



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

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**File #:** 1341

**Agenda Date:** 3/6/2026

**Agenda #:**

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Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Hughes House (HTC #21017)

**RECOMMENDED ACTION**

**WHEREAS**, Hughes House (the Development) received a 9% Housing Tax Credit (HTC) award in 2021 and a reallocation of credits under force majeure in 2024 for the reconstruction of 162 units of multifamily housing for the general population in Fort Worth, Tarrant County;

**WHEREAS**, in November 2022, the Development was approved for a material amendment to, among other changes, decrease the number of units from 210 to 162 and decrease the area of the development site from 8.3969 acres to 4.888 acres;

**WHEREAS**, FW Hughes House, LP (Development Owner or Owner) requests approval for a further reduction to the acreage of the development site, from 4.888 acres to 4.5502 acres, which results in a 7.42% increase in residential density from 33.142 units per acre to 35.603 units per acre;

**WHEREAS**, Board approval is required for a modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F), and the Owner has complied with the amendment requirements therein; and

**WHEREAS**, the requested change does not materially alter the Development in a negative manner, was not reasonably foreseeable or preventable by the Owner at the time of Application, and would not have adversely affected the selection of the Application;

**NOW, therefore, it is hereby**

**RESOLVED**, that the requested material amendment of the Application for Hughes House is approved as presented at this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the Board's determination.

**BACKGROUND**

Hughes House received a 9% Housing Tax Credit (HTC) award in 2021 and a reallocation of tax credits under force majeure in 2024 to reconstruct 162 units of multifamily housing, of which 145 units are designated as low-income units and 17 market units, for the general population in

Fort Worth, Tarrant County. In a letter dated February 10, 2026, Mary-Margaret Lemons, the representative for the Owner, requested approval for a material amendment to the Application. The amendment is for a 7.42% increase in the residential density, going from 33.142 units per acre to 35.603 units per acre, which requires approval by the Board under Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F). The change is a result of a decrease in the Development site acreage from 4.888 to 4.5502 acres, a reduction of 0.3378 acre (6.91%).

In November 2022, the Development was approved for a material amendment to, among other changes, decrease the number of units from 210 to 162 and decrease the area of the development site from 8.3969 acres to 4.888 acres. The land survey submitted with the 2022 Material Amendment shows that Block A has a small strip of land that runs from south to north and is sandwiched between other properties to the west and east. During the closing due diligence period and further consideration by the developers, it was determined this land was not suitable for development. Additionally, as part of the permitting process, the eastern boundary of Block B was extended to accommodate the underground stormwater detention system that serves both Hughes House I and Hughes House III. As a result, these changes were incorporated into the metes and bounds legal description utilized for the ground lease and closing ALTA survey. Given this, the Owner is requesting a material amendment to the Application to further reduce the acreage from 4.888 acres to 4.5502 acres and increase the residential density from 33.142 units per acre to 35.603 units per acre. The unit density increase is 7.43% which is more than the 5% allowed for administrative approval. The unit and income distribution for the 162 units remain unchanged.

The requested amendment does not materially alter the Development in a negative manner and would not have affected the selection of the Development for the HTC award. Additionally, the revised design will continue to meet accessibility requirements.

Staff recommends approval of the requested material amendment to the Application.

**FW Hughes House, LP**

1407 Texas Street  
Fort Worth, TX 76102

February 10, 2026

Lucy Weber  
Asset Manager  
Texas Department of Housing & Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78707

**Re: Hughes House #21017 Request to Amend Acreage Size and Unit Density**

Dear Ms. Weber,

Please accept this letter and the attached documentation on behalf of FW Hughes House, LP, as a formal request for a material amendment pursuant to Section 10.405(a) of the Post Award and Asset Management Requirements.

By way of background, Fort Worth Housing Solutions (FWHS) and McCormack Baron Salazar, Inc. (MBS) received a \$2MM 9% housing tax credit allocation in 2021 for Hughes House, a proposed 210-unit development in the Stop Six Neighborhood of Fort Worth. On November 10, 2022, the TDHCA Board approved a material amendment that reduced the development's proposed number of units from 210 to 162 units. This amendment also reduced the site acreage and residential density 8.3969 acres to 4.888 acres.

Summary of Requested Amendment

The land survey submitted with the 2022 Material Amendment shows that Block A (Tracts 1 & 2) has a small 'finger' of land that runs from south to north and is sandwiched between other properties to the west and east. During the closing due diligence period and further consideration by FWHS and MBS, it was determined this land was not suitable for development. Additionally, as part of the permitting process, the eastern boundary of the site was extended to accommodate the underground stormwater detention system that serves both Hughes House I and Hughes House III. As a result, these changes were incorporated into the metes and bounds legal description utilized for the ground lease and closing ALTA survey. Given this, we are respectfully requesting a material amendment to the application to reduce the acreage from 4.888 acres to 4.550 acres, and a unit density increase from 33.142 units/acre to 35.604 units/acre. The unit density increase is 7.43%, which is more than the 5% allowed for administrative approval.

Development Summary & Description of Request

*Summary of Approved Hughes House 2022 Amendment Request*

The approved amendment request reduced the development's size from 210 to 162 units, while maintaining the same number of affordable LIHTC units, 145, and the number of units at each income level. It also reduced the size of the development site from 8.3969 acres to 4.888 acres. The development site decreased from three (3) blocks to two (2) blocks. The development is comprised of two (2) mixed-use, elevator served buildings, with one building on each of the two blocks. Attachment A shows the survey submitted with the 2022 approved amendment request. The approved Unit and Income Distribution shown in Table 1 for the constructed 162 units remains unchanged.

**FW Hughes House, LP**

1407 Texas Street  
Fort Worth, TX 76102

Table 1 – Hughes House 2022 Amendment & Constructed

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
<b>Eff</b>	-	0%	<b>20%</b>	-	0%
<b>1</b>	93	57%	<b>30%</b>	15	9%
<b>2</b>	69	43%	<b>40%</b>	-	0%
<b>3</b>	0	0%	<b>50%</b>	58	36%
<b>4</b>	0	0%	<b>60%</b>	72	44%
			<b>70%</b>	-	
			<b>80%</b>	-	
			<b>MR</b>	17	11%
<b>TOTAL</b>	162	100%	<b>TOTAL</b>	162	100%

*Amendment Request*

The amendment respectfully requests a reduction in the acreage of the development site and an increase in the residential unit density from 33.142 units/acre to 35.604 units/acre. The increase in residential density is a result of reducing the site acreage from 4.888 acres to 4.5502 acres. Attachment B is the final survey submitted at 10% Test. The small ‘finger’ area omitted from the development site is outlined in red. Only the areas outlined in black were included in the metes and bounds description utilized in the ground lease.

The small ‘finger’ area was not incorporated into the development site as it was determined to be non-buildable area by the Development team. This determination was made based on existing site conditions that include the list below.

- Fencing belonging to the adjacent landowners along this stretch is encroaching on the land.
- The small area has a grade, and a large section is sloped towards the adjacent properties to the east. Developing this section of land would likely require installing a retaining wall so as not to create erosion issues for adjacent properties. This work would have increased development costs.
- A public utility easement runs north to south at the edge of the section of the parcel that would decrease the buildable area.
- Developing the narrow ‘finger’ could have also potentially created security and safety issues for residents given its proximity to the leasing office and the hidden nature of the area.

Not utilizing this small area does not have impact on the overall development as amenity and parking requirements for Hughes House are still met within the black outlined site boundaries.

Reason and Good Cause for Amendment Request

While requesting a material amendment is not the development team’s preferred approach, FWHS and MBS were still considering approaches to incorporate the small ‘finger’ area into the development when the 2022 Material Amendment was submitted for consideration. In hindsight, the Development team

**FW Hughes House, LP**

1407 Texas Street

Fort Worth, TX 76102

should have included further reducing the site acreage by 0.3298 acres. At this point, the Development team is seeking the amendment prior to recording the LURA, so TDHCA can utilize the correct metes and bounds description for the recorded LURA.

Project Documents for Amendment Consideration

The listed documents are included for staff consideration.

1. Amendment Fee - \$2,500 check sent to TDCHA for payment of the amendment fee. A copy of the check and a payment receipt are attached.
2. Attachment A – Survey submitted in the approved 2022 Material Amendment.
3. Attachment B – Survey submitted in the 10% Test showing the outlined parcels utilized in the metes and bounds and excluded area.

FWHS and MBS are proud that Hughes House reached construction completion and opened its doors to its first residents in August 2025. We appreciate TDHCA's consideration of these changes that will allow the LURA to be recorded with the correct legal description. If there are any questions or need further information, please do not hesitate to contact me at (817) 333-3401.

Sincerely,

FW HUGHES HOUSE, LP, a Texas limited partnership

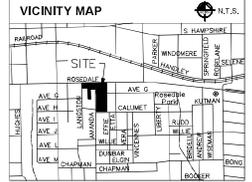
By: FW Hughes House GP, LLC, a Texas limited liability company,  
its general partner

By: Fort Worth Affordability, Inc., a Texas nonprofit corporation,  
its sole member

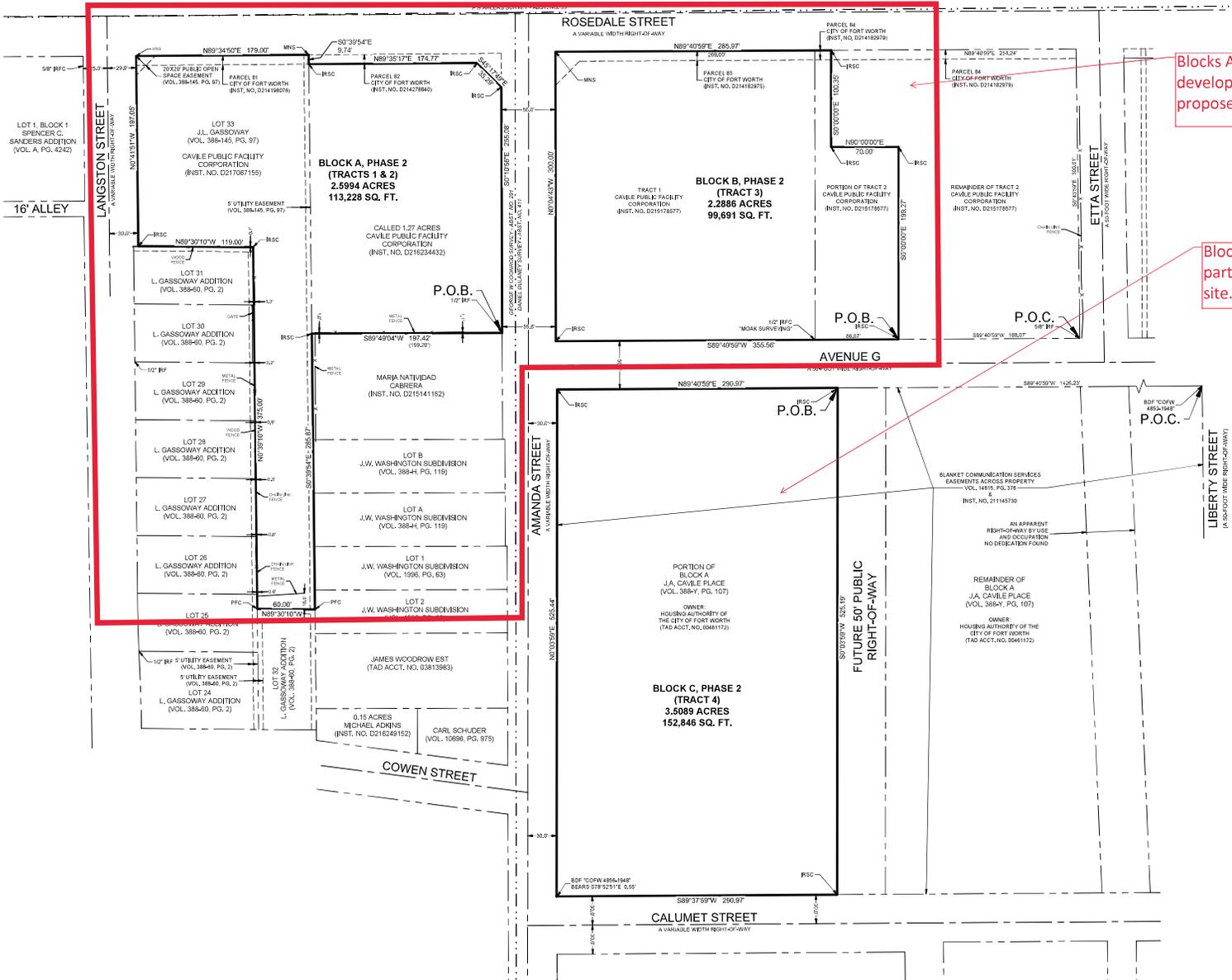
By:   
Mary-Margaret Lemons (Feb-12-2026 07:07:34 CST)  
Name: Mary-Margaret Lemons  
Title: Secretary/Treasurer

Encl: Payment receipt for amendment fee; Att A - 2022 Material Amendment survey; Att B - 10% Test survey

ATTACHMENT A



LEGEND  
 BFF = BORN BIRD FOUND  
 BFC = BORN BIRD FOUND CAPPED  
 BSC = SIX INCH ROD SET WITH "X" CAP  
 BSL = SLOTTED BIRD FEEDER  
 MWS = MACHINIST SET  
 PFC = POINT TO BE CORRECTED  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCING



Blocks A and B comprise the development site, as proposed in the amendment.

Block C will no longer be part of the development site.

NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202, with an applied combined scale factor of 1.00012, based on observations made on August 22, 2018.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, agreements, lease agreements and ownership 1/8s evidence.
- Any degradation made hereon or herein is made to the original purchaser of the survey. It is not transferred to additional institutions or subsequent owners.
- This survey does not provide a determination or opinion concerning the location of existing walls, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The word "certify" or "certificates" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- The only improvements shown hereon are fences along the boundary of the surveyed property.

FLOOD STATEMENT:

According to Community Panel No. 48433C2330A, dated September 20, 2009, and 48433C2310L, dated March 21, 2018, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by manmade or natural causes. This flood statement shall not create liability on the part of the surveyor.

TRACT AREA TABLE	
TRACT	ACRES
BLOCK A	2,594
BLOCK B	3,508
BLOCK C	2,286
TOTAL	8,399

STANDARD LAND SURVEY  
 8,3969 ACRES SITUATED IN THE  
 DANIEL DULANEY SURVEY  
 ABSTRACT NO. 411, AND THE  
 GEORGE W COONROD SURVEY  
 ABSTRACT NO. 291  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS

**Kimley»Horn**

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JDW	MCB	3/2/2021	061310302	1 OF 2

