

BREEZY MEADOWS

March 11, 2026

Mr. Cody Campbell
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Appeal – 2026 9% Housing Tax Credit Application
Application #26258 – Breezy Meadows

Dear Mr. Campbell,

On behalf of the Applicant, this letter constitutes a written appeal pursuant to 10 TAC §11.902 in response to the Texas Department of Housing and Community Affairs' March 10, 2026 determination terminating the 2026 9% Housing Tax Credit application for Breezy Meadows (Application #26258).

In summary, the application materials had been completed prior to the submission deadline, and the issue described in the Department's correspondence resulted from the inadvertent transmission of an incorrect file during the limited Serv-U access window that occurred immediately before the 5:00 PM deadline.

Our development team had completed the finalized application package and supporting documentation prior to the submission deadline and had reviewed the materials for accuracy before submission. Earlier in the afternoon on February 27, our team requested the Serv-U login credentials required to access the upload portal so that the completed application materials could be transmitted to the Department.

As reflected in the attached correspondence, those requests continued for approximately an hour prior to receiving system access. The password necessary to access the Serv-U portal was received at 4:42 PM on February 27, 2026, leaving less than twenty minutes before the 5:00 PM submission deadline.

Immediately upon receiving access, our team logged into the Serv-U portal and initiated the upload process in an effort to transmit the completed application materials before the deadline. Because system access was not available until that time, the remaining upload window was extremely limited.

During the upload process within this compressed timeframe, an incorrect file was inadvertently transmitted rather than the finalized application package that had already been prepared for submission. As a result, the file transmitted through the Serv-U portal appeared substantially incomplete when reviewed by the Department, even though the finalized application materials had already been completed prior to the submission deadline.

Once the transmission issue was identified, additional files were uploaded in an effort to ensure that the completed application materials were transmitted to the Department. However, those uploads occurred after the submission deadline and therefore were not accepted by the Department.

These circumstances reflect our team's good-faith effort to comply with the Department's submission deadline despite the limited system access window that was available immediately prior to the deadline. The finalized application materials had already been completed and were ready for immediate

transmission once system access was received, and the circumstances described above did not provide any competitive advantage to the Applicant.

At the time Serv-U access was received, the finalized application materials had already been completed and were ready for immediate transmission, and the circumstances described above reflect a transmission issue occurring within a compressed access window rather than a lack of preparation of the required application materials.

For ease of reference, the timeline of events on February 27, 2026 is summarized below:

- Earlier Afternoon – Finalized application materials completed and ready for upload
- Approximately 3:40–4:39 PM – Requests made for Serv-U login credentials
- 4:42 PM – Serv-U password transmitted providing system access
- Immediately After – Upload process initiated through Serv-U portal
- 5:00 PM – Submission deadline

We respectfully submit this appeal so that the Department may review the circumstances described above and determine whether reconsideration of the termination determination is appropriate based on the information provided.

For the reasons described above and as supported by the attached documentation, Realtex Development Corporation respectfully requests that the Department reconsider and reverse the termination determination for Application #26258 – Breezy Meadows.

Thank you for your time and consideration.

Sincerely,



Rick J. Deyoe
President
Realtex Development Corporation

Exhibit A – Submission Timeline (February 27, 2026)

Time	Event
Earlier Afternoon	Final application package completed and ready for submission; Serv-U credentials requested.
3:40–4:39 PM	Multiple requests made for Serv-U password/reset access.
4:42 PM	Serv-U password transmitted providing system access.
Immediately After	Team logged into portal and began uploading files.
5:00 PM	Submission deadline; upload initiated prior to deadline in good-faith effort to transmit materials.

Tuesday, March 10, 2026 at 11:57:55 AM Central Daylight Time

Subject: Re: 2026 MF Serv-U login - 9% HTC
Date: Friday, February 27, 2026 at 5:17:06 PM Central Standard Time
From: Alma Cobb
To: Jason Burr, Rick Deyoe, Cody Campbell

Hi Jason,

Thank you for providing the password at 4:42 PM.

We had been requesting the password reset/code for approximately an hour prior to receiving it. Because we did not receive the login information until 4:42 PM, we were unable to access the system earlier. The application was successfully uploaded at 5:03 PM.

Given that the deadline was 5:00 PM, we wanted to document that the delay in submission was due to the timing of receiving the login credentials.

Please let us know if any additional information is needed.

Thank you,
Alma Cobb

From: Jason Burr <Jason.Burr@tdhca.texas.gov>
Date: Friday, February 27, 2026 at 4:42 PM
To: Alma Cobb <acobb@realtextdevelopment.com>, Rick Deyoe <rdeyoe@realtextdevelopment.com>
Subject: RE: 2026 MF Serv-U login - 9% HTC

Password: 26258Breezy

Thanks,
Jason

From: Alma Cobb <acobb@realtextdevelopment.com>
Sent: Friday, February 27, 2026 4:39 PM
To: Jason Burr <Jason.Burr@tdhca.texas.gov>; Rick Deyoe <rdeyoe@realtextdevelopment.com>
Subject: Re: 2026 MF Serv-U login - 9% HTC

You don't often get email from acobb@realtextdevelopment.com. [Learn why this is important](#)
26258

From: Jason Burr <Jason.Burr@tdhca.texas.gov>

Date: Friday, February 27, 2026 at 4:38 PM
To: Alma Cobb <acobb@realtexdevelopment.com>, Rick Deyoe
<rdeyoe@realtexdevelopment.com>
Subject: RE: 2026 MF Serv-U login - 9% HTC

What TDHCA#?

From: Alma Cobb <acobb@realtexdevelopment.com>
Sent: Friday, February 27, 2026 4:37 PM
To: Jason Burr <Jason.Burr@tdhca.texas.gov>; Rick Deyoe
<rdeyoe@realtexdevelopment.com>
Subject: FW: 2026 MF Serv-U login - 9% HTC

You don't often get email from acobb@realtexdevelopment.com. [Learn why this is important](#)
Jason,

We have been requesting for password reset or code for the past hour and we have not received anything. We need to upload the application and need this information. Will you please confirm.

Thank you,
Alma Cobb

From: Rick Deyoe <rdeyoe@realtexdevelopment.com>
Date: Thursday, February 19, 2026 at 4:28 PM
To: Alma Cobb <acobb@realtexdevelopment.com>, Tiffany Cornelius
<tcornelius@realtexdevelopment.com>
Subject: FW: 2026 MF Serv-U login - 9% HTC
See email below.

Did either of you receive these?

Rick J Deyoe
President
REALTEX DEVELOPMENT CORPORATION
P.O. BOX 340807
Lakeway, TX 78735
(512) 426-5205
www.realtexdevelopment.com

From: Jason Burr <Jason.Burr@tdhca.texas.gov>
Sent: Thursday, February 19, 2026 3:14 PM

Cc: Joshua Goldberger <Joshua.Goldberger@tdhca.texas.gov>

Subject: FW: 2026 MF Serv-U login - 9% HTC

You don't often get email from jason.burr@tdhca.texas.gov. [Learn why this is important](#)
Resending this email, the incorrect email group was notified in the previous email.

Thanks,
Jason

From: Jason Burr
Sent: Thursday, February 19, 2026 1:51 PM
Cc: Joshua Goldberger <Joshua.Goldberger@tdhca.texas.gov>
Subject: 2026 MF Serv-U login - 9% HTC

You are receiving this email because the address is listed as the main contact in your 2026 9% HTC pre-application/filing agreement. Your email address is the administrator of your MF Serv-U account. The MF Serv-U instruction manual is located on the [Multifamily Finance Division Apply for Funds page](#) of the website or here:

- [Electronic Document Upload User Guide \(MF Serv-U FTP\)](#)

Please click on the link below to access your account:

<https://mf-files.tdhca.state.tx.us>

Login ID: mf26xxx

Enter your Login ID (mf + your assigned pre-application number), click on the Recover Password link and your password will be emailed to you (may need to check your SPAM folder). Only the email address of the administrator of your MF Serv-U account has the ability to reset the password. You will manage the account and update the email address at your discretion. It is your responsibility to share the login information with your associates.

The new password you create must have at least 8 characters that includes numbers and both upper and lower case letters. (No symbols)

If you have an issue with your temporary password not working, please email [Jason Burr](#) for support.

We will **NOT** confirm receipt of files on the MF Serv-U account; you can open/view the documents from the site to verify they uploaded.

If you have any issues or questions, please contact [Jason Burr](#) for support.

Thanks,

Jason Burr

Multifamily Finance Database Administrator
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.3986
Fax: 512.475.1895

About TDHCA

The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit,

nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need. For more information, including current funding opportunities and information on local providers, please visit www.tdhca.texas.gov.

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).