



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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March 10, 2026

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

Rick J. Deyoe
1114 Lost Creek Blvd, G20
Austin, Texas 78746

RE: 2026 9% HOUSING TAX CREDIT APPLICATION
#26258 BREEZY MEADOWS (DEVELOPMENT)

Mr. Deyoe:

The Texas Department of Housing and Community Affairs (Department) received documentation associated with the Application named above on February 27, 2026. The Application was submitted to compete within the Rural 10 Subregion and proposes the new construction of 49 Units in Robstown.

10 TAC §11.2(a) establishes the Full Application Delivery Date to be February 27, 2026, and in accordance with 10 TAC §11.1(f), "the information or documentation subject to the deadline must be received by the Department on or before 5:00 p.m. Austin local time on the day of the deadline."

A file titled "262598_Full ApplicationTC" was timely submitted. The Department has not performed a full review of this document; however, based on a cursory review, it appears to be substantially incomplete. Issues that staff have identified include, but are not limited to:

- Several entire tabs of the Application are missing, including:
 - Tab 23a – Accessible Mobility Units Calculation
 - Tab 24 – Rent Schedule
 - Tab 26 – Annual Operating Expenses
 - Tab 28 – Off-Site Cost Breakdown
 - Tab 29 – Site Work Cost Breakdown
 - Tab 30 – Development Cost Schedule
 - Tab 31 – Schedule of Sources of Funds and Financing Narrative
 - Tab 34 – Finance Scoring
 - Tab 37 – Owner and Developer Organization Charts



- Tab 38 – List of Organizations and Principals
- Tab 39 – Previous Participation
- Tab 42 – Development Team
- An appraisal, as required by 10 TAC §11.205(4) was not timely submitted
- No site plan was included
- The Development Owner Certification was not included

Several additional files were submitted after the 5:00 p.m. deadline, the last of which completed uploading at 7:59 p.m., and therefore have not been accepted as part of the Application by the Department. Because the Application was substantially incomplete as of the deadline, it has been terminated.

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 2026 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 2026 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 below the word 'Sincerely,'.

Cody Campbell
Director of Multifamily Programs