so you can reach out to people who already qualify in TX.
- HINGE (Kathy Ligon is the founder) is a national childcare business brokerage. They know everyone in the industry, and could probably link you to the right operator.

Please don't hesitate to reach out again if I can ever help.



## Exhibit F: Primrose Response





## Texas Department of Housing and Community Affairs

### Governing Board

### Board Action Request

**File #: 1536**

**Agenda Date: 7/23/2026**

**Agenda #: 9.**

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Hudson at Pecan Creek (HTC #22432)

#### **RECOMMENDED ACTION**

**WHEREAS**, The Hudson at Pecan Creek (Development) received an award of 4% Housing Tax Credits (HTCs) in 2022 for the new construction of 285 multifamily units in Denton, Denton County;

**WHEREAS**, THF Pathway on Woodrow, LP (Development Owner or Owner) requests approval for a change in the unit mix, resulting in an increase in the number of one-bedroom units from 108 to 114 units and a decrease in the number of two-bedroom units from 114 to 108 units, while maintaining the total number of three- and four-bedroom units at 45 and 18, respectively;

**WHEREAS**, the Owner also requests to correct the Common Area from 76,646 square feet at Application to 59,883 square feet, which is a decrease of 16,763 square feet (21.87%);

**WHEREAS**, Board approval is required for a modification of the bedroom mix of units and for a reduction of 3% or more in the square footage of common areas as directed in Tex. Gov't Code §2306.6712(d)(2) and (4) and 10 TAC §10.405(a)(4)(B) and (D), and the Owner has complied with the amendment requirements therein; and

**WHEREAS**, the requested changes to the bedroom mix and common area do not materially alter the Development in a negative manner, would not have adversely affected the selection of the Application, and do not impact the viability of the transaction;

**NOW, therefore, it is hereby**

**RESOLVED**, that the requested material amendment to the Application for The Hudson at Pecan Creek is approved as presented at this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the Board's determination.

#### **BACKGROUND**

The Hudson at Pecan Creek received an award of 4% Housing Tax Credits in 2022 for the new construction of 285 multifamily units in Denton, Denton County. Construction of the

Development is complete, and the cost certification documentation for the Development is currently under review by the Department. In a letter dated June 9, 2026, Lora Myrick, the representative for the Owner, requested approval to amend the unit mix by changing the total one-bedroom unit count from 108 to 114 units and the total two-bedroom count from 114 to 108 units. This change to the bedroom mix also results in an overall increase in the Net Rentable Area (NRA), going from 254,064 square feet to 255,614 square feet, a difference of 1,550 square feet or 0.61%. The Owner also requests to correct the Common Area from 76,646 square feet at Application to 59,883 square feet, which is a decrease of 16,763 square feet (21.87%).

The amendment request letter explains that during final review and reconciliation of the architect, general contractor, rent schedule, and cost certification materials, it was determined that the one-bedroom and two-bedroom counts were flipped in the constructed Development. Specifically, the change is reflected in Building C, where the one-bedroom count increased from 18 to 24 units and the two-bedroom count decreased from 39 to 33 units. The constructed bedroom mix is 114 one-bedroom units, 108 two-bedroom units, 45 three-bedroom units, and 18 four-bedroom units. The total number of residential units remains unchanged at 285 units, and the three-bedroom and four-bedroom counts were not affected. The 2022 Qualified Allocation Plan does not include the rule limiting the percentage of efficiency/one-bedroom units. At application, one-bedroom units represented approximately 38% of the total unit count, and in the as-built Development, one-bedroom units represent 40% of the total unit count.

The amendment request letter states that the common area figure is being corrected from 76,646 square feet to 59,883 square feet due to a calculation error in the architect tables at application. This correction does not result in a physical change to the Development.

The 0.61% increase to the NRA from 254,064 to 255,614 square feet is considered a Notification Item under 10 TAC §10.405(a)(2)(C), but is mentioned as part of the material amendment to the bedroom mix of units and reduction to the common area that require approval by the Board under Tex. Gov't Code §2306.6712(d)(2) and (4) and 10 TAC §10.405(a)(4)(B) and (D).

While not addressed in the amendment request letter, the cost certification documentation also indicates that the area of the Development site increased from 11.30 acres at application to 11.892 acres at cost certification, resulting in a 4.98% decrease to the residential density, going from 25.221 units per acre to 23.966 units per acre. This change is slightly under the 5% threshold that requires Board approval.

Staff has determined that the proposed changes do not affect the Development in a negative manner and would not have impacted the selection of the Application or the HTC award. The final construction inspection for the Development has been closed. The final recommended HTC amount will be determined upon finalization of the cost certification review process.

Staff recommends approval of the requested material amendment to the Application.





June 9, 2026

Mr. Rosalio Banuelos  
Texas Department of Housing and Community Affairs  
Asset Management  
221 E 11th Street  
Austin, Texas 78701

Via Email: [Rosalio.Banuelos@tdhca.state.tx.us](mailto:Rosalio.Banuelos@tdhca.state.tx.us)

Re: Consolidated Amendment Request and Change Notification;  
TDHCA #22432 - Hudson at Pecan Creek f/k/a Pathway on Woodrow - Denton, Texas;

Dear Mr. Banuelos,

On behalf of Hudson at Pecan Creek f/k/a Pathway on Woodrow (the “Development”), we are writing to the Texas Department of Housing and Community Affairs (the “Department”) to submit a consolidated request regarding two corrections to the Development: (i) an amendment to the bedroom mix as represented in the Application, and (ii) a common area calculation correction.

#### **Bedroom Mix Amendment**

The Application reflected 108 one-bedroom units, 114 two-bedroom units, 45 three-bedroom units, and 18 four-bedroom units. During final review and reconciliation of the architect, general contractor, rent schedule, and cost certification materials, it was determined that the one-bedroom and two-bedroom counts were flipped in the constructed Development. The change is reflected in Building C, where the one-bedroom count increased from 18 to 24 units and the two-bedroom count decreased from 39 to 33 units. Specifically, the B1 two-bedroom unit count decreased from 39 units to 33 units, while the A1 one-bedroom unit count increased from 12 units to 18 units. The A2 one-bedroom count remains unchanged at 6 units, and the C2 three-bedroom count remains unchanged at 9 units.

The constructed bedroom mix is 114 one-bedroom units, 108 two-bedroom units, 45 three-bedroom units, and 18 four-bedroom units. The total number of residential units remains unchanged at 285 units, and the three-bedroom and four-bedroom counts were not affected. This request does not reduce the total number of low-income units, change the rent restrictions, change the Development’s target population, or negatively impact the Development’s compliance with the Application, applicable QAP requirements, or LURA requirements.

For additional context, the applicable 2022 QAP did not include the 35% efficiency/one-bedroom rule. At application, one-bedroom units represented approximately 38% of the total unit count. After correcting the as-built bedroom mix, one-bedroom units represent approximately 40% of the total unit count.

#### **Common Area Calculation Correction**

The calculated common area is being corrected from 76,646 square feet to 59,883 square feet. This correction is due to a calculation error in the architect tables at application. The corrected common area figure is supported by the architect’s approval and remains consistent for purposes of Cost Certification. This correction does not result in a physical change to the Development.

#### **Reason for Request and Good Cause**

The request is necessary so the Department’s records, the application, architect documentation, general contractor documentation, rent schedule, and cost certification materials are consistent. Good cause exists because the corrections align the Development’s records with the final



constructed condition and architect-approved backup, while preserving the total unit count, affordability requirements, and overall development program.

### Financial Impact

The corrections have a minor financial impact. After the rent schedule was updated to reflect the corrected bedroom mix, the total net rentable area increased from 254,064 square feet to 255,614 square feet. Effective annual income decreased from \$4,393,880 to \$4,377,563, and the debt coverage ratio moved from 1.36 to 1.35.

The Development remains financially feasible. The total unit count and affordability requirements remain unchanged, and the corrections do not impact the development's sources and uses, eligible basis, or credit amount.

### Foreseeability

The necessity of these corrections was not reasonably foreseeable at the time of application. The application was prepared using the architect's then-current unit mix summary and common area tables. At that stage, the development had not been constructed, and there was no final as-built unit schedule or cost certification package available for comparison.

Because the total number of units remained unchanged, the three-bedroom and four-bedroom counts remained unchanged, and the overall building program continued to reconcile, the Building C discrepancy did not create an obvious conflict during application review or construction reporting. The change was limited to the A1 and B1 unit counts in Building C, while the A2 one-bedroom and C2 three-bedroom counts in the same building remained unchanged. Similarly, the common area discrepancy was embedded in the architect tables used at application and was not apparent until the materials were reconciled with the architect's corrected approval and the cost certification package.

### Attachments

Please see Attachment A, which includes backup from the architect and general contractor confirming the updated bedroom mix, including the updated Building C one-bedroom and two-bedroom counts. Please also see Attachment B, which includes the architect's approval of the corrected common area calculation. **A stamped copy of the \$2,500 amendment fee payment receipt is included as Attachment C.**

We respectfully request that the Department review and approve the bedroom mix amendment and acknowledge the common area calculation correction so the Development's records accurately reflect the final as-built condition and supporting documentation.

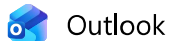
If you have any questions or would like to discuss this request further, please do not hesitate to contact me directly at (512) 785-3710 or via email at [lora@betcohousinglab.com](mailto:lora@betcohousinglab.com) any time.

Sincerely,

Lora Myrick, Principal  
BETCO Consulting, LLC



# Exhibit A



RE: 22432 - Noise assessment

From Kate Hughey <khughey@hedk.com>

Date Tue 6/9/2026 12:05 PM

To Justin Cabello <justin@betcohousinglab.com>

Cc Lora Myrick <lora@betcohousinglab.com>; Michael Beard <michael@betcohousinglab.com>; Erik Earnshaw <eearnshaw@hedk.com>; Jim Wiese <jwiese@hedk.com>; Joel Pollack <jpollack@streamlineap.com>; Mark Gregg <mgregg@streamlineap.com>

1 attachment (4 MB)

A0-01c Hud Data.pdf;

Justin,

Both match correctly from what I see... Tab on sheet A0-01c shows **24 1br** and **33 2br** too... Perhaps the A2 unit is being perceived as 2br not 1br?

| ANALYSIS                     |                            |     |
|------------------------------|----------------------------|-----|
| UNIT TYPE                    | BUILDING TYPES             | 2/C |
|                              | NUMBER OF STORY            | 3   |
|                              | QUANTITY PER BUILDING TYPE | 1   |
| A1, A1(a)                    | 1BR/1BATH/LIVING/DINING    | 15  |
| A1 ADA, A1(a) ADA            | 1BR/1BATH/LIVING/DINING    | 1   |
| A1 HV                        | 1BR/1BATH/LIVING/DINING    | 2   |
| A2                           | 1BR/1BATH/LIVING/DINING    | 6   |
| B1                           | 2BR/2BATH/LIVING/DINING    |     |
| B1(a), B1(d)                 | 2BR/2BATH/LIVING/DINING    | 19  |
| B1(b), B1(c)                 | 2BR/2BATH/LIVING/DINING    | 12  |
| B1(c) ADA                    | 2BR/2BATH/LIVING/DINING    |     |
| B1 ADA, B1(a) ADA, B1(d) ADA | 2BR/2BATH/LIVING/DINING    | 2   |
| B1 (d) HV                    | 2BR/2BATH/LIVING/DINING    |     |
| C1                           | 3BR/2BATH/LIVING/DINING    |     |
| C1 ADA                       | 3BR/2BATH/LIVING/DINING    |     |
| C1 HV                        | 3BR/2BATH/LIVING/DINING    |     |
| C2                           | 3BR/2BATH/LIVING/DINING    | 9   |
| D1                           | 4BR/2BATH/LIVING/DINING    |     |
| D1 ADA                       | 4BR/2BATH/LIVING/DINING    |     |
| D1 IIV                       | 4BR/2BATH/LIVING/DINING    |     |

Best Regards,

**Kate Hughey**

Job Captain III



4595 Excel Parkway | Addison, TX 75001  
214.520.8878 x139

Please visit HEDK's new website [HEDK ARCHITECTS | BEYOND EXPECTATIONS.](https://www.hedkarchitects.com)

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**From:** Justin Cabello <justin@betcohousinglab.com>

**Sent:** Tuesday, June 9, 2026 11:43 AM

**To:** Kate Hughey <khughey@hedk.com>

**Cc:** Lora Myrick <lora@betcohousinglab.com>; Michael Beard <michael@betcohousinglab.com>; Erik Earnshaw <earnshaw@hedk.com>; Jim Wiese <jwiese@hedk.com>; Joel Pollack <jpollack@streamlineap.com>; Mark Gregg <mgregg@streamlineap.com>

**Subject:** Re: 22432 - Noise assessment

Hi Kate,

Can you confirm the number of one-bedrooms, two-bedrooms and three-bedrooms that were built for building C?

The tabulations tables show:

1 bedroom: 18

2 bedroom: 39

3 bedroom: 9

4 bedroom: 0

The building floor plans show the following:

1 bedroom: 24

2 bedroom: 33

3 bedroom: 9

4 bedroom: 0

I would expect the tabulation table to be correct, can you confirm?

Thank you,

**Justin Cabello**

**Development Consultant**

**Housing Lab by BETCO**

**812 San Antonio Suite L-20**

**Austin, TX 78701**

**Cell: (512) 922 - 8083**

[www.betcohousinglab.com](http://www.betcohousinglab.com)

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**Re: Request: TDHCA 22432 - Hudson at Pecan Creek f/k/a Pathway on Woodrow**

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**From** Matt Markworth <mMarkworth@axiacompanies.com>

**Date** Tue 6/9/2026 1:35 PM

**To** Justin Cabello <justin@betcohousinglab.com>; Jeff Schaumann <jschaumann@axiacompanies.com>; Brent McCreary <bmccreary@axiacompanies.com>

**Cc** Lora Myrick <lora@betcohousinglab.com>; Michael Beard <michael@betcohousinglab.com>; Mark Gregg <mgregg@streamlineap.com>; Joel Pollack <jpollack@streamlineap.com>

Justin,

I am not sure where the as built got there #'s from, I can guess it was the 6 A2 units were assumed to be 2 bedrooms, but they are 1 bedroom.

**But the Architecture #s are correct:**

1 bedroom: 24

2 bedroom: 33

3 bedroom: 9

4 bedroom: 0

Thanks

Matt Markworth  
Vice President of Operations



Axia Contracting  
3245 42nd Street South, Suite 200  
Fargo, ND 58104

Office (701) 478-1513

Mobile (701) 809-4209

Email: [mmarkworth@axiacompanies.com](mailto:mmarkworth@axiacompanies.com)

[www.axiacompanies.com](http://www.axiacompanies.com)

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**From:** Justin Cabello <justin@betcohousinglab.com>

**Sent:** Tuesday, June 9, 2026 1:08 PM

**To:** Jeff Schaumann <jschaumann@axiacompanies.com>; Brent McCreary <bmccreary@axiacompanies.com>; Matt Markworth <mMarkworth@axiacompanies.com>

**Cc:** Lora Myrick <lora@betcohousinglab.com>; Michael Beard <michael@betcohousinglab.com>; Mark Gregg <mgregg@streamlineap.com>; Joel Pollack <jpollack@streamlineap.com>

**Subject:** Request: TDHCA 22432 - Hudson at Pecan Creek f/k/a Pathway on Woodrow

Hello Axia Team,

I had a question on building number 2/C, the as-built survey I shows the following unit mix:

1 bedroom: 18  
2 bedroom: 39  
3 bedroom: 9  
4 bedroom: 0

However, the architect plans show the following unit mix:

1 bedroom: 24  
2 bedroom: 33  
3 bedroom: 9  
4 bedroom: 0

Can you y'all confirm the correct unit mix on building number 2/C?

Best,

**Justin Cabello**  
**Development Consultant**  
**Housing Lab by BETCO**  
**812 San Antonio Suite L-20**  
**Austin, TX 78701**  
**Cell: (512) 922 - 8083**  
[www.betcohousinglab.com](http://www.betcohousinglab.com)

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## PROJECT DATA SHEET

Project Name Pathway on Woodrow

285 Units

Location Denton, TX

November 11, 2022



## REVISIONS

| NO. | DATE       | DESCRIPTION    |
|-----|------------|----------------|
| 1   | 05-13-2022 | Initial Design |
| 2   | 11-11-2022 | Final Design   |

| LIVING AREA UNIT(S) CALCULATIONS |                          |          |            |                  |                 |               |            |            |                 | NO. OF UNITS | APR. MIN. | TOTAL LIVING AREA (S.F.) CALCULATIONS |             |            |         |            |         |  |  |
|----------------------------------|--------------------------|----------|------------|------------------|-----------------|---------------|------------|------------|-----------------|--------------|-----------|---------------------------------------|-------------|------------|---------|------------|---------|--|--|
| UNIT TYPE                        | UNIT MIX                 | NET AREA |            | BALCONY / PATIOS | BALCONY STORAGE | DIRECT ACCESS | GROSS AREA |            | BALCONY STORAGE |              |           | DIRECT ACCESS                         | TOTAL GROSS |            |         |            |         |  |  |
|                                  |                          | HUD (1)  | MARKET (2) |                  |                 |               | HUD (3)    | MARKET (4) |                 |              |           |                                       | HUD (1)     | MARKET (2) | HUD (3) | MARKET (4) |         |  |  |
| A1, AHO                          | 1BR/2BATH/1K/1D/1P/1C/1A | 662      | 718        | 65               | 6               | 0             | 725        | 799        | 89              | 31%          | 58,918    | 63,902                                | 5,785       | 1,425      | 65,253  | 71,111     |         |  |  |
| A1 ADA, AHO ADA                  | 1BR/2BATH/1K/1D/1P/1C/1A | 662      | 718        | 65               | 6               | 0             | 725        | 799        | 5               | 2%           | 5,210     | 5,590                                 | 325         | 80         | 5,675   | 5,965      |         |  |  |
| A1 HV                            | 1BR/2BATH/1K/1D/1P/1C/1A | 662      | 718        | 65               | 6               | 0             | 725        | 799        | 2               | 1%           | 1,521     | 1,436                                 | 130         | 32         | 1,688   | 1,598      |         |  |  |
| A2                               | 1BR/2BATH/1K/1D/1P/1C/1A | 714      | 775        | 62               | 0               | 0             | 775        | 837        | 10              | 6%           | 12,852    | 13,550                                | 1,116       | 0          | 13,959  | 15,066     |         |  |  |
| B1                               | 2BR/2BATH/1K/1D/1P/1C/1A | 833      | 893        | 53               | 4               | 0             | 907        | 960        | 8               | 3%           | 6,664     | 7,144                                 | 434         | 112        | 7,256   | 7,690      |         |  |  |
| B1(a), B1(b)                     | 2BR/2BATH/1K/1D/1P/1C/1A | 856      | 919        | 52               | 4               | 0             | 933        | 985        | 61              | 21%          | 52,216    | 56,859                                | 3,172       | 854        | 56,913  | 60,685     |         |  |  |
| B1(a), B1(c)                     | 2BR/2BATH/1K/1D/1P/1C/1A | 856      | 919        | 114              | 4               | 0             | 933        | 1,047      | 31              | 11%          | 26,516    | 28,459                                | 3,534       | 434        | 28,923  | 32,457     |         |  |  |
| B1(c) ADA                        | 2BR/2BATH/1K/1D/1P/1C/1A | 856      | 919        | 114              | 4               | 0             | 933        | 1,047      | 1               | 1%           | 1,712     | 1,838                                 | 228         | 28         | 1,866   | 2,064      |         |  |  |
| B1 ADA, B1(a) ADA, B1(c) ADA     | 2BR/2BATH/1K/1D/1P/1C/1A | 856      | 919        | 52               | 4               | 0             | 933        | 985        | 4               | 1%           | 3,424     | 3,676                                 | 208         | 56         | 3,732   | 3,940      |         |  |  |
| B1 (d) HV                        | 2BR/2BATH/1K/1D/1P/1C/1A | 856      | 919        | 52               | 4               | 0             | 933        | 985        | 2               | 1%           | 1,712     | 1,838                                 | 104         | 28         | 1,866   | 1,970      |         |  |  |
| C1                               | 3BR/2BATH/1K/1D/1P/1C/1A | 1,011    | 1,079      | 51               | 5               | 0             | 1,094      | 1,145      | 11              | 5%           | 14,184    | 15,106                                | 716         | 210        | 15,313  | 16,406     |         |  |  |
| C1 ADA                           | 3BR/2BATH/1K/1D/1P/1C/1A | 1,011    | 1,079      | 51               | 5               | 0             | 1,094      | 1,145      | 2               | 1%           | 2,022     | 2,158                                 | 102         | 30         | 2,188   | 2,290      |         |  |  |
| C1 HV                            | 3BR/2BATH/1K/1D/1P/1C/1A | 1,011    | 1,079      | 51               | 5               | 0             | 1,094      | 1,145      | 2               | 1%           | 2,022     | 2,158                                 | 102         | 30         | 2,188   | 2,290      |         |  |  |
| C2                               | 3BR/2BATH/1K/1D/1P/1C/1A | 1,029    | 1,102      | 115              | 0               | 0             | 1,142      | 1,217      | 27              | 9%           | 27,783    | 29,784                                | 3,168       | 0          | 29,784  | 32,859     |         |  |  |
| D1                               | 4BR/2BATH/1K/1D/1P/1C/1A | 1,281    | 1,362      | 105              | 8               | 0             | 1,389      | 1,485      | 16              | 6%           | 20,499    | 21,792                                | 1,600       | 288        | 22,609  | 23,760     |         |  |  |
| D1 ADA                           | 4BR/2BATH/1K/1D/1P/1C/1A | 1,281    | 1,362      | 105              | 8               | 0             | 1,389      | 1,485      | 1               | 0%           | 1,281     | 1,362                                 | 105         | 18         | 1,390   | 1,485      |         |  |  |
| D1 HV                            | 4BR/2BATH/1K/1D/1P/1C/1A | 1,281    | 1,362      | 105              | 8               | 0             | 1,389      | 1,485      | 1               | 0%           | 1,281     | 1,362                                 | 105         | 18         | 1,390   | 1,485      |         |  |  |
|                                  |                          |          |            |                  |                 |               |            |            |                 | 285          | 100%      | 232,707                               | 255,614     | 20,439     | 3,642   | 259,256    | 280,495 |  |  |

| BUILDING ANALYSIS                 |                          |                            |        |        |        |        |        |  |         | NUMBER OF UNITS |
|-----------------------------------|--------------------------|----------------------------|--------|--------|--------|--------|--------|--|---------|-----------------|
| UNIT TYPE                         | BUILDING TYPES           | NUMBER OF STORY            |        |        |        |        |        |  |         |                 |
|                                   |                          | 2C                         | 3B     | 4A     | 5A     | 6A     | 7B     |  |         |                 |
|                                   |                          | QUANTITY PER BUILDING TYPE |        |        |        |        |        |  |         |                 |
| A1, AHO                           | 1BR/2BATH/1K/1D/1P/1C/1A | 15                         | 29     | 5      | 6      | 5      | 29     |  | 81      |                 |
| A1 ADA, AHO ADA                   | 1BR/2BATH/1K/1D/1P/1C/1A | 1                          | 1      | 1      |        | 1      | 1      |  | 5       |                 |
| A1 HV                             | 1BR/2BATH/1K/1D/1P/1C/1A | 2                          |        |        |        |        |        |  | 2       |                 |
| A2                                | 1BR/2BATH/1K/1D/1P/1C/1A | 6                          | 6      |        |        |        | 6      |  | 18      |                 |
| B1                                | 2BR/2BATH/1K/1D/1P/1C/1A | 19                         | 17     | 3      | 3      | 2      | 17     |  | 79      |                 |
| B1(a), B1(b)                      | 2BR/2BATH/1K/1D/1P/1C/1A | 12                         | 8      | 3      | 3      | 3      | 5      |  | 41      |                 |
| B1(c) ADA                         | 2BR/2BATH/1K/1D/1P/1C/1A |                            |        |        |        |        | 1      |  | 10      |                 |
| B1 ADA, B1(a) ADA, B1(c) ADA      | 2BR/2BATH/1K/1D/1P/1C/1A | 2                          |        |        | 1      |        |        |  | 4       |                 |
| B1 (d) HV                         | 2BR/2BATH/1K/1D/1P/1C/1A |                            | 1      |        |        |        | 1      |  | 2       |                 |
| C1                                | 3BR/2BATH/1K/1D/1P/1C/1A |                            |        | 5      | 4      | 5      |        |  | 14      |                 |
| C1 ADA                            | 3BR/2BATH/1K/1D/1P/1C/1A |                            |        | 1      | 1      |        |        |  | 3       |                 |
| C1 HV                             | 3BR/2BATH/1K/1D/1P/1C/1A |                            |        |        | 1      |        |        |  | 1       |                 |
| C2                                | 3BR/2BATH/1K/1D/1P/1C/1A | 9                          | 9      |        |        |        | 9      |  | 27      |                 |
| D1                                | 4BR/2BATH/1K/1D/1P/1C/1A |                            |        | 5      | 6      | 5      |        |  | 16      |                 |
| D1 ADA                            | 4BR/2BATH/1K/1D/1P/1C/1A |                            |        | 1      |        |        |        |  | 1       |                 |
| D1 HV                             | 4BR/2BATH/1K/1D/1P/1C/1A |                            |        |        |        |        |        |  | 1       |                 |
| TOTAL                             |                          | 66                         | 69     | 27     | 27     | 27     | 79     |  | 288     |                 |
| TOTAL                             |                          | 2C                         | 3B     | 4A     | 5A     | 6A     | 7B     |  | 6       |                 |
| QUANTITY PER BUILDING TYPE        |                          |                            |        |        |        |        |        |  |         |                 |
| HUD GROSS SF TOTALS OF BUILDING   |                          | 58,649                     | 89,080 | 27,567 | 27,903 | 27,567 | 58,980 |  | 359,246 |                 |
| HUD GROSS SF TOTALS FOR BUILDINGS |                          | 58,649                     | 89,080 | 27,567 | 27,903 | 27,567 | 58,980 |  | 359,246 |                 |

| EXTERIOR FINISH MATERIALS                               |  | Percent of Stone | Percent of Board and Batt | Percent of Flat Concrete Siding |      |      |      |  |  |  |  |      |
|---------------------------------------------------------|--|------------------|---------------------------|---------------------------------|------|------|------|--|--|--|--|------|
| NOTE: Indicate percentages of each siding material used |  | 30%              | 30%                       | 30%                             | 30%  | 30%  | 30%  |  |  |  |  |      |
|                                                         |  | 35%              | 35%                       | 35%                             | 35%  | 35%  | 35%  |  |  |  |  | 20%  |
|                                                         |  | 35%              | 35%                       | 35%                             | 35%  | 35%  | 35%  |  |  |  |  | 35%  |
|                                                         |  | 35%              | 35%                       | 35%                             | 35%  | 35%  | 35%  |  |  |  |  | 35%  |
| TOTAL                                                   |  | 100%             | 100%                      | 100%                            | 100% | 100% | 100% |  |  |  |  | 100% |

| SITE ANALYSIS                  |  |  |  |  |  |  |  |  |  |
|--------------------------------|--|--|--|--|--|--|--|--|--|
| ACTUAL:                        |  |  |  |  |  |  |  |  |  |
| Grass Land Area: 11,892 ACRES  |  |  |  |  |  |  |  |  |  |
| Total Acreage: 25,397 ACRES    |  |  |  |  |  |  |  |  |  |
| Annual Growth: 23.97% PER ACRE |  |  |  |  |  |  |  |  |  |
| Elevation: 0                   |  |  |  |  |  |  |  |  |  |
| REQUIRED:                      |  |  |  |  |  |  |  |  |  |
| ZONING: RC - Suburban Center   |  |  |  |  |  |  |  |  |  |

HUD Market Apartment Unit Definitions  
Net & Gross SF Area Calculations  
Apartment ONLY(1) HUD NET AREA: Defined as "Pach-Pach".  
It is the living area of a unit measured to the inside face of perimeter walls.

(2) HUD GROSS AREA: Defined as building thickness (width) of unit perimeter walls, includes thickness of exterior walls and includes the area measured to the centerline of any party wall. HUD gross area includes the area of a direct access garage and patio/balcony storage if provided for the unit.

(3) MARKET NET AREA: of BOMA/BEM, ANSI-Z395.  
Net Area (S.F.): Derived by adding the area (width) of unit perimeter and walls, includes thickness of corridor walls and includes the area measured to the centerline of any party wall.

(4) MARKET GROSS AREA: Add area of attached balconies and interior access closets to Market Net area calculations.

| PARKING ANALYSIS (Please see NOTES or HUD Parking Requirements) |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| REQUIRED PARKING:                                               |  |  |  |  |  |  |  |  |  |
| ACTUAL SPACES:                                                  |  |  |  |  |  |  |  |  |  |
| SURFACE                                                         |  |  |  |  |  |  |  |  |  |
| VISITOR PARKING                                                 |  |  |  |  |  |  |  |  |  |
| Total                                                           |  |  |  |  |  |  |  |  |  |

| OTHER BUILDINGS |  |  |  |  |  |  |  |  |  |
|-----------------|--|--|--|--|--|--|--|--|--|
| NUMBER          |  |  |  |  |  |  |  |  |  |
| S.F./each       |  |  |  |  |  |  |  |  |  |
| TOTAL S.F.      |  |  |  |  |  |  |  |  |  |
| CITY HOUSE      |  |  |  |  |  |  |  |  |  |
| MAIN FLOOR      |  |  |  |  |  |  |  |  |  |
| SUBTOTALS       |  |  |  |  |  |  |  |  |  |

| OTHER BUILDING SPACES   |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|
| NUMBER                  |  |  |  |  |  |  |  |  |  |
| S.F./each               |  |  |  |  |  |  |  |  |  |
| TOTAL S.F.              |  |  |  |  |  |  |  |  |  |
| FIRE SPRINKLER CLOSET   |  |  |  |  |  |  |  |  |  |
| BUILDING AREA STAIRWAYS |  |  |  |  |  |  |  |  |  |
| BUILDING STAIRWAYS      |  |  |  |  |  |  |  |  |  |
| BUILDING STAIRS         |  |  |  |  |  |  |  |  |  |
| BUILDING STAIRS         |  |  |  |  |  |  |  |  |  |
| POOL EQUIPMENT          |  |  |  |  |  |  |  |  |  |
| TOTAL AREA OF BUILDINGS |  |  |  |  |  |  |  |  |  |

| EXTERIOR SPACES                            |  |  |  |  |  |  |  |  |  |
|--------------------------------------------|--|--|--|--|--|--|--|--|--|
| NUMBER                                     |  |  |  |  |  |  |  |  |  |
| S.F./each                                  |  |  |  |  |  |  |  |  |  |
| TOTAL S.F.                                 |  |  |  |  |  |  |  |  |  |
| CITY HOUSE PATIOS                          |  |  |  |  |  |  |  |  |  |
| SWIMMING POOL & DECK AREA                  |  |  |  |  |  |  |  |  |  |
| TRASH (DUMPSTER)                           |  |  |  |  |  |  |  |  |  |
| 6 GOLF & 10 GOLF (3 AREAS 2 GOLF PER AREA) |  |  |  |  |  |  |  |  |  |
| BIKE RACKS                                 |  |  |  |  |  |  |  |  |  |
| CABANA                                     |  |  |  |  |  |  |  |  |  |
| DOG PARK                                   |  |  |  |  |  |  |  |  |  |
| CHILDREN'S PLAYGROUND                      |  |  |  |  |  |  |  |  |  |
| SEATING AREA                               |  |  |  |  |  |  |  |  |  |

| HUD S.F. ANALYSIS TOTALS     |         |
|------------------------------|---------|
| NET LIVING AREA :            | 237,707 |
| GROSS LIVING AREA:           | 289,256 |
| GROSS AREA plus Other Spaces | 313,127 |

02-22-2022

## REVISIONS

|               | BUILDING TYPES |     |    | TOTAL |
|---------------|----------------|-----|----|-------|
|               | A              | B   | C  |       |
| NO. BLDGS     | 3              | 2   | 1  | 6     |
| A1            | 6              | 30  | 12 | 90    |
| A2            |                | 6   | 6  | 18    |
| B1            | 9              | 24  | 39 | 114   |
| C1            | 6              |     |    | 18    |
| C2            |                | 9   | 9  | 27    |
| D1            | 6              |     |    | 18    |
| UNITS/BLDG    | 27             | 69  | 66 |       |
| UTS/BLDG TYPE | 81             | 138 | 66 | 285   |

| BUILDING TABULATION |       |                        |            |           |
|---------------------|-------|------------------------|------------|-----------|
| TYPE                | COUNT | UNIT TYPES             | BLDG. AREA | TOT. AREA |
| A                   | 3     | 6-A1.9-B1.6-C1.6-D1.   | 26.991     | 80.973    |
| B                   | 2     | 30-A1.6-A2.24-B1.9-C2. | 57.540     | 115.080   |
| C                   | 1     | 12-A1.6-A2.39-B1.9-C2. | 58.011     | 58.011    |
| TOTAL               | 6     |                        |            | 254.064   |

WOODROW LANE

DENTON, TEXAS

- 
- LOCATION
- DENTON, TEXAS
- 77
- 377
- 35
- 426
- 7
- 35E
- 288
- F MCKINNEY
- N ELM ST
- N LOCUST ST
- S WOODROW LN
- PROJECT LOCATION
- ACREAGE: 12.910 ACRES

| TDHCA DESIGN AND AMENITY REQUIREMENTS                                                                                   | COMMON AMENITIES<br>(TAC 10.101 (b)(5)(C))<br>22 Points Required (>200 Units)                                                                                                                                                   | Points possible | UNIT REQUIREMENTS<br>Unit and Development Construction Features<br>(TAC 10.101(b)(6))<br>9 Points Required                                                                                                                                                                                 | Points possible |
|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>MINIMUM REQUIREMENTS ALL PROPERTIES</b>                                                                              |                                                                                                                                                                                                                                 |                 | <b>(A) MINIMUM UNIT SIZES</b>                                                                                                                                                                                                                                                              |                 |
| Fair Housing Amendments Act                                                                                             | (i) Recorded camera / security system in each building                                                                                                                                                                          | 1               | (i) Efficiency 500 SF                                                                                                                                                                                                                                                                      | N/A             |
| 2010 ADA Requirements                                                                                                   | (ii) HEALTH / FITNESS / PLAY                                                                                                                                                                                                    |                 | (ii) One Bedroom 600 SF                                                                                                                                                                                                                                                                    | N/A             |
| Rehabilitation Act of 1973                                                                                              | (iii) Furnished Fitness Center<br>(At least one item for every 40 Units)                                                                                                                                                        | 1               | (iii) Two Bedroom 800 SF                                                                                                                                                                                                                                                                   | N/A             |
| 5% Fully accessible units                                                                                               | (iv) Two Children's Playsets one equipped for 5 to 12 year olds and one Tot Lot                                                                                                                                                 | 1               | (iv) Three Bedroom 1,000 SF                                                                                                                                                                                                                                                                | N/A             |
| 2% Modified for sensory impaired                                                                                        | (v) Swimming Pool                                                                                                                                                                                                               | 1               | (v) Four Bedroom 1,200 SF                                                                                                                                                                                                                                                                  | N/A             |
| Mandatory Development Unit Amenities (TAC 10.101 (b)(4))                                                                | (vi) Horseshoe Pit                                                                                                                                                                                                              | 1               | <b>(B) UNIT AND DEVELOPMENT CONSTRUCTION FEATURES</b>                                                                                                                                                                                                                                      |                 |
| A. TV/Internet RG 6U Coax or better and CAT5 phone cable or better, wired to each bedroom, sitting room and living room | (vii) Swimming Pool                                                                                                                                                                                                             | 3               | <b>(i) UNIT FEATURES</b>                                                                                                                                                                                                                                                                   |                 |
| B. Laundry Connections                                                                                                  | (iii) COMMUNITY RESOURCES                                                                                                                                                                                                       |                 | (i) Covered Entries                                                                                                                                                                                                                                                                        | 0.5             |
| C. Exhaust/Vent fans (vented to the outside) in the bathrooms                                                           | (iii) Barbecue grill and picnic table with at least one of each for every 50 Units. Grill must be permanently installed (no portable grills)                                                                                    | 1               | (ii) Nine foot ceilings in living room and all bedrooms (at minimum)                                                                                                                                                                                                                       | 1               |
| D. Screens on all outside windows                                                                                       | (iv) Business center with workstations and seating, internet access, 1 printer and at least one scanner which may be integrated with the printer, and either 2 desktop computers or laptops available to check-out upon request | 2               | (iii) Microwave Ovens                                                                                                                                                                                                                                                                      | 0.5             |
| E. Disposal & Energy Star rated dishwasher                                                                              | (v) Furnished Community room                                                                                                                                                                                                    | 2               | (viii) Built-in recessed into the wall shelving unit                                                                                                                                                                                                                                       | 0.5             |
| F. Energy Star rated refrigerator                                                                                       | (vi) Library with an accessible sitting area                                                                                                                                                                                    | 1               | (ix) Walk-in closet in at least one bedroom                                                                                                                                                                                                                                                | 0.5             |
| G. OverRange                                                                                                            | (vii) Activity room stocked with supplies                                                                                                                                                                                       | 2               | (x) Kitchen island                                                                                                                                                                                                                                                                         | 0.5             |
| H. Blinds or Window coverings for all windows                                                                           | (viii) Community dining room with seating kitchen furnished with adequate tables and seating                                                                                                                                    | 3               | (xii) Kitchen pantry with shelving                                                                                                                                                                                                                                                         |                 |
| I. At least one Energy Star rated ceiling fan in unit                                                                   | (ix) High-speed Wi-Fi of 10 Mbps download speed or more, with coverage throughout the clubhouse and/or community building                                                                                                       | 1               | (xiii) Half-size or quartz countertops in kitchen and bath                                                                                                                                                                                                                                 | 1               |
| J. All Energy Star rated lighting fixtures                                                                              | (x) Bicycle Parking that allows for, at a minimum one bicycle for every five units, within reasonable proximity to each building that allows for bicycles to be secured by a lock                                               | 2               | (xiv) Hard floor surfaces in over 50% of unit N/A                                                                                                                                                                                                                                          | 0.5             |
| K. All units must have central HVAC                                                                                     | COMMON AMENITIES - Total Points Provided                                                                                                                                                                                        | 23              | <b>(C) DEVELOPMENT CONSTRUCTION ISSUES</b>                                                                                                                                                                                                                                                 |                 |
| L. Adequate parking per local code (if no code, then 5.5 spaces per 1,000 sq ft unit and 1.0 spaces per accessory unit) |                                                                                                                                                                                                                                 |                 | (i) Thirty (30) year roof                                                                                                                                                                                                                                                                  | 0.5             |
| M. Energy Star rated windows                                                                                            |                                                                                                                                                                                                                                 |                 | (ii) Greater than 30 percent stucco or masonry (includes stone, cultured stone and brick but excludes cementitious and metal siding) on all building exterior walls. Percentage calculation may exclude exterior glass entry                                                               | 2               |
| N. Adequate Accessible Parking Spaces consistent with the requirements of the 2010 ADA Standards                        |                                                                                                                                                                                                                                 |                 | (vi) Green Building Features<br>a. LEED-Silver or LEED National Green Building Standard (NGBS). The National Green Building Standard (NGBS), the National Green Building Institute (NGBI) criteria necessary to obtain a NGBS Green Certification, regardless of the rating level achieved | 4               |
|                                                                                                                         |                                                                                                                                                                                                                                 |                 | <b>(ii) ENERGY AND WATER EFFICIENCY FEATURES</b>                                                                                                                                                                                                                                           |                 |
|                                                                                                                         |                                                                                                                                                                                                                                 |                 | (i) Energy-Star or equivalently rated refrigerator with icemaker                                                                                                                                                                                                                           | 0.5             |
|                                                                                                                         |                                                                                                                                                                                                                                 |                 | (ii) Energy-Star or equivalently rated laundry equipment (washers and dryers) for each individual Unit, must be front loading washer and dryer in required accessible Units                                                                                                                | 2               |
|                                                                                                                         |                                                                                                                                                                                                                                 |                 | (iii) Recessed LED lighting or LED lighting fixtures in kitchen and living areas                                                                                                                                                                                                           | 1               |
|                                                                                                                         |                                                                                                                                                                                                                                 |                 | (iv) Energy-Star or equivalently rated ceiling fans in all bedrooms                                                                                                                                                                                                                        | 0.5             |
|                                                                                                                         |                                                                                                                                                                                                                                 |                 | <b>UNIT REQUIREMENTS - Total Points Provided</b>                                                                                                                                                                                                                                           | 16              |

INTERIOR DESIGNER:  
INK + ORO  
ATTN: TIFFANY WOODSON  
5339 ALPHA ROAD, SUITE 250  
DALLAS, TEXAS 75240  
V-972-596-1700

KICK-OFF MEETING  
02-22-2022

**HCK**  
**ARCHITECTS**  
1595 EXCEL PARKWAY ADDISON, TX 75001  
972.343.5200  
214.520.8878  
hck@hckarch.com  
www.hckarch.com

DATE  
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PROJECT  
21243

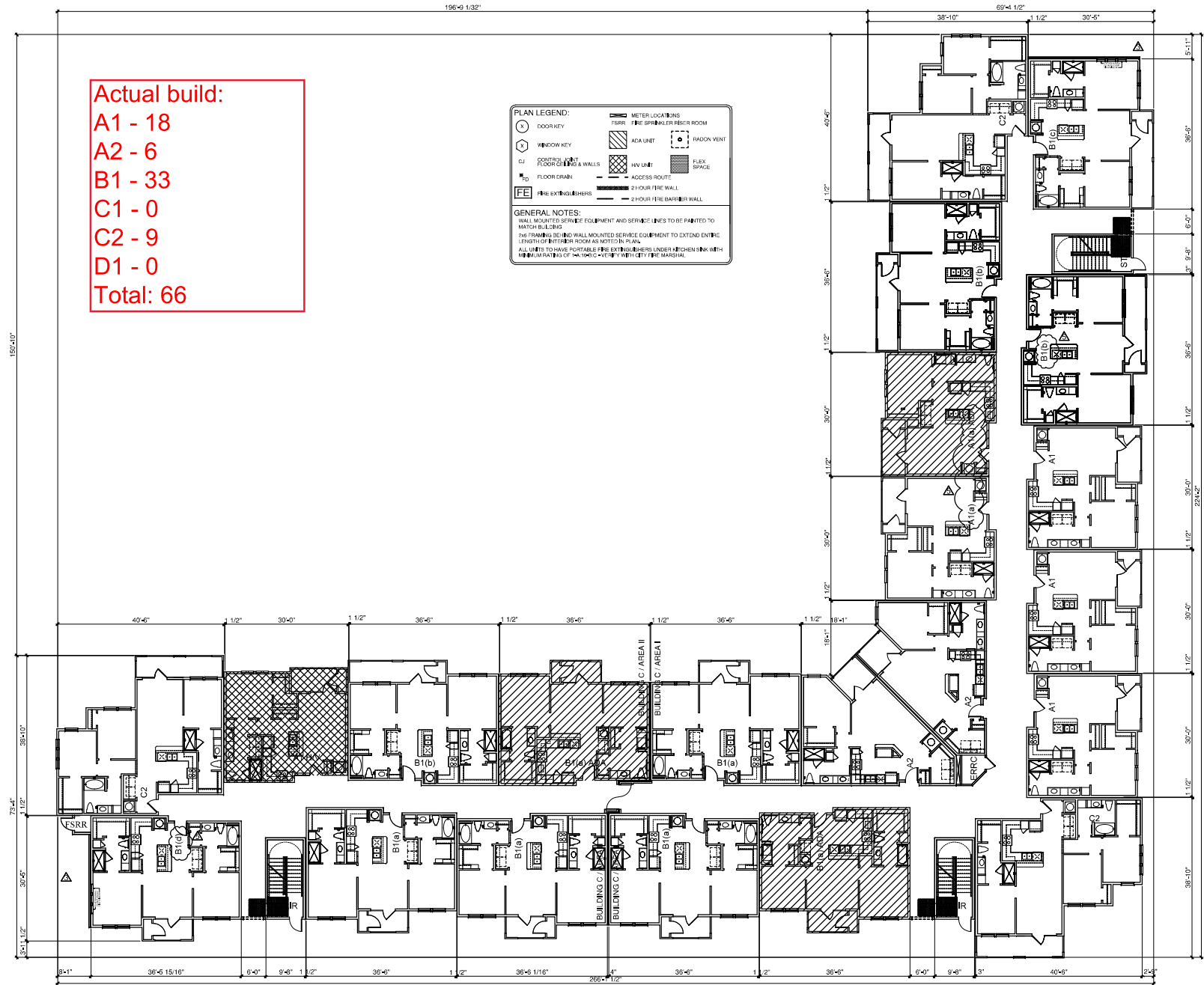
SHEET NUMBER

A0-00

COVER SHEET

D. C. P. ...





**1 BUILDING C - FIRST FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



| REVISIONS |            |
|-----------|------------|
| 1         | 11-11-2022 |
| 2         | 11-11-2022 |
| 3         | 11-11-2022 |
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| 100       | 11-11-2022 |

**PATHWAY ON WOODROW**  
DENTON, TEXAS

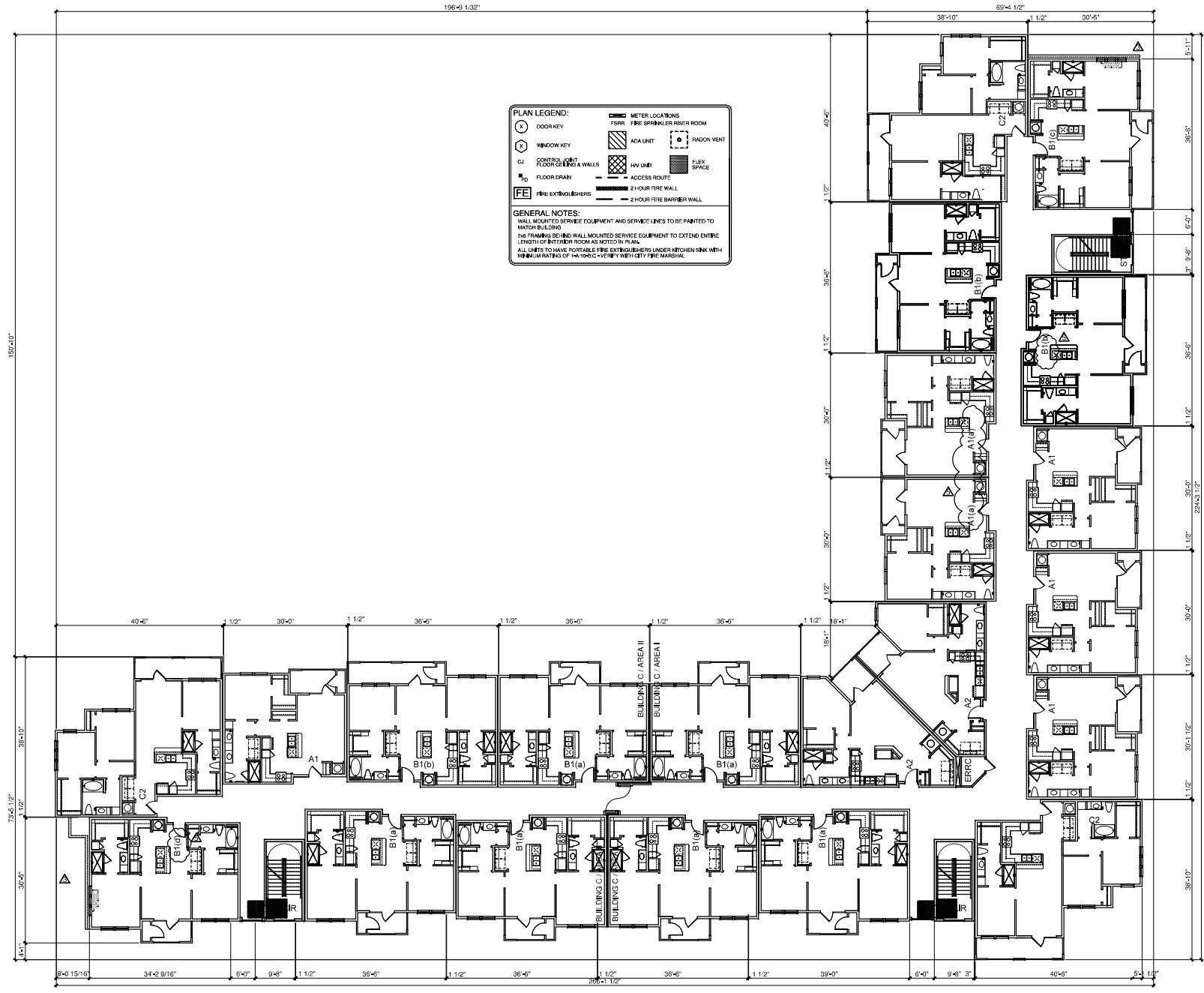
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04-14-2022

**FECK**  
ARCHITECTS  
4595 SHELBY PARKWAY ADDISON, TX 75001  
(972) 441-1111

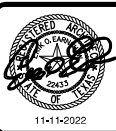
DATE  
04-14-2022  
PROJECT  
21243  
SHEET NUMBER

**A3-21**  
BUILDING C  
FIRST FLOOR

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**1 BUILDING C - SECOND FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



| REVISIONS | DATE       | BY | CHKD |
|-----------|------------|----|------|
| 1         | 11-11-2022 |    |      |

**PATHWAY ON WOODROW**  
DENTON, TEXAS

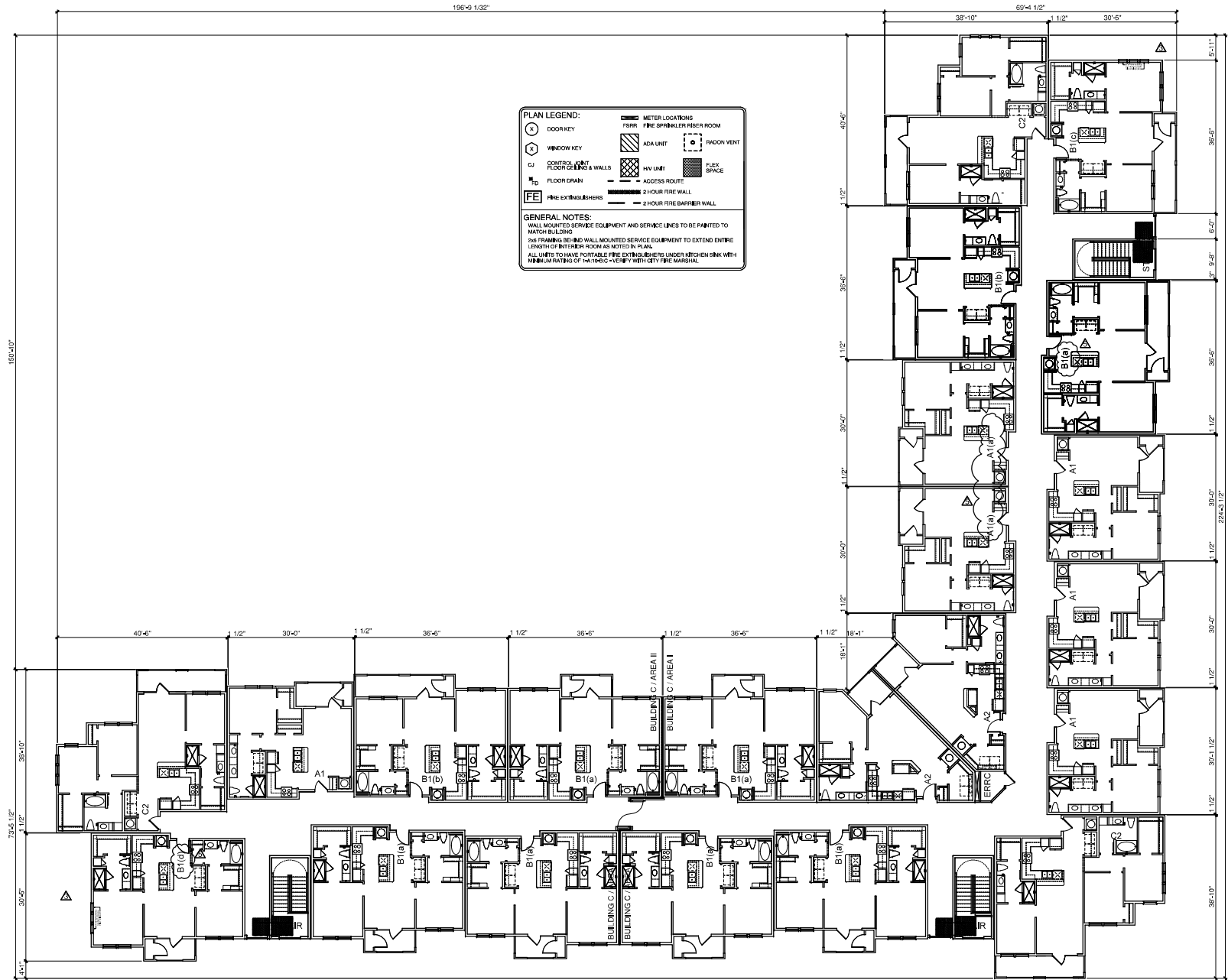
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04-14-2022



DATE  
04-14-2022  
PROJECT  
21243  
SHEET NUMBER

**A3-22**  
BUILDING C  
SECOND FLOOR

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**1 BUILDING C - THIRD FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



| REVISIONS | DATE       | BY         | CHKD       |
|-----------|------------|------------|------------|
| 1         | 04-14-2022 | 11/11/2022 | 11/11/2022 |

**PATHWAY ON WOODROW**  
DENTON, TEXAS

ISSUED  
04-14-2022



DATE  
04-14-2022  
PROJECT  
21243  
SHEET NUMBER

**A3-23**  
BUILDING C  
THIRD FLOOR

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# Exhibit B



October 14, 2025

Woodrow Lane Apartments

301 S. Woodrow Lane  
Denton, Texas 76205

RE: Pathway on Woodrow (TDHCA# MF22432) Common Area Calcs

**See below comment responses in purple from HEDK.**

Let us know if more clarification is required.

Best Regards,

**Kate Hughey**  
*Job Captain III*



4595 Excel Parkway | Addison, TX 75001  
214.520.8878 x139

I was reviewing the common area calculations and noticed the building type A totals aren't adding up to 31,950 s/f. I calculated the building type A corridor total should be 3,550 s/f instead of 1,503 s/f. This would put it in line with buildings type B & C.

**HEDK RESPONSE:** For Building Type A the total column was multiplied by three, not the cell.

Additionally club common area A/C net total of 5,715 s/f doesn't match the A/C space total 6,503 s/f.

**HEDK RESPONSE:** Club total A/C space is a carryover from A2-21 breakdown that includes A/C spaces not accessible to tenants.

The total common area for all buildings should be 76,646 s/f, I'm at 75,858 s/f. Maybe I'm missing something, can you help me confirm?

**HEDK RESPONSE:** The total common area with Bldg A and Club corrections is 59,883SF

My calculations and architect set (page 2 for reference) are attached.

**HEDK RESPONSE:** Included in overall responses is the concurrent site plan page 2

Thanks,

**Justin Cabello**  
**Development Consultant**  
**Housing Lab by BETCO**  
**812 San Antonio Suite L-20**  
**Austin, TX 78701**  
**Cell: (512) 922 - 8083**  
[www.betcohousinglab.com](http://www.betcohousinglab.com)

| PARKING TABULATION |     |
|--------------------|-----|
| TYPE A             | 1   |
| TYPE B             | 2   |
| TYPE C             | 3   |
| TYPE D             | 4   |
| TYPE E             | 5   |
| TYPE F             | 6   |
| TYPE G             | 7   |
| TYPE H             | 8   |
| TYPE I             | 9   |
| TYPE J             | 10  |
| TYPE K             | 11  |
| TYPE L             | 12  |
| TYPE M             | 13  |
| TYPE N             | 14  |
| TYPE O             | 15  |
| TYPE P             | 16  |
| TYPE Q             | 17  |
| TYPE R             | 18  |
| TYPE S             | 19  |
| TYPE T             | 20  |
| TYPE U             | 21  |
| TYPE V             | 22  |
| TYPE W             | 23  |
| TYPE X             | 24  |
| TYPE Y             | 25  |
| TYPE Z             | 26  |
| TYPE AA            | 27  |
| TYPE AB            | 28  |
| TYPE AC            | 29  |
| TYPE AD            | 30  |
| TYPE AE            | 31  |
| TYPE AF            | 32  |
| TYPE AG            | 33  |
| TYPE AH            | 34  |
| TYPE AI            | 35  |
| TYPE AJ            | 36  |
| TYPE AK            | 37  |
| TYPE AL            | 38  |
| TYPE AM            | 39  |
| TYPE AN            | 40  |
| TYPE AO            | 41  |
| TYPE AP            | 42  |
| TYPE AQ            | 43  |
| TYPE AR            | 44  |
| TYPE AS            | 45  |
| TYPE AT            | 46  |
| TYPE AU            | 47  |
| TYPE AV            | 48  |
| TYPE AW            | 49  |
| TYPE AX            | 50  |
| TYPE AY            | 51  |
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| TYPE VQ            | 586 |
| TYPE VR            | 587 |
| TYPE VS            | 588 |
| TYPE VT            | 589 |

NOTES  
THIS SITE IS OUTSIDE OF THE 100-YEAR FLOOD PLAIN.  
NO SITE DETENTION.  
COMPLIANT WITH ADA STANDARDS AND ACCESSIBILITY ROUTES.

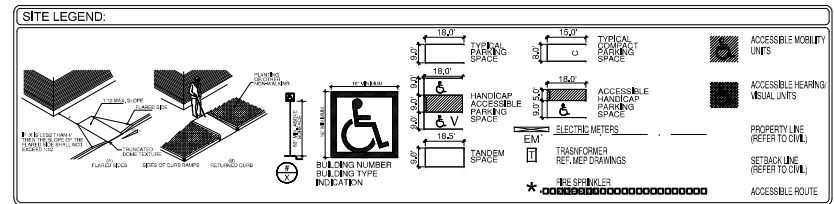
|                                          |     |
|------------------------------------------|-----|
| CLUB COMMON AREAS                        |     |
| CONDITIONED SPACES ACCESSIBLE TO TENANTS |     |
| SHARED WORK SPACE                        | 853 |
| KITCHEN / BAR                            | 200 |
| CLUB ROOM                                | 797 |
| LEASING                                  | 545 |
| LOBBY                                    | 114 |
| COFFEE / WATER BAR                       | 317 |
| <b>SUB TOTAL FOR PLUGS</b>               |     |

|                                         |       |
|-----------------------------------------|-------|
| CLASSROOM                               | 404   |
| YOGA / STRETCH                          | 399   |
| STORAGE                                 | 41    |
| BATH-ROOMS / M / W / POWDER             | 622   |
| NET TOTAL                               | 5,715 |
| UNCONFINED SPACES ACCESSIBLE TO TENANTS |       |
| COVERED PATIO                           | 956   |
| UNCOVERED PATIO                         |       |

|                               |       |
|-------------------------------|-------|
| AIR CONDITIONED SPACE         | 5,715 |
| UNCONDITIONED SPACE           | 2,112 |
| NET AREA                      |       |
| <b>SITE TOTAL</b>             |       |
| <b>COMMON AREA SITE TOTAL</b> |       |
| <b>FOR ALL BUILDINGS</b>      |       |

| CLUB COMMON AREAS                          |       |
|--------------------------------------------|-------|
| COVERED PATIO SPACES ACCESSIBLE TO TENANTS |       |
| SHARED WORK SPACE                          | 293   |
| RECEPTION                                  | 230   |
| CLUB ROOM                                  | 707   |
| LEASING                                    | 545   |
| LOBBY                                      | 314   |
| CONC. WATER BAR                            | 317   |
| TENNIS COURT                               | 199   |
| CLUBHOUSE                                  | 1,454 |
| YOGA / HIIT / STRETCH                      | 32    |
| STORAGE                                    | 41    |
| BATHROOMS / M/W / POWDER                   | 82    |
| NET AREA                                   | 5,715 |
| WORKING PATIO SPACES ACCESSIBLE TO TENANTS |       |
| COVERED PATIO                              | 316   |
| COVERED ENTRY                              | 916   |
| WALKWAY                                    | 543   |
| NET AREA                                   | 2,113 |
| WORKING COVERED SPACE                      |       |
| WORKING COVERED SPACE                      | 2,113 |
| NET AREA                                   |       |

|                                             |  |        |
|---------------------------------------------|--|--------|
| COMMON AREA SITE TOTAL<br>FOR ALL BUILDINGS |  | 56,883 |
|---------------------------------------------|--|--------|







## Texas Department of Housing and Community Affairs

### Governing Board

### Board Action Request

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**File #: 1545**

**Agenda Date: 7/23/2026**

**Agenda #: 10.**

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Report on TDHCA Performance Measures for the third quarter of Fiscal Year 2026

#### **BACKGROUND**

The attached Performance Measure report from the third quarter of Fiscal Year 2026 reflects how the Texas Department of Housing and Community Affairs (TDHCA) did in meeting its Performance Measures for the third quarter of the fiscal year.

TDHCA staff provides these reports quarterly to the Legislative Budget Board (LBB). Following their submittal to the LBB, these reports are included each quarter in Board meeting books.

## Performance Measure Report (December 1, 2025 – May 31, 2026)

| Measure     | Description                                                                      | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------|----------------------------------------------------------------------------------|---------------|----------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1. OC 1   | Percent of Households/Individuals Assisted                                       | 0.7600%       | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1.1. OC 2   | Percent of Very Low Income Households Receiving Housing Assistance               | 1.0200%       | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1.1. OC 3   | Percent of Low Income Households Receiving Housing Assistance                    | 0.4700%       | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1.1. OC 4   | Percent of Moderate Income Households Receiving Housing Assistance               | 0.3900%       | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1.1.1. OP 1 | Number of Households Assisted through Bond Authority or Other Mortgage Financing | 7,750         | 1,689          | 4,656                    | The number of households assisted through bond authority or other mortgage financing is lower than anticipated due to market volatility that has created severe affordability issues for even the most qualified home buyers. Additionally, low available home inventory during and after the COVID-19 pandemic drove sales prices higher, which have remained elevated. As demand for TDHCA homebuyer loans remains steady despite continued volatility in the secondary mortgage market, higher program income and purchase price limits will allow for additional loans in subsequent quarters. Market conditions suggest performance will remain steady for the foreseeable future. |

| Measure     | Description                                                                   | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------|-------------------------------------------------------------------------------|---------------|----------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1.1. EF 1 | Average Loan Amount without Down Payment Assistance                           | \$250,000     | \$243,866      | \$246,924                | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                                                                                      |
| 1.1.1. EF 2 | Average Loan Amount with Down Payment Assistance                              | \$235,000     | \$247,661      | \$243,515                | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                                                                                      |
| 1.1.1. EX 1 | Number of Households Receiving Mortgage Loans without Down Payment Assistance | 850           | 91             | 350                      | The dememand for mortgage loans without down payment assistance (DPA) has experienced a signifcant year-over-year decrease due to challenging market conditions and continued volatility. Despite a decrease in utilization of loans without DPA, the Department will continue to offer an unassisted rate option to qualified applicants who may benefit from a below market interest rate. Staff expect the number of mortgage loans without DPA to remain stable but below expectations in future quarters. |

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| Measure     | Description                                                                                                                   | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------|-------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1.1. EX 2 | Number of Households Receiving Mortgage Loans with Down Payment Assistance                                                    | 6,365         | 1,504          | 4,173                    | TDHCA has experienced a notable increase in demand for mortgage loans that include down payment assistance (DPA), particularly due to the program's competitive and below-market interest rates and a volatile housing market characterized by high interest rates and elevated home prices. However, stricter underwriting requirements have made it more challenging for some borrowers to qualify for TDHCA loan programs. Combined with declining housing affordability in higher-cost markets, these factors have contributed to lower overall production. Upcoming adjustments to program guidelines are expected to expand access and increase the number of households receiving assistance, with these improvements reflected in future reporting periods. |
| 1.1.1. EX 3 | Number of Households Receiving a Mortgage Credit Certificate without a Mortgage Loan                                          | 10            | 6              | 6                        | The number of MCCs issued by TDHCA is below expectation due to the absence of program funding to provide for MCCs. However, MCC Stand-Alone Program funding became available in Q2 and staff anticipate an increase in the number of MCCs in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 1.1.1. EX 4 | Number of Households Receiving a Mortgage Credit Certificate with a Mortgage Loan and with or without Down Payment Assistance | 25            | 88             | 127                      | FY26 performance has far surpassed expectations due to a recent reprioritization of MCC Combo loans and a continuance in the funding for the MCC Combo Program. Staff anticipate the overperformance of the MCC Combo Program to continue in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| Measure     | Description                                                                                 | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------|---------------------------------------------------------------------------------------------|---------------|----------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1.2. OP 1 | Number of Households Assisted with Single Family HOME Funds                                 | 1,435         | 214            | 1,723                    | The number of HHs assisted with SF HOME funds in Q3 closely aligns with quarterly estimates. The year-to-date overperformance is largely attributable to the methodology of calculating the number of households assisted with Tenant Based Rental Assistance (TBRA). Staff anticipate that Q4 performance will be similar to Q2 and Q3 performance and that the performance variance for the entire fiscal year will trend closer to expectation. |
| 1.1.2. OP 2 | Number of Households Assisted with Multifamily HOME, TCAP RF, National HTF, MF Direct Loans | 200           | 51             | 255                      | The number of households assisted through HOME MF, TCAP RF, NHTF, and MF Direct Loan funds in Q3 is consistent with staff's expectations for quarterly performance. Year-to-date, the number of households assisted well exceeds staff's target due to construction delays that resulted in developments requesting extensions in prior fiscal years for which the final draws were subsequently submitted in Q1 of the current fiscal year.       |
| 1.1.2. EF 1 | Average Amount per Household for Single Family Development                                  | \$0           | \$0            | \$0                      | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                          |
| 1.1.2. EF 2 | Average Amount per Household/Single Family Rehab, New Construction, or Reconstruction       | \$156,000     | \$164,929      | \$161,780                | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                          |
| 1.1.2. EF 3 | Average Amount per Household for Acquisition with or without Construction                   | \$0           | \$0            | \$0                      | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                          |
| 1.1.2. EF 4 | Average Amount per Household of Tenant-based Rental Assistance                              | \$4,500       | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                |



| Measure     | Description                                                                                         | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------|-----------------------------------------------------------------------------------------------------|---------------|----------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1.2. EF 5 | Average Amount of HOME, TCAP RF, National HTF, or Other Funds per Household Multifamily Development | \$175,439     | \$156,863      | \$139,159                | The average HOME, TCAP RF, NHTF, and other funds per restricted unit is lower than expected due to only two developments submitting their final draw this quarter. The two developments that submitted their final draw were smaller than anticipated. Staff anticipate the average cost per development to be higher in Q4 due to our NHTF expenditure deadline. Looking ahead to FY27, staff believe that we may continue to see final draws much lower than anticipated due to increased minimum request amounts associated with recent NOFOs. |
| 1.1.2. EX 1 | Number of Households Assisted through Single Family Development Activities                          | 0             | 0              | 0                        | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1.1.2. EX 2 | Number of Households Assisted through Single Family Rehab, New Construction, or Reconstruction      | 123           | 26             | 67                       | The number of HHs served through SF rehabilitation, new construction, and reconstruction programs were lower than expected in Q1 through Q3 due to a 2024 rule change that increased the allowable per project funding. Staff anticipate the increase in project submissions in Q3 to continue in Q4.                                                                                                                                                                                                                                             |
| 1.1.2. EX 3 | Number of Households Assisted through Acquisition with or without Construct Assistance              | 0             | 0              | 0                        | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                                                                                                                         |



| Measure     | Description                                                                                | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------|--------------------------------------------------------------------------------------------|---------------|----------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1.2. EX 4 | Number of Households Assisted through Tenant-based Rental Assistance                       | 1,311         | 188            | 1,656                    | The number of HHs assisted through the TBRA program in Q3 closely aligns with quarterly estimates. The year-to-date variance is due to the methodology of calculating Q1 performance wherein all households enrolled as of September 1 are combined with HHs newly enrolled in the program in Q1. Although more HHs have applied for assistance than anticipated when program performance targets were established, staff anticipate Q4 performance similar to Q2 and Q3 and the performance variance for the entire fiscal year to trend closer to expectation.  |
| 1.1.2. EX 5 | Number of Households Assisted through HOME Multifamily Activities                          | 69            | 21             | 126                      | The number of households assisted through HOME MF activities in Q3 is higher than anticipated due to developers' delayed submission of final draws for developments supported through the HOME program. However, the number of households assisted through HOME MF activity in Q3 is fairly consistent with staff's estimated quarterly output, which staff believe will also be the case in Q4. Year-to-date, three HOME developments submitted their final draws in Q1, well before staff anticipated, pushing year-to-date performance well above expectation. |
| 1.1.2. EX 6 | Number of Households Assisted through TCAP RF, National HTF, and MF Direct Loan Activities | 108           | 30             | 129                      | The number of households assisted through TCAP RF, NHTF, and MF Direct Loan activities in Q3 is lower than expected due to construction delays that require developers to request extensions. A variety of environmental factors may contribute to the need to request an extension including, but not limited to, workforce shortages, regulatory delays, and delays associated with project financing. However, staff anticipate an increase in NHTF final draw submissions in Q4 at the approach of our NHTF expenditure deadline.                             |

| Measure     | Description                                                           | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------|-----------------------------------------------------------------------|---------------|----------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1.3. OP 1 | Number of Households Assisted through Texas Bootstrap - HTF           | 40            | 13             | 38                       | The number of households assisted through the Bootstrap program was higher than anticipated due to an increase in funding greater than anticipated when program targets were established which allowed TDHCA to assist more HHs than previously estimated. 46% of the Q3 activities are from previous NOFAs, likely due to construction or reimbursement request delays. Deobligated funds and repayments are also included in NOFA amendments, allowing for the assistance of more HHs. Program staff anticipate Q4 performance to remain consistent with Q2 and Q3 performance. |
| 1.1.3. EF 1 | Average Amount per Household for Texas Bootstrap - HTF                | \$49,500      | \$49,500       | \$49,500                 | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1.1.4. OP 1 | Number of Households Assisted through Amy Young Barrier Removal - HTF | 72            | 15             | 57                       | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1.1.4. EF 1 | Average Amount per Household for Amy Young Barrier Removal - HTF      | \$24,750      | \$19,854       | \$21,938                 | The average amount of funding per household that received assistance through the Amy Young Barrier Removal program was lower than anticipated due to a lower reimbursement request on five (33%) program activities. Program staff expect Q4 performance to more closely align with quarterly performance expectations.                                                                                                                                                                                                                                                           |

| Measure     | Description                                                                         | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------|-------------------------------------------------------------------------------------|---------------|----------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1.5. OP 1 | Number of Households Assisted through Statewide Housing Assistance Payments Program | 1,220         | 4              | 1,368                    | The number of households assisted through housing assistance payment programs is higher than anticipated due to the early termination of the Emergency Housing Voucher (EHV) program. Program staff established the measure target under the assumption that the EHV program funding would continue to the extent that the majority of EHV voucher holders would move from the Department's service area to that of another Public Housing Authority (PHA). An earlier-than-anticipated termination of EHV program funding precluded this attrition of vouchers to other PHAs, contributing to significant overperformance in Q1. Q2 and Q3 performance is consistent with historical performance. |
| 1.1.5. OP 2 | Number of Section 8 Households Participating in Project Access Program              | 85            | 4              | 66                       | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 1.1.5. EF 1 | Average Administrative Cost per Household for Housing Choice Voucher Program        | \$1,435       | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 1.1.6. OP 1 | Number of Households Assisted through Section 811 PRA Program                       | 575           | 28             | 670                      | The number of HHs served through the Section 811 program in Q1 is always expected to include more than 25% of the FY target projection due to the methodology and calculation of this measure. The number of households served in Q1 exceeds the anticipated total for the entire fiscal year, in part, because the agency has begun providing assistance under the FY19 award, assistance that was not considered when developing the target for FY26 due to staff uncertainty about when this assistance would be available. The number of HHs served in Q2 and Q3 more closely aligns with the number of HHs we anticipate supporting in Q2 through Q4.                                         |

| Measure     | Description                                                                         | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------|-------------------------------------------------------------------------------------|---------------|----------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1.7. OP 1 | Number of Units Funded through the Housing Tax Credit Program                       | 15,881        | 7,719          | 15,919                   | The number of restricted units placed in service was higher than anticipated in Q3 due to the deadline for submission of 4% Tax Credit development cost certifications that occurred in Q3. The number of restricted units for Q4 is expected to decrease. However, because some developments that experienced construction delays may finalize construction in Q4, the number of restricted units placed in service for the entire fiscal year will still be higher than originally projected. The annual performance target for this measure was exceeded with Q3 activity. |
| 1.1.7. EF 1 | Average Annual Tax Credit Amount per Restricted Unit for New Construction           | \$12,229      | \$13,625       | \$14,485                 | The average tax credit amount per restricted unit for new construction projects was higher than anticipated due a large number of 4% HTC developments requesting increases to the originally awarded tax credit amount, primarily due to increased construction and material costs. Additionally, as approved by the Board for the 2022 and 2023 QAPs, several 9% HTC developments received Supplemental Credits. Because construction costs continue to increase, the average tax credit amount per unit is expected to remain elevated through Q4 of 2026.                  |
| 1.1.7. EF 2 | Average Total Development Cost per Unit for New Construction                        | \$257,512     | \$274,332      | \$278,462                | The average total development cost per unit for New Construction was higher than anticipated due to increasing construction costs for most tax credits developments from the estimates included in developer applications. Although the average development cost per unit for Q3 decreased slightly from Q2, construction costs continue to increase and the average total development cost per unit for New Construction is expected to remain elevated through Q4 of 2026.                                                                                                  |
| 1.1.7. EF 3 | Average Annual Tax Credit Amount per Restricted Unit for Acquisition Rehabilitation | \$11,132      | \$11,110       | \$11,262                 | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



| Measure     | Description                                                                     | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------|---------------------------------------------------------------------------------|---------------|----------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1.7. EF 4 | Average Total Development Costs per Unit for Acquisition Rehabilitation         | \$254,839     | \$294,146      | \$280,536                | The average total development cost per unit for Acquisition/Rehab was higher than anticipated due to increasing construction costs for most tax credits developments from the estimates included in developer applications. The average development cost per unit in Q3 increased slightly from Q2 and since construction costs continue to increase, the average total development cost per unit for Acquisition/Rehab is expected to remain elevated through Q4 of 2026.                                                            |
| 1.1.7. EX 1 | Number of Restricted Units Constructed via New Construction Activities          | 8,417         | 4,525          | 10,156                   | The number of restricted New Construction units was higher than anticipated in Q3 due to the deadline for submission of the 4% Tax Credit developments occurring in Q3. Fewer restricted New Construction units are expected for Quarter 4. However, because some developments that experienced construction delays may soon finalize construction, the number of restricted New Construction units for the fiscal year will still be higher than originally projected. The 2026 annual target has already exceeded with Q3 activity. |
| 1.1.7. EX 2 | Number of Restricted Units Funded through Acquisition Rehabilitation Activities | 7,464         | 3,194          | 5,763                    | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1.1.8. OP 1 | Number of Restricted Units Funded with Multifamily MRB Program                  | 1,382         | 564            | 1,837                    | The number of restricted units funded through the MRB program was higher than anticipated in Q3 due to the earlier than anticipated receipt of cost certifications for multiple properties. Since the 2026 annual target was exceeded with Q3 activity, and with the expectation that additional cost certifications will be received in Q4, the number of restricted units funded through the MRB program will remain above expectation for the remainder of 2026.                                                                   |

| Measure     | Description                                                                        | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------|------------------------------------------------------------------------------------|---------------|----------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1.8. EF 1 | Average Amount of Bond Proceeds per Restricted Unit for New Construction           | \$142,929     | \$177,305      | \$152,255                | The average bond proceeds per restricted unit for Acquisition/Rehabilitation projects was higher than anticipated in Q3 due to the submission of two cost certifications with a high amount of Bond Proceeds per restricted unit. With the expectation that additional cost certifications will be received in Q4, staff anticipate that the average amount of bond proceeds per new construction unit will remain elevated through the remainder of 2026.                          |
| 1.1.8. EF 2 | Average Total Development Costs per Unit for New Construction                      | \$258,859     | \$308,716      | \$277,973                | The average total development cost per unit for New Construction was higher than anticipated in Q3 due to increasing construction costs for most tax credits developments from the estimates included in developer applications. As construction costs continue to increase, staff anticipate that the average total development cost per unit for New Construction to remain elevated through the remainder of 2026.                                                               |
| 1.1.8. EF 3 | Average Amount of Bond Proceeds per Restricted Unit for Acquisition Rehabilitation | \$117,600     | \$0            | \$133,838                | No Acquisition/Rehabilitation units through the MRB program were reported in Q3. The average bond proceeds per restricted unit for acquisition/rehabilitation projects remains higher than anticipated due to the submission of one cost certification in Q2 with a high amount of Bond Proceeds per restricted unit. With the expectation that additional cost certifications will be received in Q4, the average is anticipated to remain elevated through the remainder of 2026. |
| 1.1.8. EF 4 | Average Total Development Costs per Unit for Acquisition Rehabilitation            | \$275,967     | \$0            | \$265,693                | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                                                           |



| Measure     | Description                                                                        | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------|------------------------------------------------------------------------------------|---------------|----------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1.8. EX 1 | Number of Restricted Units Funded through New Construction Activities              | 950           | 564            | 1,441                    | The number of restricted New Construction units funded through the MRB program was higher than anticipated in Q3 due to the earlier than anticipated receipt of cost certifications for multiple properties. Since the 2026 annual target has already beend exceeded with Q3 activity, and with the expectation that additional cost certifications will be received in Quarter 4, the number of New Construction restricted units funded through the MRB program will remain above expectation for the remainder of 2026.                                                                  |
| 1.1.8. EX 2 | Number of Restricted Units Funded through Acquisition Rehabilitation Activities    | 432           | 0              | 396                      | No restricted Acquisition/Rehabilitation units were reported through the MRB program in Q3. However, due to the higher than anticipated receipt of cost certifications for multiple properties in Quarters 1 and 2, and because the number of MRB-funded restricted Acquisition/Rehabilitation units is approaching the estimate for the entire year and additional cost certifications are expected to be received in Quarter 4, the number of restricted Acquisition/Rehabilitation units funded through the MRB program is likely to remain above expectation for the remainder of 2026. |
| 2.1.1. OP 1 | Number of Information and Technical Assistance Requests Completed                  | 7,750         | 2,486          | 7,212                    | The number of completed information and technical assistance requests was higher than anticipated due to an increase of utility requests. Staff believe the increase in utility requests is associated with higher temperatures across the state that have driven up utility bills to a point that households are not able to afford. HRC also received a large number of requests for property tax payment assistance in response to the discontinuation of the Homeowners Assistance Fund (HAF) program.                                                                                  |
| 3.1. OC 1   | Percent of Eligible Population that Received Homeless & Poverty-Related Assistance | 3.5000%       | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Measure     | Description                                                              | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                     |
|-------------|--------------------------------------------------------------------------|---------------|----------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.1. OC 2   | Percent of Persons Assisted that Achieve Incomes Above Poverty Level     | 0.0200%       | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                       |
| 3.1.1. OP 1 | Number of Persons Assisted that Achieve Incomes Above Poverty Level      | 650           | 111            | 577                      | The number of persons that achieved incomes above poverty is higher than expected due to growing effectiveness of subrecipients in program administration as well as the cumulative impact of sustained assistance. Despite a small dip in production in Q3 compared to previous quarters, year-to-date production is still well above target.                            |
| 3.1.1. OP 2 | Number of Persons Assisted by the Community Services Block Grant Program | 330,000       | 82,294         | 233,612                  | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                 |
| 3.1.1. EF 1 | Average Subrecipient Cost per Person for the CSBG Program                | \$110         | \$113          | \$118                    | The average subrecipient cost per person in Q3 is higher than anticipated due to the decrease in the number of persons served during the quarter. When program activity decreases and less individuals receive services, total expenditures including administrative expense are distributed across a smaller client base, resulting in a higher average cost per person. |
| 3.1.1. EX 1 | Number Persons in Poverty Meeting Income Eligibility                     | 9,500,000     | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                       |

| Measure     | Description                                                                    | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------|--------------------------------------------------------------------------------|---------------|----------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.1.2. OP 1 | Number of Persons Enrolled in the Emergency Solutions Grant Program            | 33,500        | 4,448          | 16,060                   | The number of individuals assisted through the ESG program is lower than anticipated likely due to delinquent reporting. Any underreporting in Q3 will be captured in performance adjustments made during the annual reporting at year end.                                                                                                                                                                                                             |
| 3.1.2. OP 2 | Number of Persons Assisted by the Homeless Housing and Services Program        | 6,900         | 1,968          | 4,032                    | The number of individuals assisted through the HHSP program is lower than anticipated likely due to delinquent reporting. Any underreporting in Q3 will be captured in performance adjustments made in the annual reporting process at year end.                                                                                                                                                                                                        |
| 3.1.2. EF 1 | Average Subrecipient Cost per Person for the Emergency Solutions Grant Program | \$455         | \$498          | \$414                    | The average subrecipient cost per ESG program participant may be lower than anticipated due to the provision of lower cost services such as Street Outreach and Emergency Shelter. Subrecipients often prefer to administer these lower cost programs because they can be implemented immediately, rather than having to wait for the client to enter into a lease agreement prior to the receipt of assistance as is required by higher cost programs. |
| 3.1.2. EF 2 | Average Subrecipient Cost per Person for the HHSP and EHF Program              | \$575         | \$505          | \$584                    | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                               |
| 3.2. OC 1   | Percent of Very Low Income Households Receiving Energy Assistance              | 2.8000%       | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Measure     | Description                                                           | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------|-----------------------------------------------------------------------|---------------|----------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.2.1. OP 1 | Number of Households Receiving Utility Assistance                     | 150,000       | 44,936         | 87,195                   | The number of households assisted is lower than anticipated due to cyclical variation in program demand. During the winter months with milder temperatures program demand is lower, as captured in the Q1 and Q2 figures. Conversely, program demand is higher during the summer when high temps force households to rely more heavily on air conditioning. Consequently, program output is highest in Q3 and Q4, which staff believe will make up for the limited program demand in Q1 and Q2.                                                                                      |
| 3.2.1. OP 2 | Number of Dwelling Units Weatherized by the Department                | 2,000         | 1,001          | 2,427                    | The number of dwelling units weatherized in Q3 is well above target due to cyclical variations in weather that provide ideal conditions for weatherization projects in March through May. Paired with strong quarterly production in Q1 associated with the ramp up in activity at the beginning of each contract year, year-to-date performance is well above expectation. Staff anticipate Q4 production will decline, but total output in FY26 will remain above the established target.                                                                                          |
| 3.2.1. EF 1 | Average Subrecipient Cost per Household Served for Utility Assistance | \$1,000       | \$1,295        | \$1,318                  | The average subrecipient cost per household is higher than anticipated due to a reduction in the number of households served. When program activity decreases and less individuals receive services, total expenditures including administrative expense are distributed across a smaller client base, resulting in a higher average cost per person. However, the number of households assisted increased significantly in Q3 and staff believe the number of households in Q4 will remain elevated, which may result in a decrease in the average subrecipient cost per household. |
| 3.2.1. EF 2 | Average Cost per Home Weatherized                                     | \$8,600       | \$7,852        | \$7,936                  | The average cost per home weatherized is lower than anticipated due to more households seeking weatherization assistance. In instances when the amount of program funding is fixed, the average amount per households will be lower than the target if more households request assistance than was anticipated when the target was established. Quarter-over-quarter, the average cost per home decreased due to an increase in production volume, more standard work scopes, and improved operational efficiency across subrecipients.                                              |



| Measure     | Description                                                                    | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------|--------------------------------------------------------------------------------|---------------|----------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.2.1. EX 1 | Number of Very Low Income Households Eligible for Utility Assistance           | 5,500,000     | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 3.3.1. OP 1 | Number of Colonia Residents Receiving Direct Assistance from Self-help Centers | 1,280         | 677            | 1,738                    | The number of colonia residents served through Colonia Self-Help Centers (CSHCs) was higher than anticipated as a result of an aggressive tool lending campaign conducted by three CSHCs (Maverick, Val Verde, and Webb contracts). Hidalgo confirmed their submission, citing that they are aggressively catching up on tool lending reporting after staff technical assistance and guidance. 50% of the current contracts are in the construction/closeout phase of their contracts, resulting in higher than average construction activity. |
| 4.1. OC 1   | Percent of Formula-Funded Receiving Onsite Monitoring                          | 56.6000%      | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4.1.1. OP 1 | Number of Annual Owners Compliance Reports Received and Reviewed               | 2,831         | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4.1.1. OP 2 | Number of File Reviews                                                         | 727           | 189            | 568                      | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Measure     | Description                                                         | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------|---------------------------------------------------------------------|---------------|----------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.1.1. OP 3 | Number of Physical Inspections                                      | 679           | 283            | 887                      | The number of physical inspections completed in Q3 was higher than anticipated due to staff conducting property inspections scheduled for Q4 in Q3 in conjunction with the productivity gains associated with the addition of a new full-time position to the Physical Inspections Unit.                                                                                                                                                                                                                                                                                                                                                                       |
| 4.1.1. EX 1 | Number of Active Properties in the Portfolio                        | 2,831         | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4.1.1. EX 2 | Number of Active Units in the Portfolio                             | 347,585       | -              | -                        | Measure performance reported in Q4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4.1.2. OP 1 | Number of Monitoring Reviews of All Non-formula Contracts           | 150           | 33             | 112                      | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4.1.2. OP 2 | Number of Single Audit Reviews                                      | 105           | 14             | 274                      | The number of completed single audit reviews was higher than anticipated due to changes in audit criteria by the United States Office of Management and Budget, creating an influx of single audit reviews to be performed. The unusually high quarterly variances are the result of increased staff training, experience, and focus, in conjunciton with updated processes used to clear the backlog of single audit reviews. Along with clearing the backlog, audit reviews for quarters 2 and 3 where subrecipients had submitted their single audit were performed. Both of these circumstances has led to program performance far exceeding expectations. |
| 4.1.2. OP 3 | Number of Formula-Funded Subrecipients Receiving Monitoring Reviews | 32            | 9              | 24                       | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



| Measure     | Description                                           | Annual Target | Q3 Performance | FY26 To Date Performance | Provided Explanations                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------|-------------------------------------------------------|---------------|----------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.1.2. EX 1 | Number of Non-formula Contracts Subject to Monitoring | 330           | 330            | 330                      | Actual performance within acceptable range of projected performance. No explanation of variance required.                                                                                                                                                                                                                                                                                                         |
| 4.1.2. EX 2 | Number of Previous Participation Reviews              | 550           | 169            | 341                      | The number of previous participation reviews completed in Q2 was lower than estimated due to the cyclical nature of program funding. However, the number of reviews completed in Q3 has partially compensated for the Q2 shortfall, which staff believe will be fully remedied in Q4.                                                                                                                             |
| 4.1.2. EX 3 | Number of Formula-Funded Subrecipients                | 53            | 9              | 24                       | The number of formula funded subrecipients is lower than anticipated due to a methodological change in the measure. Previously, the measure used quarterly production which was subsequently switched to the total number of subrecipients. A reduction in the number of CA/HHSP subrecipients has resulted in a reduction in the number of CA/HHSP subrecipients for which TDHCA must provide onsite monitoring. |



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

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**File #: 1548**

**Agenda Date: 07/23/2026**

**Agenda #: 11.**

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Presentation, discussion, and possible action regarding appeals related to the 2026 9% Housing Tax Credit Round

**TO BE POSTED  
NOT LATER THAN  
THE THIRD DAY  
BEFORE THE  
DATE OF THE  
MEETING**



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

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**File #: 1549**

**Agenda Date: 7/23/2026**

**Agenda #: 12.**

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Presentation, discussion, and possible action confirming obligations for those properties recommended for an award of competitive low income housing tax credits that sought and were awarded one point for committing at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness under 10 TAC §11.9(c)(4) related to Residents with Special Housing Needs

**TO BE POSTED  
NOT LATER THAN  
THE THIRD DAY  
BEFORE THE  
DATE OF THE  
MEETING**



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

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**File #: 1550**

**Agenda Date: 7/23/2026**

**Agenda #: 13.**

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Presentation, discussion, and possible action regarding awards to 2026 9% Competitive Housing Tax Credit Applicants and approval of the waiting list for the 2026 Competitive Housing Tax Credit Application Round

**TO BE POSTED  
NOT LATER THAN  
THE THIRD DAY  
BEFORE THE  
DATE OF THE  
MEETING**