



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1157

Agenda Date: 10/9/2025

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Landing at San Felipe (HTC #23027)

RECOMMENDED ACTION

WHEREAS, Landing at San Felipe (Development) received an award of 9% Housing Tax Credits (HTCs) in 2023 for the new construction of 48 multifamily units, 45 of which were proposed as low-income units, for the general population in Edcouch, Hidalgo County;

WHEREAS, The Landing at San Felipe, LP (Development Owner or Owner) requests approval for an increase in the number of low-income units from 45 to all 48 of the units;

WHEREAS, the Owner also requests approval for changes to the architectural design of the Development to improve the quality of the Development, including an increase of 578 square feet (4.15%) to the Common Area and slight increases to the sizes of the units, resulting in a 1.59% or 882 square feet increase in the Net Rentable Area, from 55,333 square feet to 56,215 square feet;

WHEREAS, Board approval is required for a significant modification of the architectural design and for any other modification considered material by the staff as directed in Tex. Gov't Code §2306.6712(d)(5) and (7) and 10 TAC §10.405(a)(4)(E) and (I), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested changes do not negatively affect the Development or negatively impact the viability of the transaction and would not have adversely affected the selection of the Application or affect the HTC amount awarded;

NOW, therefore, it is hereby

RESOLVED, that the requested amendment for Landing at San Felipe is approved as presented at this meeting, and the Executive Director and his designees are each hereby authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Landing at San Felipe was approved for a 9% HTC award in 2023 for the construction of 48 units, of which 45 were designated as low-income units, of multifamily housing for the general population in Edcouch, Hidalgo County. In a letter dated August 29, 2025, Judith Flores, the

representative for the Owner, requested approval for a material amendment to the Application.

The Development was originally approved with 45 low-income units and three market units. The Owner now requests to have the three market units designated as low-income units, representing an increase of 6.67% in the number of low-income units. Additionally, the types and unit sizes increased from the original Application. The unit sizes increased due to a change to the exterior walls for structural purposes. Additionally, two new types of units were incorporated into the site design due to the sizing of the mechanical closets. As revised, the Net Rentable Area (NRA) increased 882 square feet (1.59%) from the NRA at Application. The unit mix remains 24 two-bedroom units and 24 three-bedroom units. The parking count increased from 82 open surface spaces to 112 open surface spaces, an increase of 30 spaces. A pavilion, a playground, a dog wash area, and a dog park have also been added. There was also an increase in the Common Area from 13,933 square feet, which was previously mistakenly reported as 14,533 square feet at Application, to 14,511 feet, representing an increase of 578 square feet or 4.15%. The common area changes are a 22 square foot decrease to the clubhouse due to a framing issue requiring that the exterior columns on the porches be moved three-and-a-half inches, and introduction of a 600 square foot pavilion for tenant use. A water pump and pump house were also incorporated into the site design.

The Development was re-underwritten with the proposed amendment and revised financial information. The analysis supports no change to the HTC allocation and demonstrates the Development remains feasible.

Staff confirmed that the revised design plans and parking will continue to meet accessibility requirements. Additionally, staff reviewed the original Application and scoring documentation against this amendment request and concluded that none of the changes would have affected the selection of the Application in the competitive round.

Staff recommends approval of the amendment as presented herein.



Real Estate Analysis Division

September 23, 2025

Addendum to Underwriting Report

TDHCA Application #: **23027** Program(s): **9% HTC**

The Landing at San Felipe

Address/Location: SEQ of Mile 17 N and N mile 4 W

City: **Edcouch** County: **Hidalgo** Zip: **78538**

	APPLICATION HISTORY
Report Date	PURPOSE
09/23/25	Amendment Request
06/29/23	Initial Underwriting Report

ALLOCATION

TDHCA Program	Previous Allocation				RECOMMENDATION				
	Amount	Rate	Amort	Term	Amount	Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,578,251				\$1,578,251				

CONDITIONS STATUS

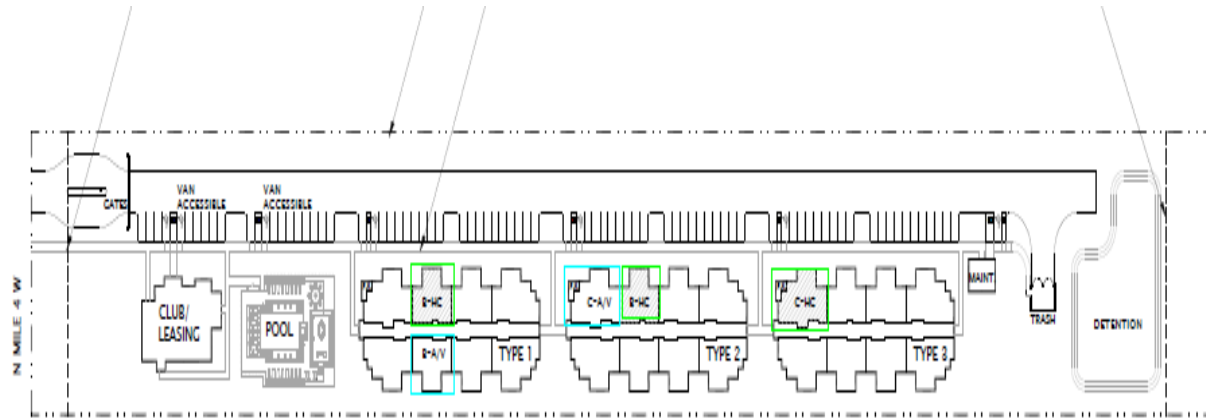
PREVIOUS SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
60% of AMI	60% of AMI	45

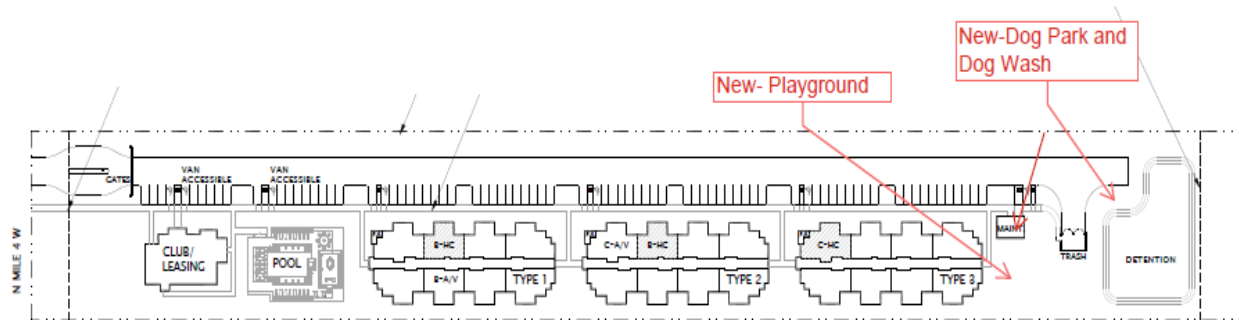
CURRENT SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
60% of AMI	60% of AMI	48

PREVIOUS SITE PLAN



NEW SITE PLAN



ANALYSIS

23027 The Landing at San Felipe received a \$1,578,251 LIHTC award in 2023.

The applicant has submitted a Material Application Amendment request related to:

- increase in unit sizes;
- addition of a pump, pump house and pavilion;
- increase in total square footage of common area;
- increase in the total number of parking spaces;
- addition of a playground, dog park/dog wash and;
- conversion of three market rate units to 60% AMI units.

Unit Sizes

The types and unit sizes increased from the original application. The number of units per bedroom size did not change. The Applicant previously had 48 units but three of the units were Market Rent units now converting them to HTC units.

The unit sizes have increased, and two additional types of units were incorporated into the site design. These adjustments do not exceed the 3% provided for in the Post Award Activities Manual.

PREVIOUS				PROPOSED				Unit NRA Increase
Bedroom	Original	# of Units	NRA	Bedroom	Current	# of Units	NRA	
2-BR	TC60	21	1,051	2-BR	TC60	20	1,066	sf 882
2-BR	TC60	2	1,059	2-BR	TC60	2	1,061	
2-BR	MR	1	1,051	2-BR	TC60	2	1,072	
3-BR	TC60	21	1,253	3-BR	TC60	22	1,276	
3-BR	TC60	1	1,274	3-BR	TC60	1	1,270	
3-BR	MR	2	1,253	3-BR	TC60	1	1,287	
	Total	48	55,333		Total	48	56,215	

Pump House and Water Pump

Upon initial construction, water flow tests were conducted at the site. Recommendations were made by both the Civil and MEP engineers that a water pump was necessary to provide adequate water supply to all buildings to ensure adequate pressure for the fire suppression systems and for the comfort of the residential units. A water pump and pump house were incorporated into the site design.

Common Area Square Footage

The application preliminary site plan did not include the pavilion. The modifications resulted in a net increase of 578 square feet - approximately 4.15% in total common area space. A comparison of the common amenity spaces is provided in the chart below. The increase in common area space aligns with the intent to enhance resident services and amenities. The loss of square footage in the clubhouse was to address a framing problem in which the exterior columns on the porches were moved over 3.5 inches for a total net loss of 22 square feet.

	Application SF	As-Built SF
Clubhouse	4,069	4,047
Pavillion	-	600
Breezeway/Stairs	9864	9864
Total	13,933*	14,511

*Please note, the application contained the maintenance shop of 600 SF included in the common area calculation which equated to 14,533 SF. The maintenance shop should not have been included in the application calculation. The actual amount of common area square footage should have been 13,933 in the application, as reflected in the table above.

Parking

The development's parking was increased from 82 spaces to 112 spaces, within the north side of the property, as the property has no available street parking. This new design incorporated into the site increased the parking ratio from 1.5 per unit to 2.3 per unit.

The Applicant is meeting the parking requirement.

Pavilion, Playground, Dog Park

A pavilion was added as an addition amenity to provide a shaded space to sit/eat outdoors and a covered area for the residents to grill. The playground and dog park are additional amenities included to add to the quality of life for the families residing at the property. The addition of the gated playground is located at the end of building 3 near the picnic area and will be shaded

Market Rate Units to 60% AMI affordable Units

The property currently has three market rate units, and this request is for the conversion of these market rate units to 60% AMI units.

Operating Pro Forma

Underwriter is utilizing 2025 program rents.

Utility allowances decreased from \$127 to \$74 for two-bedroom units and decreased from \$155 to \$85 for the three-bedroom units.

Three market rent units are converting to 60% AMI units.

Effective Gross Income increased by \$113k, total expenses increased by \$68k resulting in a Net Operating Income increase of \$45k.

DCR increased from 1.24 to 1.32.

Development Cost

Applicant provided Schedule of Values.

Site Work costs increased by \$410k.

Site Amenities decreased by \$94k.

Building Costs decreased \$495k.

Developer Fee decreased by \$175k.

The land acquisition increased from \$500k to \$525k. A purchase agreement amendment regarding an extension fee was submitted as support for the land acquisition cost increase of \$25k.

Total development costs decreased by \$447k.

Sources of Funds

The Construction and Permanent lender changed from Regions Bank to Stellar Bank.

The Applicant previously had a conventional loan (\$2,895,000 / 5% interest) and Bridge Loan (\$10,870,000 / 7% interest) for a total \$13,765,000.

The loan has now decreased to \$11,960,000 and the interest rate increased to 7.56%.

Permanent loan amount decreased from \$2,895,000 to \$2,560,000. Interest rate increased from 5% to 7.2%. The term decreased from 40-years to 15-years. The .35% MIP fee has been removed.

The equity investor changed from Regions Affordable Housing to RBC Capital Markets. Capital contribution changed from \$13,729,411 to \$13,255,983. Credit price went from \$.87 to \$.84.

Deferred Developer Fee increased from \$383,851 to \$745,595 and pays off in year 11.

Underwriter recommends an annual federal tax credit allocation of \$1,578,251 as previously awarded.

Underwriter:	<u>Travis Mason</u>
Manager of Real Estate Analysis:	<u>Robert Castillo</u>
Director of Real Estate Analysis:	<u>Jeanna Adams</u>

UNIT MIX/RENT SCHEDULE		
The Landing at San Felipe, Edcouch, 9% HTC #23027		

LOCATION DATA	
CITY:	Edcouch
COUNTY:	Hidalgo
Area Median Income	\$63,300
PROGRAM REGION:	11
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION					
# Beds	# Units	% Total	Assisted	MDL	ARP
Eff	-	0.0%	0	0	0
1	-	0.0%	0	0	0
2	24	50.0%	0	0	0
3	24	50.0%	0	0	0
4	-	0.0%	0	0	0
5	-	0.0%	0	0	0
TOTAL	48	100.0%	-	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	1,171 sf

60%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	-	-	-	48	-	-	-	48
	% Total	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																				
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst	
TC 60%	\$1,111	20	2	2	1,066	\$1,111	\$74	\$1,037	\$0	\$0.97	\$1,037	\$20,740	\$20,740	\$1,037	\$1	\$0	\$1,147	\$1.08	\$1,147	
TC 60%	\$1,111	2	2	2	1,061	\$1,111	\$74	\$1,037	\$0	\$0.98	\$1,037	\$2,074	\$2,074	\$1,037	\$1	\$0	\$1,155	\$1.09	\$1,155	
TC 60%	\$1,111	2	2	2	1,072	\$1,111	\$74	\$1,037	\$0	\$0.97	\$1,037	\$2,074	\$2,074	\$1,037	\$1	\$0	\$1,147	\$1.07	\$1,147	
TC 60%	\$1,284	22	3	2	1,276	\$1,284	\$85	\$1,199	\$0	\$0.94	\$1,199	\$26,378	\$26,378	\$1,199	\$1	\$0	\$1,295	\$1.01	\$1,295	
TC 60%	\$1,284	1	3	2	1,270	\$1,284	\$85	\$1,199	\$0	\$0.94	\$1,199	\$1,199	\$1,199	\$1,199	\$1	\$0	\$1,316	\$1.04	\$1,316	
TC 60%	\$1,284	1	3	2	1,287	\$1,284	\$85	\$1,199	\$0	\$0.93	\$1,199	\$1,199	\$1,199	\$1,199	\$1	\$0	\$1,295	\$1.01	\$1,295	
TOTALS/AVERAGES:		48				56,215				\$0	\$0.95	\$1,118	\$53,664	\$53,664	\$1,118	\$0.95	\$0	\$1,222	\$1.04	\$1,222

ANNUAL POTENTIAL GROSS RENT:	\$643,968	\$643,968	
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STABILIZED PRO FORMA

The Landing at San Felipe, Edcouch, 9% HTC #23027

	STABILIZED FIRST YEAR PRO FORMA															
	COMPARABLES			APPLICANT				PRIOR REPORT		TDHCA				VARIANCE		
	Database	Hidalgo County Comps		% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	\$	
POTENTIAL GROSS RENT					\$0.95	\$1,118	\$643,968	\$521,628	\$521,628	\$643,968	\$1,118	\$0.95		0.0%	\$0	
App Fees, Deposit Forfeitures,							\$5.00	\$2,880	8,640							
Cable, Laundry, Vending & Pet Fees							\$10.00	\$5,760								
Total Secondary Income							\$15.00			8,640	\$8,640	\$15.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$652,608	\$530,268	\$530,268	\$652,608				0.0%	\$0	
Vacancy & Collection Loss					7.5% PGI	(48,946)	(39,770)	(39,770)	(48,946)	7.5% PGI			0.0%	-		
EFFECTIVE GROSS INCOME						\$603,662	\$490,498	\$490,498	\$603,662				0.0%	\$0		

General & Administrative	\$22,875	\$477/Unit	\$25,169	\$524	3.96%	\$0.43	\$498	\$23,900	\$18,150	\$18,150	\$25,169	\$524	\$0.45	4.17%	-5.0%	(1,269)
Management	\$37,307	7.4% EGI	\$28,760	\$599	5.00%	\$0.54	\$629	\$30,183	\$24,525	\$24,525	\$30,183	\$629	\$0.54	5.00%	0.0%	(0)
Payroll & Payroll Tax	\$56,652	\$1,180/Unit	\$68,362	\$1,424	14.71%	\$1.58	\$1,850	\$88,785	\$88,914	\$88,914	\$88,785	\$1,850	\$1.58	14.71%	0.0%	-
Repairs & Maintenance	\$32,844	\$684/Unit	\$38,510	\$802	4.61%	\$0.49	\$579	\$27,800	\$31,250	\$31,200	\$31,200	\$650	\$0.56	5.17%	-10.9%	(3,400)
Electric/Gas	\$16,833	\$351/Unit	\$9,430	\$196	2.07%	\$0.22	\$260	\$12,500	\$9,300	\$8,271	\$9,430	\$196	\$0.17	1.56%	32.6%	3,070
Water, Sewer, & Trash	\$28,446	\$593/Unit	\$18,153	\$378	4.56%	\$0.49	\$573	\$27,500	\$21,000	\$28,446	\$18,153	\$378	\$0.32	3.01%	51.5%	9,347
Property Insurance	\$27,423	\$0.49 /sf	\$48,602	\$1,013	10.24%	\$1.10	\$1,288	\$61,818	\$30,624	\$30,624	\$61,818	\$1,288	\$1.10	10.24%	0.0%	-
Property Tax (@ 100%) 2.1558	\$33,015	\$688/Unit	\$44,211	\$921	8.53%	\$0.92	\$1,072	\$51,463	\$28,656	\$32,274	\$57,342	\$1,195	\$1.02	9.50%	-10.3%	(5,879)
Reserve for Replacements					1.99%	\$0.21	\$250	\$12,000	\$12,000	\$12,000	\$12,000	\$250	\$0.21	1.99%	0.0%	-
Supportive Services					0.28%	\$0.03	\$35	\$1,675	\$4,699	\$4,699	\$1,675	\$35	\$0.03	0.28%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.32%	\$0.03	\$40	\$1,920	\$1,800	\$1,800	\$1,920	\$40	\$0.03	0.32%	0.0%	-
TOTAL EXPENSES					56.25%	\$6.04	\$7,074	\$339,544	\$270,918	\$280,903	\$337,675	\$7,035	\$6.01	55.94%	0.6%	\$ 1,869
NET OPERATING INCOME ("NOI")					43.75%	\$4.70	\$5,502	\$264,118	\$218,580	\$209,595	\$265,987	\$5,541	\$4.73	44.06%	-0.7%	\$ (1,869)

CONTROLLABLE EXPENSES		\$3,760/Unit		\$3,599/Unit	
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Landing at San Felipe, Edcouch, 9% HTC #23027

		DEBT / GRANT SOURCES																		
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE									
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Prior Underwriting		Principal	Term	Amort	Rate	Pmt	Cumulative				
		UW	App						Applicant	TDHCA						DCR	LTC			
Stellar Bank	0.00%	1.33	1.32	200,581	7.20%	35	15.0	\$2,560,000	\$2,895,000	\$2,895,000	\$2,560,000	15.0	35	7.20%	\$200,581	1.32	15.5%			
Adjustment to Debt Per §11.302(c)(2)	0.00%											15.0	35	7.20%		1.32	0.0%			
CASH FLOW DEBT / GRANTS																				
City of Edcouch		1.33	1.32		0.00%	0	0.0	\$250	\$250	\$250	\$250	0.0	0	0.00%		1.32	0.0%			
				\$200,581	TOTAL DEBT / GRANT SOURCES			\$2,560,250	\$2,895,250	\$2,895,250	\$2,560,250	TOTAL DEBT SERVICE			\$200,581	1.32	15.5%			
NET CASH FLOW		\$65,406	\$63,537	APPLICANT NET OPERATING INCOME														\$264,118	\$63,538	NET CASH FLOW

EQUITY SOURCES														
APPLICANT'S PROPOSED EQUITY STRUCTURE						Prior Underwriting		AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Prior Underwriting		Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
						Applicant	TDHCA							
RBC Capital Markets	LIHTC Equity	80.0%	\$1,578,251	\$0.84	\$13,255,983	\$13,729,411	\$13,729,411	\$13,255,983	\$0.84	\$1,578,251	80.0%	\$32,880	Previous Allocation	
The Landing at San Felipe Development, LLC	Deferred Developer Fees	4.5%	(30% Deferred)		\$745,595	\$383,851	\$383,851	\$745,593	(30% Deferred)		4.5%	Total Developer Fee:		\$2,450,000
Additional (Excess) Funds Req'd		0.0%						\$0			0.0%			
TOTAL EQUITY SOURCES		84.5%			\$14,001,578	\$14,113,262	\$14,113,262	\$14,001,576			84.5%			
TOTAL CAPITALIZATION					\$16,561,828	\$17,008,512	\$17,008,512	\$16,561,826	15-Yr Cash Flow after Deferred Fee:			\$409,337		

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS					Prior Underwriting		TDHCA COST / BASIS ITEMS				COST VARIANCE		
Eligible Basis		Total Costs			Prior Underwriting		Total Costs			Eligible Basis		%	\$
Acquisition	New Const. Rehab				Applicant	TDHCA				New Const. Rehab	Acquisition		
Land Acquisition		\$10,938 / Unit	\$525,000		\$500,000	\$500,000	\$525,000	\$10,938 / Unit				0.0%	\$0
Building Acquisition	\$0	\$ / Unit	\$0		\$0	\$0	\$0	\$ / Unit			\$0	0.0%	\$0
Closing costs & acq. legal fees			\$25,750		\$15,000	\$15,000	\$25,750					0.0%	\$0
Off-Sites	\$0	\$ / Unit	\$0		\$0	\$0	\$0	\$ / Unit	\$0			0.0%	\$0
Site Work	\$1,414,422	\$29,675 / Unit	\$1,424,422		\$1,013,585	\$1,013,585	\$1,568,998	\$32,687 / Unit	\$1,414,422			-9.2%	(\$144,576)
Site Amenities	\$501,784	\$10,454 / Unit	\$501,784		\$596,047	\$596,047	\$495,803	\$10,329 / Unit	\$501,784			1.2%	\$5,981
Building Cost	\$6,219,955	\$110.65 /sf	\$129,582/Unit	\$6,219,955	\$6,715,213	\$6,351,411	\$6,036,359	\$125,757/Unit	\$107.38 /sf	\$6,036,359		3.0%	\$183,596
Contingency	\$468,872	5.76%	5.76%	\$468,872	\$582,739	\$557,273	\$468,872	5.79%	5.90%	\$468,872		0.0%	\$0
Contractor Fees	\$1,151,614	13.38%	13.37%	\$1,151,614	\$1,247,062	\$1,192,564	\$1,151,614	13.44%	13.67%	\$1,151,614		0.0%	\$0
Soft Costs	\$0	\$1,661,114	\$38,360 / Unit	\$1,841,257	\$1,771,524	\$1,771,524	\$1,841,257	\$38,360 / Unit	\$1,661,114	\$0		0.0%	\$0
Financing	\$0	\$1,180,936	\$35,392 / Unit	\$1,698,821	\$1,603,260	\$1,603,260	\$1,698,821	\$35,392 / Unit	\$1,180,936	\$0		0.0%	\$0
Developer Fee	\$0	\$2,442,000	19.38%	19.43%	\$2,450,000	\$2,625,000	\$2,450,000	19.50%	19.67%	\$2,442,000	\$0	0.0%	\$0
Reserves			6 Months	\$254,351	\$339,082	\$339,082	\$254,351	6 Months				0.0%	\$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$15,040,697	\$345,038 / Unit	\$16,561,826	\$17,008,512	\$16,476,263	\$16,516,825	\$344,101 / Unit	\$14,857,101	\$0	0.3%	\$45,001
Acquisition Cost	\$0			\$0	\$0								
Contingency		\$0		\$0	\$0								
Contractor's Fee		\$0		\$0	\$0								
Financing Cost		\$0											
Developer Fee	\$0	\$0		\$0	\$0								
Reserves				\$0	\$0								
ADJUSTED BASIS / COST		\$0	\$15,040,697	\$345,038/unit	\$16,561,826	\$17,008,512	\$16,476,263	\$16,516,825	\$344,101/unit	\$14,857,101	\$0	0.3%	\$45,001
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$16,561,826								

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Landing at San Felipe, Edcouch, 9% HTC #23027

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$15,040,697	\$0	\$14,857,101
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$15,040,697	\$0	\$14,857,101
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$19,552,906	\$0	\$19,314,232
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$19,552,906	\$0	\$19,314,232
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	\$0	\$1,759,762	\$0	\$1,738,281
CREDITS ON QUALIFIED BASIS	\$1,759,762		\$1,738,281	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price \$0.8399	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,759,762	\$14,780,519	----	----	----
Needed to Fill Gap	\$1,667,021	\$14,001,576	----	----	----
Previous Allocation	\$1,578,251	\$13,255,983	\$1,578,251	\$0	\$0

Long-Term Pro Forma

The Landing at San Felipe, Edcouch, 9% HTC #23027

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$603,662	\$615,736	\$628,050	\$640,611	\$653,424	\$721,432	\$796,520	\$879,422	\$970,953	\$1,072,011	\$1,183,586
TOTAL EXPENSES	3.00%	\$339,544	\$349,428	\$359,603	\$370,078	\$380,860	\$439,717	\$507,762	\$586,437	\$677,415	\$782,630	\$904,324
NET OPERATING INCOME ("NOI")		\$264,118	\$266,307	\$268,447	\$270,534	\$272,564	\$281,715	\$288,758	\$292,985	\$293,538	\$289,381	\$279,262
EXPENSE/INCOME RATIO		56.2%	56.7%	57.3%	57.8%	58.3%	61.0%	63.7%	66.7%	69.8%	73.0%	76.4%
MUST -PAY DEBT SERVICE												
Stellar Bank		\$200,581	\$200,581	\$200,581	\$200,581	\$200,581	\$200,581	\$200,581	\$200,581	\$200,581	\$200,581	\$200,581
Adjustment to Debt Per §11.302(c)(2)												
TOTAL DEBT SERVICE		\$200,581	\$200,581	\$200,581	\$200,581	\$200,581	\$200,581	\$200,581	\$200,581	\$200,581	\$200,581	\$200,581
DEBT COVERAGE RATIO		1.32	1.33	1.34	1.35	1.36	1.40	1.44	1.46	1.46	1.44	1.39
ANNUAL CASH FLOW		\$63,538	\$65,727	\$67,866	\$69,953	\$71,983	\$81,134	\$88,177	\$92,404	\$92,958	\$88,800	\$78,682
Deferred Developer Fee Balance		\$682,055	\$616,329	\$548,462	\$478,509	\$406,526	\$18,437	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$409,337	\$864,190	\$1,329,534	\$1,783,968	\$2,200,278

THE LANDING

AT SAN FELIPE

August 29, 2025

Rosalio Banuelos
Multifamily Asset Division
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: The Landing at San Felipe (TDHCA #23027) – Request for Material Amendment - Revised

Dear Mr. Banuelos,

Pursuant to Section 10.405 of the Post Award and Asset Management Requirements, we respectfully submit this letter as a formal request for a material amendment for The Landing at San Felipe development ("Development"). This request is necessary to reflect the changes made during construction to improve the quality of the property, to ensure adequate water pressure, and to respond to the demand for affordable housing. These changes were not reasonably foreseeable nor preventable at the time of the original Application. Specifically, we request approval for the following amendments:

- (1) an increase in the size of the units;
- (2) the addition of a pump, pump house and pavilion;
- (3) an increase in the total square footage of the common areas;
- (4) an increase in the total number of parking spaces provided;
- (5) the addition of a playground, dog park and dog wash; and
- (6) conversion of three (3) market rate units to 60% AMI affordable units

For reference, the original Application architectural drawings along with the updated as-built drawings are provided to illustrate the modifications as shown in Exhibit A.

Units Size(s)

The types and unit sizes increased from the original application. The number of units per bedroom/bathroom size did not change. However, the original unit sizes have increased. The plans that were submitted in the application had all 2X4 exterior walls. When construction documents were finalized, a change of all walls exposed to the exterior was made to 2X6 for structural purposes. Since the NRA is measured along the outside of stud walls, this change increased the square footage. Additionally, two new types of units were incorporated into the site design as alternative units due to the sizing of the mechanical closets. Please note these adjustments **do not exceed** the 3% provided for in the Post Award Activities Manual.

Table 1

As- Built						Delta SF from Application Units	Increase
HTC	Unit Mix						
Type	# Units	# Beds	# Baths	NRA Unit	Total NRA		%
TC 60%	19	2	2	1066	20254	15	1.43%
TC 60%	2	2	2	1072	2144	13	1.23%
TC 60%	2	2	2	1061	2122	10	0.95%
MR	1	2	2	1066	1066	15	1.43%
TC 60%	20	3	2	1276	25520	23	1.84%
TC 60%	1	3	2	1287	1287	13	1.02%
TC 60%	1	3	2	1270	1270	17	1.36%
MR	2	3	2	1276	2552	23	1.84%
Totals/Averages:	48				56215		

THE LANDING

AT SAN FELIPE

Additionally, upon approval of this site plan amendment request, the units designated as market rate within Table 1 will convert to 60% AMI units.

Pump House and Water Pump

Upon initial construction, water flow tests were conducted at the site. Recommendations were made by both the Civil and MEP engineers that a water pump was necessary to provide adequate water supply to all buildings and to ensure adequate pressure for the fire suppression systems and for the comfort of the residential units. A water pump and pump house were incorporated into the site design.

Pavilion

A pavilion was added in the As-Built Plan as an additional amenity to provide a shaded space to eat outdoors and a covered area for the residents to grill.

Increase in Common Area Square Footage

The Application preliminary site plan did not include the pavilion. The modifications resulted in a net increase of 578 square feet approximately 4.15% in total common area space. A comparison of the common amenity spaces is provided in the chart below. The increase in common area space aligns with the intent to enhance resident services and amenities. The loss of square footage in the clubhouse was to address a framing problem in which the exterior columns on the porches were moved over 3.5 inches for a total net loss of 22 square feet.

Table 2

	Application SF	As-Built SF
Clubhouse	4,069	4,047
Pavillion	-	600
Breezeway/Stairs	9864	9864
Total	13,933*	14,511

*Please note, the application contained the maintenance shop of 600 SF included in the common area calculation which equated to 14,533 SF. The maintenance shop should not have been included in the application calculation. The actual amount of common area square footage should have been 13,933 in the application, as reflected in Table 2.

Parking

In addition to a unit size adjustment, the Development's parking was increased from 82 spaces to 112 spaces, within the north side of the property, as the property has no available street parking. This new design incorporated into the site increased the parking ratio from 48 units at 1.5 spaces per unit to 2.3 spaces per unit, improving the quality of life for the residents.

Playground, Dog Wash and Dog Park

The playground, dog wash and dog park are additional amenities included in the As-Built plans to also add to the quality of life for the families residing at the property. The outside dog wash is located on the exterior of the maintenance shop away from the buildings. The dog park, located adjacent to the dog wash, has a connecting sidewalk from the buildings and will provide ample distance from the buildings to reduce noise.

THE LANDING

AT SAN FELIPE

The addition of the gated playground is located at the end of Building 3 near the picnic area and will be shaded. The playground selected is for ages 2-12. The placement of this feature at the end of the property will ensure the safety of the children running across the parking lot or into the street.

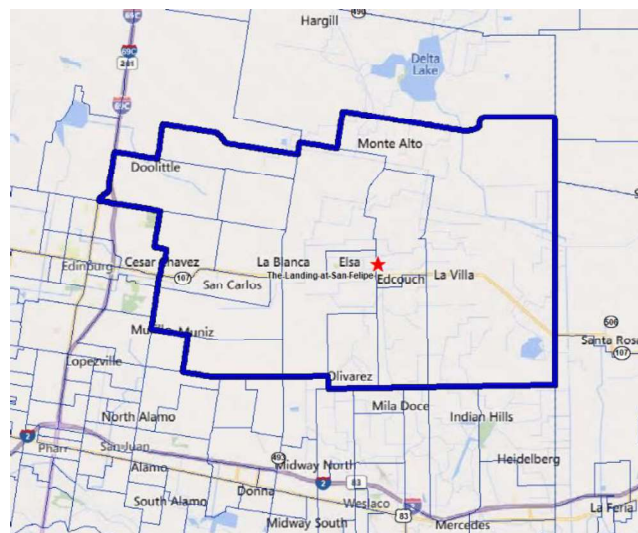
Market Rate Units to 60% AMI affordable Units

The demand for affordable units within the City of Edcouch continues to grow and we have received a formal request from the Mayor of the City of Edcouch to convert our market rate units to affordable (Exhibit B). The city is expecting new business development within its surrounding area and therefore believes there is a need for additional affordable housing units within their community. The property currently has three market rate units, and this request is for the conversion of these three market rate units to 60% AMI units.

Apartment Marketdata has provided the following to document the demand of 60% AMI units for the City of Edcouch and surrounding communities.

Table 3

General							
Unit Size	2025 Demand	2026 & 2027 Growth Demand	10% External Demand	Total Demand	Subject Units	Comparable Units	Inclusive Capture Rate
Overall	865	14	88	967	48	0	5.0%
60% Band	865	14	88	967	48	0	5.0%
2 BR/60%	181	3	18	201	24	0	11.9%
3 BR/60%	296	1	30	326	24	0	7.4%



THE LANDING

AT SAN FELIPE

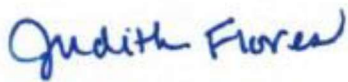
Additionally, we have provided financial exhibits (Exhibit C) showing the minimal impact of converting the market rate units to 60% AMI units and an email (Exhibit D) confirming the authorization to proceed from the lender and syndicator showing they are aware of the changes being requested and confirming the changes in terms as a result of the conversion.

Conclusion

The requested amendment was necessitated by improvements to the property to enhance the quality of life for our residents, to address concerns regarding water service and to accommodate the request from the City of Edcouch. Ultimately, the changes described above do not negatively impact on the Development's design, unit count, or financial feasibility. Rather they improve the quality of the property and enhance the quality of life for our future residents. Furthermore, these changes would not have adversely affected the project's selection during the 2023 allocation cycle and have no adverse implications for current or future tenants.

We appreciate your consideration and look forward to your response. Please do not hesitate to contact us should you have any questions or if additional information is required.

Sincerely,



Judith Flores
Authorized Signatory

Enclosed please find the revised application documents for staff consideration:

Exhibit A – Architectural Plans

Exhibit B – Request from the City of Edcouch for additional affordable units

Exhibit C – Financial Exhibits

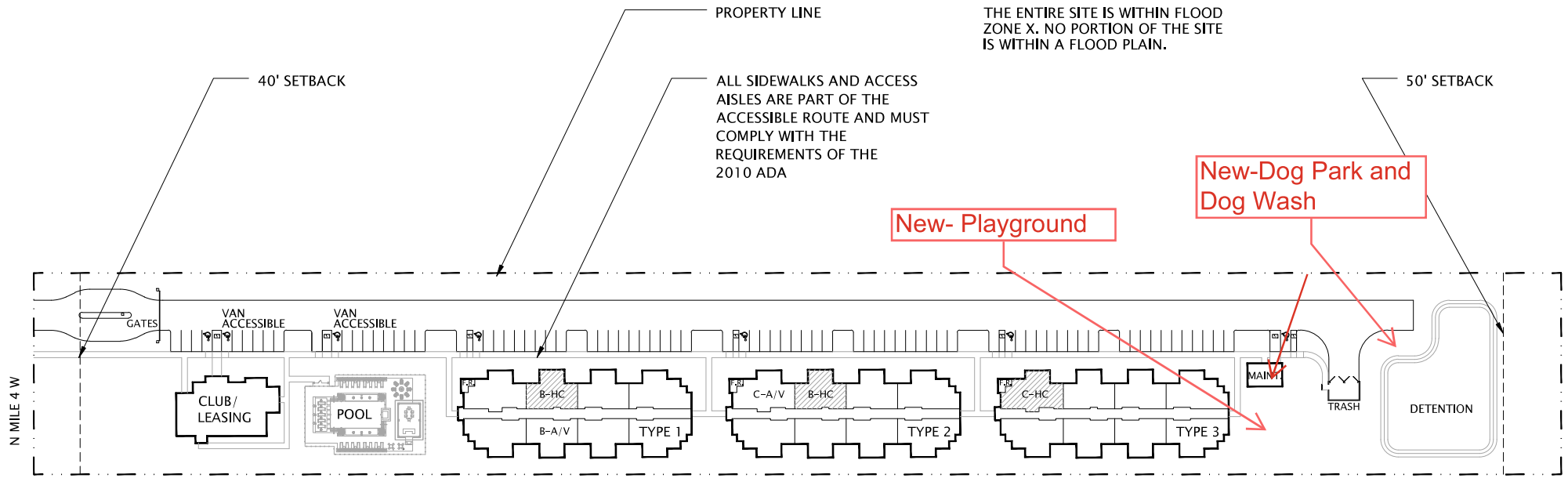
- a. Rent Schedule
- b. Annual Operating Expenses
- c. 15 Year Rental Housing Operating Pro Forma
- d. Development Cost Schedule
- e. Schedule of Sources of Funds

Exhibit D – Email of Approval from Syndicator and Lender

THE LANDING

AT SAN FELIPE

Exhibit A



Additional Parking

PARKING CALCULATIONS PER CITY REQ.:

48 UNITS @ 1.5 PER UNIT	=	72
TOTAL PARKING REQUIRED	=	72
TOTAL PARKING PROVIDED	=	82
HC PARKING REQUIRED	=	7
HC PARKING PROVIDED	=	7
VAN ACCESSIBLE PROVIDED	=	2

UNIT MATRIX:

TYPE	BR/BA #	NRA
B	2/2 22	1,051 SQ. FT.
B-HC	2/2 2	1,059 SQ. FT.
C	3/2 23	1,253 SQ. FT.
C-HC	3/2 1	1,274 SQ. FT.

Additional Type of Units: B ALT-1 & C ALT

TYPE	#	STORIES	UNIT MIX
1	1	2	7 B, 1 B-HC, 8 C
2	1	2	7 B, 1 B-HC, 8 C
3	1	2	8 B, 7 C, 1 C-HC

BUILDING COMMON AREAS:

CLUBHOUSE	4,069 SQ. FT.
BREEZEWAY/STAIRS	9,864 SQ. FT.
MAINTENANCE	600 SQ. FT.

New-Pump House and Pavillion

NDA

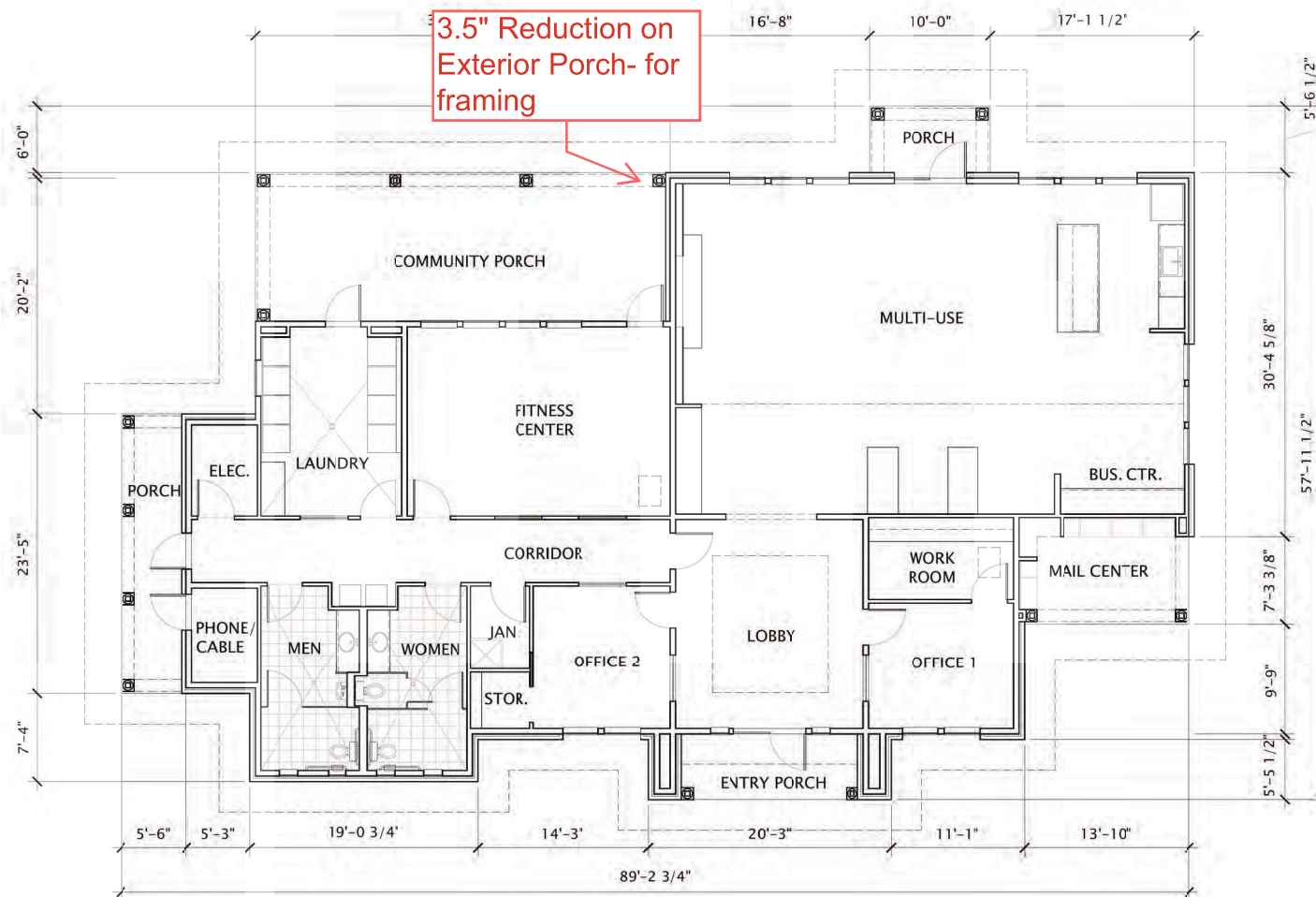
THE LANDING AT SAN FELIPE

02/23

E1

SITE PLAN - 4.913 ACRES

SCALE: 1"= 130'



SPACES AVAILABLE TO RESIDENTS:

LOBBY:	290 SQ. FT.	RESTROOMS:	302 SQ. FT.
OFFICES:	305 SQ. FT.	CORRIDOR:	215 SQ. FT.
MULTI-USE ROOM:	1,264 SQ. FT.	MAIL CENTER:	131 SQ. FT.
FITNESS CENTER:	370 SQ. FT.	PORCHES:	716 SQ. FT.
LAUNDRY:	199 SQ. FT.		

SPACES UNAVAILABLE TO RESIDENTS:

WORK ROOM:	92 SQ. FT.
STORAGE:	29 SQ. FT.
JANITORIAL:	36 SQ. FT.
PHONE/CABLE:	62 SQ. FT.
ELECTRICAL:	58 SQ. FT.

NDA

THE LANDING AT SAN FELIPE

02/23

E13

CLUBHOUSE PLAN - 4,069 SQ. FT.

SCALE: 1" = 15'-0"



Mayor, Virginio Gonzalez Jr.
Mayor Pro Tem/Alderman Place 3: John Chapa
Alderman Place 1: Joel Medina Jr.
Alderman Place 2: Lorenzo Cabrera
Alderman Place 4: Roberto Gutierrez
Alderman Place 5: Selma Garcia Morales
City Manager: Marisela Aguilar

Judy Flores
The Landing at San Felipe, LP
1913 Chalk Rock Cove
Austin, TX 78735

RE: The Landing at San Felipe Apartments

Dear Mrs. Flores,

I wanted to thank you on behalf of the City of Edcouch for your \$16 million investment in our community. The affordable apartment community that you are developing will be an important asset to our city and contribute to the growth of our economic base as well as being a valuable resource for low-income families in our community.

I also wanted to thank the Texas Department of Housing and Community Affairs (TDHCA) for providing the federal tax credits required to ensure the development of this housing.

As you know from conversations with Victor Nieves Jr., we have received an influx of inquiries on your property from potential residents, and we are expecting new business development in our community. There is clearly a tremendous demand for affordable housing in Edcouch, and I would encourage you to pursue additional development opportunities in our community. Beyond that, I would like to respectfully request that you consider designating 100% of the units as affordable housing. I believe that you have three apartments set aside as market rate units, but I believe that the city would be best served if they were all targeted to income restricted residents.

Please let me know your thoughts on this matter and whether you can accommodate this request. Thank you.



Virginio Gonzalez Jr.
Mayor, City of Edcouch