

Greater Coastal Management Company LLC
Valley Resaca Palms apartment Homes
2800 Ruben Torres Blvd
Brownsville, Texas 78526
01/14/2026

Texas Department of Housing and Community Affairs
Attn: Multifamily Compliance Division
P.O. Box 13941
Austin, TX 78711-3941

Subject: Request to Maintain Senior Housing Designation for Valley Resaca Palms Apartment Homes CMTS
#95022/1329

To Whom It May Concern:

I am writing on behalf of Valley Resaca Palms Apartment Homes, a LIHTC community located in Brownsville, Texas, to formally request approval to maintain our current designation as a senior property, currently operating under the LURA rules that 80% of the units must have 1 household member at least 55 or older.

Since its initial development, **Valley Resaca Palms Apartment Homes** has operated as a senior community and has consistently met all requirements associated with that designation. Our resident population, average age is 69, service programming, and unit design are all structured to support older adults and shifting to a general-occupancy designation would significantly disrupt both the community and the residents who rely on the stability and environment that senior housing provides. The property amenities are structured for seniors.

Maintaining our senior designation is essential for the following reasons:

- **Resident Stability:** Most of our current residents are long-term seniors who selected this community specifically for its age-restricted environment.
- **Program Alignment:** Our amenities, services, and operational model are tailored to senior households and would not align with general-occupancy requirements.
- **Community Need:** The surrounding area continues to demonstrate strong demand for affordable senior housing, and maintaining our designation supports TDHCA's broader mission of serving vulnerable populations.
- We respectfully request written confirmation from TDHCA that **Valley Resaca Palms** may continue to operate as a senior property under the LIHTC program. If additional documentation, historical records, or supporting materials are needed, we will provide them promptly.
- Thank you for your time and consideration. We appreciate TDHCA's continued guidance and partnership in ensuring high-quality affordable housing for Texas seniors.

Sincerely,



Laura Van Dyck

President, Greater Coastal Management Company LLC

713-877-8721

Valley Resaca Palms Apartments
2800 Ruben Torres E
Brownsville, TX 78526

January 27, 2026

Texas Department of Housing and Community Affairs
Attn: Multifamily Compliance Division
P.O. Box 13941
Austin, TX 78711-3941

Subject: Certification of Continued Compliance with the Housing for Older Persons Act (HOPA)

To Whom It May Concern:

On behalf of **Valley Resaca Palms Apartments CMTS #1329**, I hereby certify that the Development continues to meet all requirements of the **Housing for Older Persons Act (HOPA)** and remains eligible to operate as a qualified senior housing community.

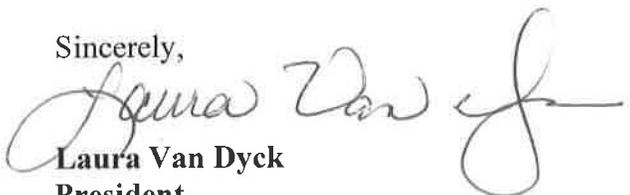
Specifically, the Development affirms the following:

- **Age-Restricted Occupancy:** At least **80% of the occupied units** are occupied by at least one person who is **55 years of age or older**, in accordance with HOPA's 55+ occupancy standard.
- **Intent to Operate as Senior Housing:** The Development maintains and enforces written policies and procedures that demonstrate a clear and continuing intent to operate as housing for older persons.
- **Verification Procedures:** The Development conducts reliable age-verification of residents and maintains appropriate documentation consistent with HOPA requirements and TDHCA compliance standards.
- **Ongoing Compliance:** The Development continues to operate in full compliance with all applicable federal, state, and TDHCA regulations governing senior housing, including recordkeeping, marketing practices, and occupancy monitoring.

Based on these factors, **Valley Resaca Palms Apartments** certifies that it continues to qualify as housing for older persons under HOPA and remains eligible for its senior housing designation.

If TDHCA requires additional documentation or clarification, we will provide it promptly.

Sincerely,



Laura Van Dyck
President
Greater Coastal Management Company LLC
713-877-8721
compliance@greatercoastalmgt.com