



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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May 21, 2025

Writer's direct dial: 512-475-1676
Email: cody.campbell@tdhca.state.tx.us

Lazaro Guerra
104 W. Polk Ave.
Pharr, Texas 78577

RE: 2025 9% HOUSING TAX CREDIT APPLICATION
#25065 MEADOW HEIGHTS (DEVELOPMENT)

Mr. Guerra:

The Texas Department of Housing and Community Affairs (Department) received the Application named above on February 28, 2025. The Application indicates a best possible score of 173, which includes points claimed under the following scoring items:

1. Quantity of Low-Income Units – 10 TAC §11.9(b)(3):

The Application claims two points under this section; however, according to the Site Demographic Characteristics Report for Region 11 Urban, an Application must propose a minimum of 104 affordable units to qualify for two points. The Application proposes only 95 affordable units, which does not meet the required threshold. Accordingly, the Application does not qualify for the two points claimed under this item, and the best possible score is reduced by two points to 171.

2. Readiness to Proceed – 10 TAC §11.9(c)(9):

The Application claims one point under this section; however, the financial commitment letters submitted with the Application do not include the required acknowledgment regarding the Applicant's obligation to acquire the Development Site and submit building permits by the last day of March 2026. As this acknowledgment is a required element for this scoring item, the Application does not qualify for the one point claimed under this item. The best possible score is further reduced by one point to 170.

An appeal process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in 10 TAC §11.902 of the 2025 Qualified Allocation Plan.



Should you choose to appeal this decision to the Executive Director, you must file your appeal, in writing, with the Department not later than seven calendar days after the date of this letter. If you are not satisfied with the decision of the Executive Director or if the Executive Director does not respond, you may file a further appeal with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review §11.902 of the 2025 Qualified Allocation Plan for full instructions on the appeals process.

Please note that a full review of the application has not been conducted, and that additional issues or deficiencies may be identified in the event that a full review is performed. If you have any questions or concerns, please contact me at 512-475-1676 or by email at cody.campbell@tdhca.state.tx.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'CCM', is positioned above the printed name.

Cody Campbell
Director of Multifamily Programs