



Texas Department of Housing / Community Affairs 2021 Competitive (9%) Housing Tax Credit (HTC) Program Award Recommendations

The list of recommended awards is organized by region and subregion. Applicants selecting the At-Risk/USDA Set-Asides are listed first and are organized by final score rather than by region. Detailed information about each Application and instructions regarding how to interpret the information presented here is included in previously posted logs on the Department's website.

Version Date: July 22, 2021

Construction Types: NC=New Construction Recon=Reconstruction Rehab=Rehabilitation AcR=Acquisition/Rehabilitation	Secondary Types: ADR=Adaptive Reuse SS=Scattered Site AdPh=Additional Phase
---	---

The review status is reflected as:
"C" for complete or "UR" for under review.

PPR = Previous Participation Review

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Review Status	PPR Status	Underwriting Status	
At-Risk Set-Aside																											
21228	El Jardin	1114 E Levee St	Brownsville	78520	Cameron	11	Urban	X	X	NC		44	0	44	General	1,180,840		Carla Mancha	48061014001	166				C	C	C	
21017	Hughes House	4830 E. Rosedale Street and 4908 E.	Fort Worth	76105	Tarrant	3	Urban	X	X	Recon		145	65	210	General	2,000,000		Mary-Margaret Lemons	48439103601	164				C	C	C	
21117	Montrose Valley Apartments	2200 Montrose Place	Belton	76513	Bell	8	Urban		X	AcR		142	0	142	General	1,452,135		Josefina Garcia	48027021700	164				C	C	C	
21176	Mill Run	55 Mill Run Circle	Elkhart	75839	Anderson	4	Rural		X	AcR		52	2	54	General	617,000		Devin Baker	48001951000	164				C	C	C	
21118	Cherry Village Apartments	724 E Avenue N	Belton	76513	Bell	8	Urban		X	AcR		80	0	80	General	822,000		Josefina Garcia	48027021500	164				C	C	C	
21119	Cedar Grove Estates I and II	1000 S 8th St; 306 W Avenue D	Buckholts; Rosebud	76518; 7657	Milam; Falls	8	Rural		X	AcR		32	0	32	General	352,429		Josefina Garcia	48331950100; 48	164				C	C	C	
21164	Town Oaks Apartments	120 Waters Street	Kenedy	78119	Karnes	9	Rural		X	AcR		46	2	48	General	545,000		Dennis Hoover	48255970300	164				C	C	C	
21175	Wells Manor	6 Wright Patman Drive / 70 Manor L	Wells	75976	Cherokee	4	Rural		X	AcR		53	1	54	General	646,500		Devin Baker	48073951100	164				C	C	C	
21185	Weslaco Village	1601 S. Bridge Ave.	Weslaco	78596	Hidalgo	11	Urban	X	X	Recon		44	6	50	General	1,210,000		Bradford McMurray	48215022701	164				UR	C	UR	
21220	Longview Square	1600 and 1602 Pine Tree Rd.	Longview	75604	Gregg	4	Urban	X	X	AcR		120	0	120	General	1,392,854		Miranda Sprague	48183000700	164				C	C	C	
21148	William Booth Apartments	808 Frawley Street	Houston	77009	Harris	6	Urban	X		AcR		63	1	64	Elderly	871,608		Tracey Fine	48201210600	163	14.0%	1041	n/a	C	C	C	
21038	Houston 150 Bayou Apartments	Approx. 6970 Portwest Drive	Houston	77024	Harris	6	Urban	X		NC		150	0	150	General	2,000,000		Mark Rogers	48201510900	163	3.5%	1994	n/a	C	C	C	
21157	Katy Manor Apartments	5360 East 5th Street	Katy	77493	Harris	6	Urban		X	AcR		48	0	48	General	476,081		Melissa Baughman	48201542700	163	11.7%	2949	n/a	C	C	C	
21151	Colorado City Apartments	2330 N. Highway 208	Colorado City	79512	Mitchell	2	Rural		X	AcR		31	1	32	General	312,529		Murray Calhoun	48335950200	163	9.7%	3934	n/a	C	C	C	
21150	Big Lake Seniors Apartments	1304 Vicky Street	Big Lake	76932	Reagan	12	Rural		X	AcR		19	1	20	Elderly	211,841		Murray Calhoun	48383950100	163	14.8%	4124	n/a	C	C	C	
Estimated At-Risk Available		\$14,377,867														Total HTCs Recommended										14,090,817	
USDA Set-Aside		\$4,135,906																									
Region 1/Rural																											
21051	Canyon Lofts	SEC 13th Ave and 18th St	Canyon	79015	Randall	1	Rural			NC		65	7	72	Elderly	1,079,569		Daniel Sailler	48381021801	166				C	C	C	
Estimated Amount Available		\$743,276																Total HTCs Recommended								1,079,569	
Region 1/Urban																											
21235	Inn Town Lofts	1202 Main Street	Lubbock	79401	Lubbock	1	Urban			NC		56	0	56	General	1,270,819		Matthew Rieger	48303000700	172				C	C	C	
Estimated Amount Available		\$1,289,463																Total HTCs Recommended								1,270,819	
Region 2/Rural																											
21116	Sweetwater Station	1105 E. Broadway Ave. & 212 Bawc	Sweetwater	79556	Nolan	2	Rural			NC		52	0	52	Elderly	900,000		Brian Kimes	48353950200	164				C	C	C	
Estimated Amount Available		\$600,000																Total HTCs Recommended								900,000	
Region 2/Urban																											
21104	Heritage at Abilene	1101 S 9th St	Abilene	79602	Taylor	2	Urban			NC		29	0	29	Elderly	600,000		Matt Gillam	48441011900	172				C	C	C	
Estimated Amount Available		\$639,787																Total HTCs Recommended								600,000	
Region 3/Rural																											
21158	Juniper Pointe Apartments	SW of Village Dr and CR 151	Kaufman	75142	Kaufman	3	Rural			NC		54	18	72	General	910,554		Justin Zimmerman	48257051202	165				C	C	C	
Estimated Amount Available		\$615,524																Total HTCs Recommended								910,554	

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Review Status	PPR Status	Underwriting Status	
Region 7/Urban																											
21070	Saison North	10010 N Capital of Texas Hwy	Austin	78759	Travis	7	Urban				NC	82	34	116	General	1,500,000		Megan Lasch	48453001753	172				C	C	C	
21075	June West	NWC W Koenig Ln and Grover Ave	Austin	78756	Travis	7	Urban				NC	80	0	80	General	1,500,000		Lisa Stephens	48453001505	171				C	C	C	
21063	Parker Apartments	2105 Parker Lane	Austin	78741	Travis	7	Urban			X	NC	135	0	135	General	1,500,000		Walter Moreau	48453002315	171				C	C	C	
Estimated Amount Available		\$4,438,365	Elderly Max \$1,646,633												Total HTCs Recommended	4,500,000											
Region 8/Rural																											
Estimated Amount Available		\$724,159											Total HTCs Recommended	-													
Region 8/Urban																											
21121	Paige Estates	826 South 11th Street	Waco	76706	McLennan	8	Urban				NC	64	0	64	Elderly	1,122,000		Brian Kimes	48309000400	169				C	C	C	
21024	Freedom's Path at Waco	4800 Memorial Drive, Buildings 19, ; Waco	Waco	76711	McLennan	8	Urban			X	NC/ADR	34	0	34	SH	454,000		Craig Taylor	48309004300	168				C	C	UR	
21318	Cypress Creek Temple	SWC of West Adams Avenue and So Temple	Waco	76502	Bell	8	Urban				NC	90	90	180	General	1,500,000		Stuart Shaw	48027020300	51				C	C	UR	
Estimated Amount Available		\$2,356,371											Total HTCs Recommended	3,076,000													
Region 9/Rural																											
21114	The Reserves at Holdsworth	NWQ Paschal Ave and Holdsworth E Kerrville	Kerrville	78028	Kerr	9	Rural				NC	32	4	36	General	900,000	X	Matt Gillam	48265960500	163				C	C	C	
Estimated Amount Available		\$600,000											Total HTCs Recommended	900,000													
Region 9/Urban																											
21187	Village at Perrin Beitel	2611 NE Loop 410	San Antonio	78217	Bexar	9	Urban			X	NC	80	12	92	General	1,500,000		Brad McMurray	48029121204	172				C	C	C	
21289	Snowden Apartments	7223 Snowden Road	San Antonio	78240	Bexar	9	Urban			X	NC	135	0	135	Elderly	1,500,000		Timothy Alcott	48029181504	172				C	C	C	
21064	Fiesta Trails	12485 W Interstate 10	San Antonio	78230	Bexar	9	Urban			X	NC	60	0	60	General	1,500,000		Jason Arechiga	48029181813	172				C	C	C	
Estimated Amount Available		\$5,643,097	Elderly Max \$2,429,353												Total HTCs Recommended	4,500,000											
Region 10/Rural																											
21290	FishPond at Alice	Approx. 300 & 320 E 3rd Street	Alice	78332	Jim Wells	10	Rural				NC	67	2	69	Elderly	1,008,202		David Fournier	48249950400	165				C	C	UR	
Estimated Amount Available		\$724,159											Total HTCs Recommended	1,008,202													
Region 10/Urban																											
21186	Palms at Blucher Park	209 S. Carancahua & 209, 217, 223, Corpus Christi	Corpus Christi	78401	Nueces	10	Urban			X	NC	72	0	72	General	1,500,000		Bradford McMurray	48355006400	167				C	C	C	
Estimated Amount Available		\$1,404,274											Total HTCs Recommended	1,500,000													
Region 11/Rural																											
21052	Del Rio Lofts	Newton Dr approx 500' east of Dod: Del Rio	Del Rio	78840	Val Verde	11	Rural				NC	55	6	61	General	1,006,603		Daniel Sailler	48465950400	167				C	C	C	
Estimated Amount Available		\$1,021,204											Total HTCs Recommended	1,006,603													
Region 11/Urban																											
21039	Uvalde Villas	Uvalde Ave. (east of S 10th St.)	McAllen	78503	Hidalgo	11	Urban				NC	96	6	102	General	1,500,000		Steve Lollis	48215021202	170				C	C	C	
21048	Price Lofts	54 South Price Road	Brownsville	78521	Cameron	11	Urban				NC	81	7	88	General	1,500,000		Jake Mooney	48061013104	170				C	C	C	
21274	Avanti Legacy Violet Parc	4601 N. McColl St.	McAllen	78504	Hidalgo	11	Urban				NC	80	4	84	Elderly	1,500,000		Enrique Flores, IV	48215020901	170				C	C	C	
21069	Dahlia Villas	409 W. Sam Houston Blvd.	Pharr	78577	Hidalgo	11	Urban				NC	102	18	120	General	1,500,000		Steve Lollis	48215021404	169				C	C	C	
Estimated Amount Available		\$6,447,814											Total HTCs Recommended	6,000,000													
Region 12/Rural																											
Estimated Amount Available		\$600,000											Total HTCs Recommended	-													
Region 12/Urban																											
21113	San Angelo Crossing	NWQ Northwest Dr and W Houston San Angelo	San Angelo	76901	Tom Green	12	Urban				NC	27	9	36	General	612,000		Michael Fogel	48451001101	165				C	C	C	
21317	San Angelo Terrace	W side of Appaloosa Trail, S of Hwy	San Angelo	76904	Tom Green	12	Urban				NC	58	14	72	General	1,328,167		Michael Fogel	48451001707	139				C	C	C	

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Review Status	PPR Status	Underwriting Status		
Region 13/Rural																												
21283	Hemley Palms	230 Hemley Road	Vinton	79821	El Paso	13	Rural				NC	48	0	48	General	900,000		R.L. Bowling, IV	48141010221	145				C	C	C		
Estimated Amount Available		\$600,000											Total HTCs Recommended		900,000													
Region 13/Urban																												
21130	Sun Pointe	4647 Maxwell Ave	El Paso	79904	El Paso	13	Urban				X AcR	146	0	146	General	1,230,369		Tom Deloye	48141000404	157				C	C	C		
21166	Mountain View Estates	approx 350 feet in the NWQ of Justi	El Paso	79938	El Paso	13	Urban				NC	80	0	80	General	1,291,260		Roy Lopez	48141010339	152				UR	C	UR		
Estimated Amount Available		\$2,497,591											Total HTCs Recommended		2,521,629													
Estimated Total Available		\$84,777,689	Applications:		70											Total Amount Recommended:		84,229,742										

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Recommendation	Review Status	PPR Status	Underwriting Status
Region 9/Rural																											
21114	The Reserves at Holdsworth	NWQ Paschal Ave and Holdsw Kerrville		78028	Kerr	9	Rural				NC	32	4	36	General	900,000	X	Matt Gillam	48265960500	163				Award	C	C	C
Estimated Amount Available		\$600,000		Total HTCs Requested												900,000											
Region 9/Urban																											
21187	Village at Perrin Beitel	2611 NE Loop 410	San Antonio	78217	Bexar	9	Urban	X	NC		80	12	92	General	1,500,000		Brad McMurray	48029121204	172				Award	C	C	C	
21289	Snowden Apartments	7223 Snowden Road	San Antonio	78240	Bexar	9	Urban	X	NC		135	0	135	Elderly	1,500,000		Timothy Alcott	48029181504	172				Award	C	C	C	
21002	Denver Heights Senior Village	W of SWC of MLK Dr. and Rob	San Antonio	78203	Bexar	9	Urban		NC		81	18	99	Elderly	1,500,000		Jervon Harris	48029130402	172				Exceeds Elderly Max				
21062	Ada Street Apartments	3618 S New Braunfels Avenue	San Antonio	78223	Bexar	9	Urban	X	NC		63	0	63	General	1,500,000		Jason Arechiga	48029140900	172				Award would violate \$3mil limit				
21064	Fiesta Trails	12485 W Interstate 10	San Antonio	78230	Bexar	9	Urban	X	NC		60	0	60	General	1,500,000		Jason Arechiga	48029181813	172				Award	C	C	C	

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Recommendation	Review Status	PPR Status	Underwriting Status		
21023	Vista Med	4932 Research Dr.	San Antonio	78240	Bexar	9	Urban				NC	62	0	62	General	1,500,000		Dan Wilson	48029181404	171				2 mi same yr 21064					
21189	Village at Boyer	1510 Hoefgen Ave.	San Antonio	78210	Bexar	9	Urban		X		NC	86	0	86	General	1,500,000		Brad McMurray	48029140200	171				UR	C				
21231	Four25 San Pedro	419 and 425 San Pedro	San Antonio	78212	Bexar	9	Urban				NC	80	0	80	General	1,500,000		Lucila Diaz	48029110700	171									
21190	Village at Medical Senior Apartme	5318 & 5326 Medical Dr.	San Antonio	78240	Bexar	9	Urban			X	NC	80	0	80	Elderly	1,500,000		Brad McMurray	48029181504	164				Exceeds Elderly Max					
Estimated Amount Available		\$5,643,097	Elderly Max \$2,429,353												Total HTCs Requested	13,500,000													
Region 10/Rural																													
21290	FishPond at Alice	Approx. 300 & 320 E 3rd Stree	Alice	78332	Jim Wells	10	Rural				NC	67	2	69	Elderly	1,008,202		David Fournier	48249950400	165				Award	C	C	C		
21261	The Ponderosa	1907 N. Texas Blvd	Alice	78332	Jim Wells	10	Rural				NC	56	0	56	Elderly	1,064,977		Rick J. Deyoe	48249950400	163									
Estimated Amount Available		\$724,159											Total HTCs Requested	2,073,179															
Region 10/Urban																													
21186	Palms at Blucher Park	209 S. Carancahua & 209, 217,	Corpus Christi	78401	Nueces	10	Urban		X		NC	72	0	72	General	1,500,000		Bradford McMurray	48355006400	167				Award	C	C	C		
21275	Avanti Heritage Park	SWC of Fitzgerald St. and Chaq	Corpus Christi	78401	Nueces	10	Urban				NC	69	5	74	General	1,383,899		Enrique Flores, IV	48355006400	166				Same census tract: 21186					
Estimated Amount Available		\$1,404,274											Total HTCs Requested	2,883,899															
Region 11/Rural																													
21052	Del Rio Lofts	Newton Dr approx 500' east of	Del Rio	78840	Val Verde	11	Rural				NC	55	6	61	General	1,006,603		Daniel Sailer	48465950400	167				Award	C	C	C		
21219	Eagles Gate Apartments	2420 El Indio Hwy	Eagle Pass	78852	Maverick	11	Rural				NC	48	0	48	General	967,455		Vaughn C. Zimmerman	48323950602	167									
21260	Mountain View Villas	Dodson Ave, North of Miers	Del Rio	78840	Val Verde	11	Rural				NC	52	4	56	Elderly	1,006,603		Rick J. Deyoe	48465950800	166									
Estimated Amount Available		\$1,021,204											Total HTCs Requested	2,980,661															
Region 11/Urban																													
21039	Uvalde Villas	Uvalde Ave. (east of S 10th St.	McAllen	78503	Hidalgo	11	Urban				NC	96	6	102	General	1,500,000		Steve Lollis	48215021202	170				Award	C	C	C		
21048	Price Lofts	54 South Price Road	Brownsville	78521	Cameron	11	Urban				NC	81	7	88	General	1,500,000		Jake Mooney	48061013104	170				Award	C	C	C		
21274	Avanti Legacy Violet Parc	4601 N. McColl St.	McAllen	78504	Hidalgo	11	Urban				NC	80	4	84	Elderly	1,500,000		Enrique Flores, IV	48215020901	170				Award	C	C	C		
21069	Dahlia Villas	409 W. Sam Houston Blvd.	Pharr	78577	Hidalgo	11	Urban				NC	102	18	120	General	1,500,000		Steve Lollis	48215021404	169				Award	C	C	C		
21276	Avanti Legacy Springfield	SWQ of International Blvd. & S	Laredo	78045	Webb	11	Urban				NC	80	4	84	Elderly	1,500,000		Enrique Flores	48479001720	169				C	C	C			
21305	Jackson Road Apartments	2200 W Jackson Rd	McAllen	78503	Hidalgo	11	Urban				NC	80	0	80	General	1,500,000		Melissa Fisher	48215021202	168				Same census tract: 21039					
21259	Jackson Place Apartments	NEC of Jackson Street and Upl	Edinburg	78539	Hidalgo	11	Urban				NC	80	2	82	Elderly	1,500,000		Rick J. Deyoe	48215023904	167									
21293	BCC Village TH	Mayorca Court at Mayorca Av	Brownsville	78526	Cameron	11	Urban				NC	9	27	36	General	243,845		Melissa Fisher	48061012613	165									
21230	Calle del Norte Apartments	210 Calle del Norte	Laredo	78041	Webb	11	Urban				NC	55	0	55	General	1,178,992		Justin Zimmerman	48479001718	164									
Estimated Amount Available		\$6,447,814											Total HTCs Requested	11,922,837															
Region 12/Rural																													
Estimated Amount Available		\$600,000											Total HTCs Requested	-															
Region 12/Urban																													
21113	San Angelo Crossing	NWQ Northwest Dr and W Ho	San Angelo	76901	Tom Green	12	Urban				NC	27	9	36	General	612,000		Michael Fogel	48451001101	165				Award	C	C	C		
21317	San Angelo Terrace	W side of Appaloosa Trail, S of	San Angelo	76904	Tom Green	12	Urban				NC	58	14	72	General	1,328,167		Michael Fogel	48451001707	139				Award	C	C	C		
Estimated Amount Available		\$903,082											Total HTCs Requested	1,940,167															
Region 13/Rural																													
21283	Hemley Palms	230 Hemley Road	Vinton	79821	El Paso	13	Rural				NC	48	0	48	General	900,000		R.L. Bowling, IV	48141010221	145				Award	C	C	C		
Estimated Amount Available		\$600,000											Total HTCs Requested	900,000															
Region 13/Urban																													
21130	Sun Pointe	4647 Maxwell Ave	El Paso	79904	El Paso	13	Urban		X	AcR		146	0	146	General	1,230,369		Tom Deloye	48141000404	157				Award	C	C	C		
21166	Mountain View Estates	approx 350 feet in the NWQ of	El Paso	79938	El Paso	13	Urban				NC	80	0	80	General	1,291,260		Roy Lopez	48141010339	152				Award	UR	C	UR		
21167	Villas at Augusta	SWC of Augusta Drive and N Z	El Paso	79938	El Paso	13	Urban				NC	80	0	80	General	1,426,000		Roy Lopez	48141010341	142									
21284	Nevarez Palms II	220 N Nevarez Rd.	Socorro	79927	El Paso	13	Urban				NC	48	0	48	General	850,000		R.L. Bowling, IV	48141004002	119									
Estimated Amount Available		\$2,497,591											Total HTCs Requested	4,797,629															

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Recommendation	Review Status	PPR Status	Underwriting Status
--------------------	------------------	---------------------	------	----------	--------	--------	-------------	---------	------	-----------	-------------------	------------------	-------------------	-------------	-------------------------------------	---------------------------------	-------------	------------------------	-----------------	---------------------	----------------------	-----------------------	----------------	----------------	---------------	------------	---------------------

Estimated Total Available

\$84,777,689

Applications:

121

Total Amount Requested: \$

142,850,819