



## Texas Department of Housing and Community Affairs

### Governing Board

### Board Action Request

**File #: 1159**

**Agenda Date: 10/9/2025**

**Agenda #:**

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Corrigan Square Apartments (HTC #24075)

#### **RECOMMENDED ACTION**

**WHEREAS**, Corrigan Square Apartments (the Development) received a 9% Housing Tax Credit (HTC) award in 2024 for the acquisition and rehabilitation of 96 units of multifamily housing for the general population in Corrigan, Polk County;

**WHEREAS**, Corrigan Square Housing, Ltd. (Applicant) requests approval to increase the size of the Development site from 13.2023 acres to 14.8109 acres, due to the abandonment of streets for parking, which results in a 10.86% decrease in residential density from 7.271 units per acre to 6.482 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 Applicant 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 Applicant 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 Corrigan Square Apartments 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**

Corrigan Square Apartments received a 9% Housing Tax Credit (HTC) award in 2024 for the acquisition and rehabilitation of 96 units of multifamily housing for the general population, of which all units are designated as low-income units, in Corrigan, Polk County. In a letter dated August 13, 2025, Jonathan Campbell, the representative for the Applicant, requested approval for a material amendment to the Application. The amendment is for a 10.86% decrease in the residential density, from 7.271 units per acre to 6.482 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 an increase in the Development site acreage from 13.2023 to 14.8109 acres, an increase of 1.6086 acres (12.18% increase).

The Applicant stated that during the due diligence regarding the acquisition of the property, it was determined that there would need to be a street abandonment for some of the parking spaces. This would be necessary so that the parking spaces could be properly maintained by the Applicant in accordance with accessibility requirements. The Applicant received approval from the City of Corrigan (the City) for the abandonment and dedication of portions of Bluebonnet Circle. The Applicant will provide an accessible route and connectivity to Corrigan Square Apartments. In addition, the Applicant was granted two crosswalk easements from the City. As a result of the street abandonment, the Applicant is proposing to add an additional 1.6086 acres to the original site through four 18-foot-wide strips of land. The proposed modification to the development site results in an increase to the site acreage from 13.2023 acres to 14.8109 acres. This is a 12.18% increase in site acreage and a 10.86% decrease in residential density. Parking requirements continue to meet local code.

The total number of units, proposed unit mix, number of buildings and proposed common amenities all remain unchanged. The Applicant has indicated that need for this request was not discovered until further due diligence was completed for the acquisition, and therefore, this change was unforeseeable at the time of Application. The Applicant has stated that there has been no financial impact due to this request.

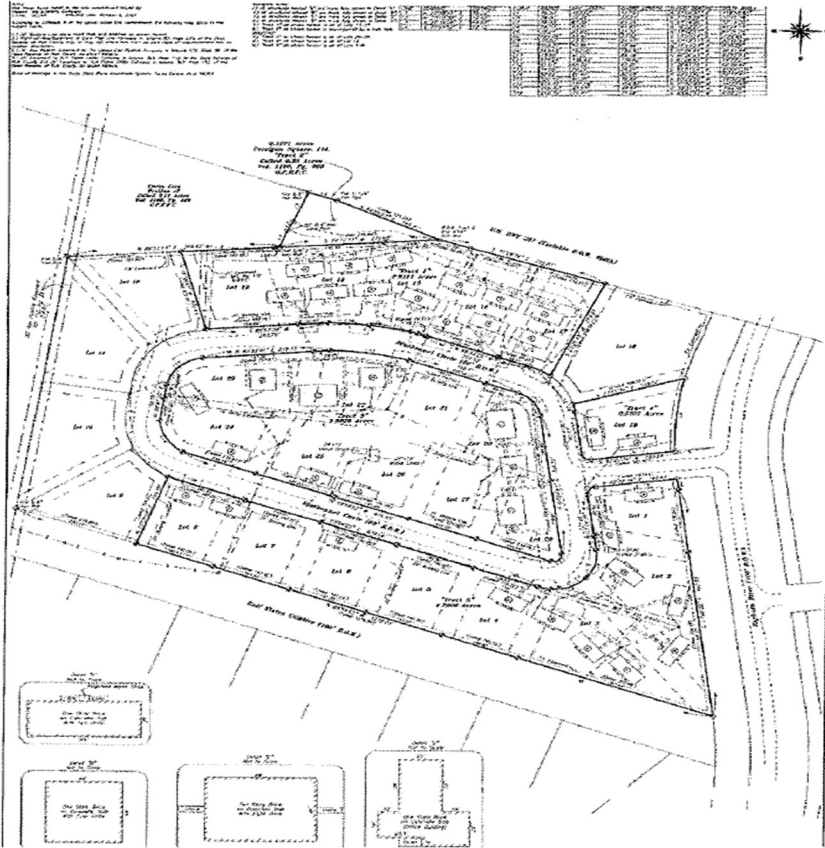
The requested amendment does not materially alter the Development in a negative manner and would not have affected the selection of the Development for the HTC award.

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

Material Alterations as defined in Texas Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F)

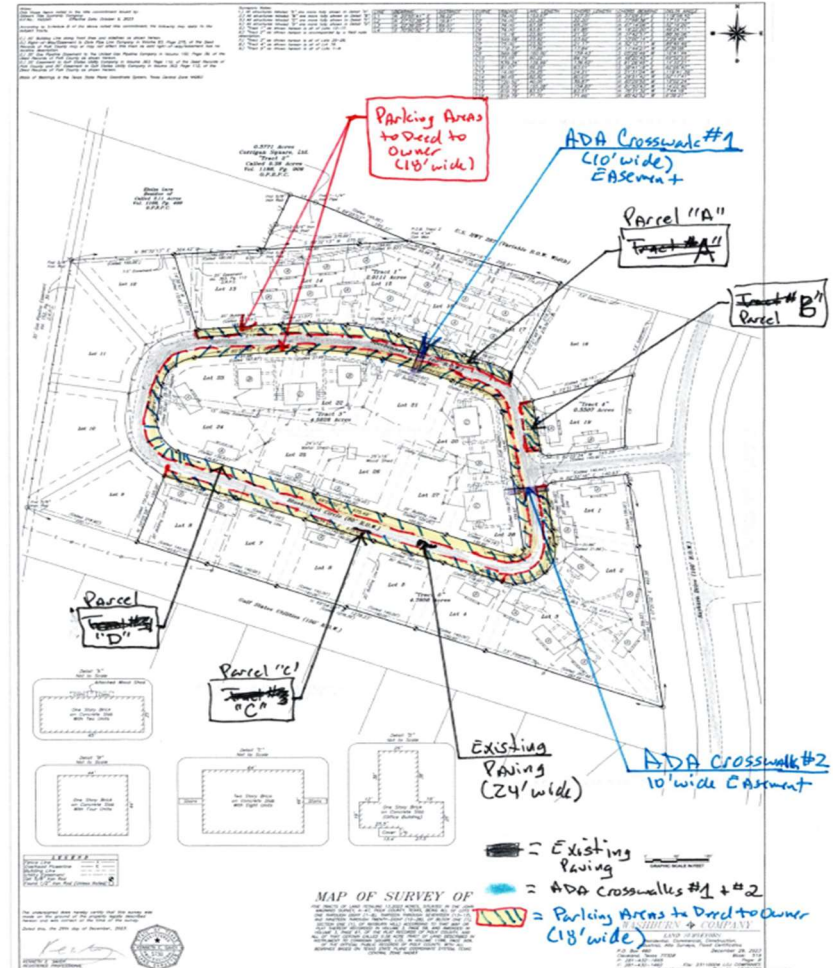
Application

Density: 7.271 units/acre (96 units on a 13.2023-acre tract)



Amendment

Density: 6.482 units/acre (96 units on a 14.8109-acre tract)



# *Corrigan Square Housing, Ltd.*

P O Box 489 • New Caney, TX 77357 • Telephone (281) 210-5530  
[jcampbell@lcjcompanies.com](mailto:jcampbell@lcjcompanies.com)

August 13, 2025

Ms. Karen Curtice  
Senior Asset Manager  
Texas Department of Housing and Community Affairs  
P O Box 13941  
Austin, TX 78711

**Re: Application Amendment Request for #24075 Corrigan Square Apartments,  
Corrigan, TX**

Dear Ms. Curtice,

The principals of Corrigan Square Housing, Ltd. (the "Owner") request an Amendment to change the acreage and density of the site.

During the due diligence regarding the acquisition of the property it was determined there would need to be a street abandonment for some of the parking spaces so that the parking spaces could be properly maintained by the owner in accordance with Fair Housing and Accessibility.

The site is increasing from 13.2023 acres to 14.8023 acres, and the density is decreasing from 7.27 to 6.49. A copy of the survey is attached to this request, along with marked up copy of the survey indicating the parking to be abandoned and dedicated to the owner (Parcels A, B, C and D). It also indicates the accessibility crosswalk easements required in our application. A copy of the city ordinance for all these issues is also included with the request.

Since this will be material amendment under the TDHCA Rules, there is a \$2500.00 fee attached with this request.

This change is necessary so the owner can maintain the property in compliance with Fair Housing and Accessibility requirements. This was not discovered until further due diligence was done for the acquisition; therefore, it was unforeseeable by the owner at the time of application. There is no financial impact on the development.

Please let me know if there is anything additional needed to complete this request.

Sincerely,



Jonathan Campbell  
Managing Member, General Partner

Notes:  
Only those items noted in the title commitment issued by Stewart Title Guaranty Company.  
Effective Date: October 6, 2023  
According to Schedule B of the above noted title commitment, the following may apply to the subject tracts:  
C.1) 20' Building Line along front lines and side lines as shown hereon. Note that the Second Amendment to the Rayburn Hills Subdivision, Section No. 1, as recorded under Volume 241, Page 648, of the Deed Records of Polk County, Texas, to Block One only, no building or structure shall be erected within 20 feet or any front lines of any lot or within 20 feet of the side lines of any lot, except if two or more adjacent lots are acquired by the same individual or entity, the restrictions contained in this sentence shall not be applicable to the corner line of said lots.  
C.2) Right-of-Way/Easement to Dixie Pipe Line Company in Volume 83, Page 275, of the Deed Records of Polk County may or may not affect this tract as said right-of-way/easement has no locative description.  
C.3) One Easement to the United Gas Pipeline Company in Volume 152, Page 36, of the Deed Records of Polk County as shown hereon.  
C.4) 20' Easement to Gulf States Utility Company in Volume 363, Page 110, of the Deed Records of Polk County and 20' Easement to Gulf States Utility Company in Volume 363, Page 112, of the Deed Records of Polk County as shown hereon.  
Back of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

Surveyors Notes:  
1.) "Parcel A" as shown hereon is an 18' wide strip of land being the same tract referred to as "Parcel A" and described in Instrument in Corrigan Square, Ltd., in Volume 2594, Page 514, of the Official Public Records of Polk County, Texas, in Volume 2594, Page 514, of the Official Public Records of Polk County.  
2.) "Parcel B" as shown hereon is an 18' wide strip of land being the same tract referred to as "Parcel B" and described in Instrument in Corrigan Square, Ltd., in Volume 2594, Page 514, of the Official Public Records of Polk County, Texas, in Volume 2594, Page 514, of the Official Public Records of Polk County.  
3.) "Parcel C" as shown hereon is an 18' wide strip of land being the same tract referred to as "Parcel C" and described in Instrument in Corrigan Square, Ltd., in Volume 2594, Page 514, of the Official Public Records of Polk County, Texas, in Volume 2594, Page 514, of the Official Public Records of Polk County.  
4.) "Parcel D" as shown hereon is an 18' wide strip of land being the same tract referred to as "Parcel D" and described in Instrument in Corrigan Square, Ltd., in Volume 2594, Page 514, of the Official Public Records of Polk County, Texas, in Volume 2594, Page 514, of the Official Public Records of Polk County.  
5.) This easement is a 10' wide easement being 0.0138 acres and being referred to as "Easement 1" and described in Instrument in Corrigan Square, Ltd., in Volume 2594, Page 505, of the Official Public Records of Polk County.  
6.) This easement is a 10' wide easement being 0.0140 acres and being referred to as "Easement 2" and described in Instrument in Corrigan Square, Ltd., in Volume 2594, Page 505, of the Official Public Records of Polk County.  
7.) All structures labeled "A" are more fully shown in Detail "A".  
8.) All structures labeled "B" are more fully shown in Detail "B".  
9.) All structures labeled "C" are more fully shown in Detail "C".  
10.) All structures labeled "D" are more fully shown in Detail "D".  
11.) "Tract 1" as shown hereon is all of Lots 13-17.  
12.) "Tract 2" as shown hereon is accompanied by a field note description.  
13.) "Tract 3" as shown hereon is all of Lots 20-26.  
14.) "Tract 4" as shown hereon is all of Lot 19.  
15.) "Tract 5" as shown hereon is all of Lots 1-8.

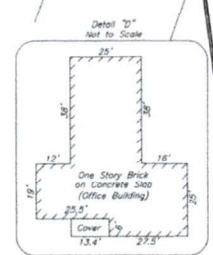
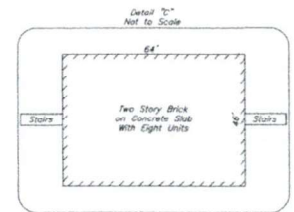
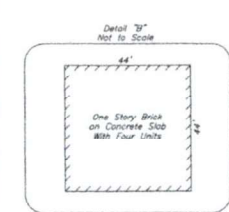
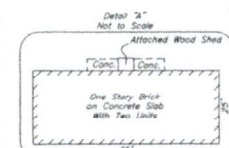
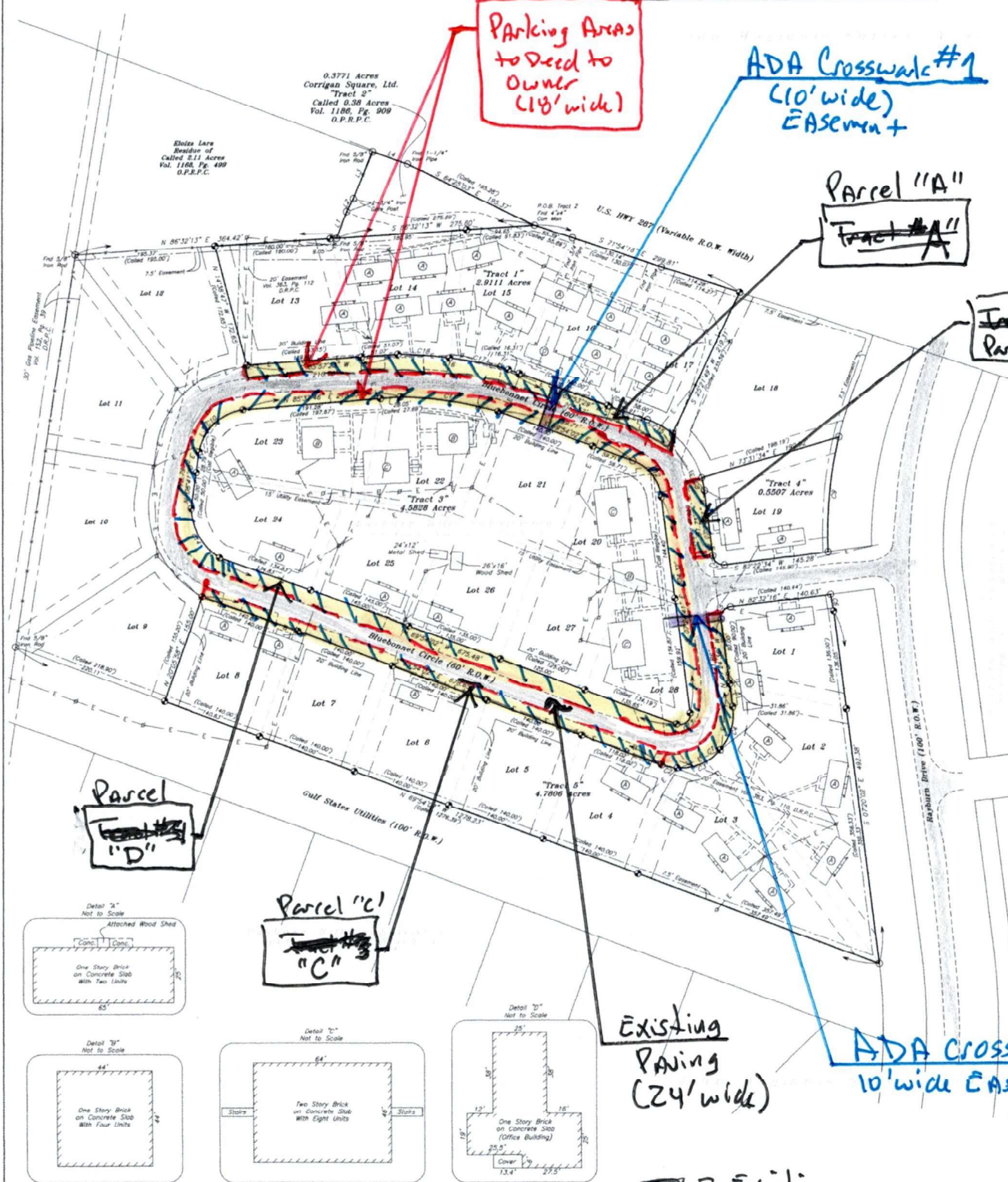
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 86°32'13" E	364.42'	11	N 20°50'41" E	19.25'
2	S 85°57'23" W	206.59'	12	N 20°50'41" E	19.25'
3	N 85°32'46" E	220.85'	13	N 20°50'41" E	19.25'
4	S 85°57'23" W	206.59'	14	N 20°50'41" E	19.25'
5	N 85°32'46" E	220.85'	15	N 20°50'41" E	19.25'
6	S 85°57'23" W	206.59'	16	N 20°50'41" E	19.25'
7	N 85°32'46" E	220.85'	17	N 20°50'41" E	19.25'
8	S 85°57'23" W	206.59'	18	N 20°50'41" E	19.25'
9	N 85°32'46" E	220.85'	19	N 20°50'41" E	19.25'
10	S 85°57'23" W	206.59'	20	N 20°50'41" E	19.25'
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13	N 85°32'46" E	220.85'	23	N 20°50'41" E	19.25'
14	S 85°57'23" W	206.59'	24	N 20°50'41" E	19.25'
15	N 85°32'46" E	220.85'	25	N 20°50'41" E	19.25'
16	S 85°57'23" W	206.59'	26	N 20°50'41" E	19.25'
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18	S 85°57'23" W	206.59'	28	N 20°50'41" E	19.25'
19	N 85°32'46" E	220.85'	29	N 20°50'41" E	19.25'
20	S 85°57'23" W	206.59'	30	N 20°50'41" E	19.25'
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22	S 85°57'23" W	206.59'	32	N 20°50'41" E	19.25'
23	N 85°32'46" E	220.85'	33	N 20°50'41" E	19.25'
24	S 85°57'23" W	206.59'	34	N 20°50'41" E	19.25'
25	N 85°32'46" E	220.85'	35	N 20°50'41" E	19.25'
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40	S 85°57'23" W	206.59'	50	N 20°50'41" E	19.25'
41	N 85°32'46" E	220.85'	51	N 20°50'41" E	19.25'
42	S 85°57'23" W	206.59'	52	N 20°50'41" E	19.25'
43	N 85°32'46" E	220.85'	53	N 20°50'41" E	19.25'
44	S 85°57'23" W	206.59'	54	N 20°50'41" E	19.25'
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46	S 85°57'23" W	206.59'	56	N 20°50'41" E	19.25'
47	N 85°32'46" E	220.85'	57	N 20°50'41" E	19.25'
48	S 85°57'23" W	206.59'	58	N 20°50'41" E	19.25'
49	N 85°32'46" E	220.85'	59	N 20°50'41" E	19.25'
50	S 85°57'23" W	206.59'	60	N 20°50'41" E	19.25'
51	N 85°32'46" E	220.85'	61	N 20°50'41" E	19.25'
52	S 85°57'23" W	206.59'	62	N 20°50'41" E	19.25'
53	N 85°32'46" E	220.85'	63	N 20°50'41" E	19.25'
54	S 85°57'23" W	206.59'	64	N 20°50'41" E	19.25'
55	N 85°32'46" E	220.85'	65	N 20°50'41" E	19.25'
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85	N 85°32'46" E	220.85'	95	N 20°50'41" E	19.25'
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60	S 85°57'23" W	206.59'	70	N 20°50'41" E	19.25'
61	N 85°32'46" E	220.85'	71	N 20°50'41" E	19.25'
62	S 85°57'23" W	206.59'	72	N 20°50'41" E	19.25'
63	N 85°32'46" E	220.85'	73	N 20°50'41" E	19.25'
64	S 85°57'23" W	206.59'	74	N 20°50'41" E	19.25'
65	N 85°32'46" E	220.85'	75	N 20°50'41" E	19.25'
66	S 85°57'23" W	206.59'	76	N 20°50'41" E	19.

Notes:  
 Only those areas noted in the title commitment issued by:  
 Stewart Title Surety Company  
 Effective Date: October 6, 2023  
 (J.F. No. 192242)  
 According to Schedule B of the above noted title commitment, the following may apply to the subject tracts:  
 C.J. 20' Building Line along front lines and sidelines as shown herein.  
 D. Right-of-Way/Easement to State Pipe Line Company in Volume 81, Page 275, of the Deed Records of Polk County may or may not affect this tract as part right-of-way/easement has no active description.  
 E. 30' Gas Pipeline Easement to the United Gas Pipeline Company in Volume 153, Page 56, of the Deed Records of Polk County as shown herein.  
 F. 30' Easement to Gulf States Utility Company in Volume 383, Page 110, of the Deed Records of Polk County and/or easement to Gulf States Utility Company in Volume 303, Page 114, of the Deed Records of Polk County as shown herein.  
 Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83.

Surveyor Notes:  
 1. All structures labeled "A" are more fully shown in Detail "A".  
 2. All structures labeled "B" are more fully shown in Detail "B".  
 3. All structures labeled "C" are more fully shown in Detail "C".  
 4. All structures labeled "D" are more fully shown in Detail "D".  
 5. Tract 1" as shown herein is all of Lots 13-17.  
 6. Tract 2" as shown herein is all of Lots 18-22.  
 7. Tract 3" as shown herein is all of Lots 23-28.  
 8. Tract 4" as shown herein is all of Lots 29-34.  
 9. Tract 5" as shown herein is all of Lots 1-4.  
 10. Tract 6" as shown herein is all of Lots 5-8.

LINE	BEARING	LENGTH	CURVE	DATA	CHORD	BEARING	LENGTH	CHORD	BEARING	LENGTH
1	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
2	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
3	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
4	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
5	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
6	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
7	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
8	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
9	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
10	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
11	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
12	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
13	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
14	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
15	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
16	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
17	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
18	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
19	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
20	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
21	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
22	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
23	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
24	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
25	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
26	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
27	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
28	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
29	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
30	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
31	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
32	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			
33	N 86°32'13" E	304.42'				N 86°32'13" E	304.42'			
34	S 86°32'13" E	304.42'				S 86°32'13" E	304.42'			



LEGEND  
 Fence Line  
 Overhead Powerline  
 Building Line  
 Utility Easement  
 30' Gas Pipeline  
 1/2" Iron Rod (Unless Noted)

### MAP OF SURVEY OF

FIVE TRACTS OF LAND TOTALING 13.2023 ACRES, SITUATED IN THE JOHN HACHESMAN SURVEY, 4-42, POLK COUNTY, TEXAS, BEING ALL OF LOTS ONE THROUGH EIGHT (1-8), THIRTEEN THROUGH SEVENTEEN (13-17), AND NINETEEN THROUGH TWENTY-THREE (19-23) OF BLOCK ONE (1) SECTION ONE (1), OF RAYBURN HILLS ACCORDING TO THAT MAP OR PLAN THEREOF RECORDED IN VOLUME 1, PAGE 58, AND AMENDED IN VOLUME 3, PAGE 61, OF THE PLAT RECORDS OF POLK COUNTY, AND ALL OF THAT CERTAIN CALLED 0.31 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO CORRIGAN SQUARE, LTD. IN VOLUME 1186, PAGE 909, OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83.

Existing Paving  
 ADA Crosswalks #1 + #2  
 Parking Areas to Deed to Owner (18' wide)

The undersigned does hereby certify that this survey was made on the ground of the property legally described herein and was correct at the time of the survey.

Dated this 29th day of December, 2023.



KENNETH E. SAVITT  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5230

WASHBURN & COMPANY  
 LAND SURVEYORS  
 Residential, Commercial, Construction,  
 Aerials, Aerial Surveys, Flood Certificates  
 P.O. Box 460  
 Cleveland, Texas 77328  
 P. 281-432-1865  
 F. 281-432-1465  
 Fax: 231-10004 (LOU COMPTON)  
 Email: washburnsurvey@gmail.com  
 December 29, 2023  
 Book: 519  
 Page: 6  
 Firm No. 10104100

213125 JD



THE PROPOSED LOCATION OF 4 PARCELS OF LAND AND 2 CROSSWALK EASEMENTS BEING SITUATED IN THE JOHN MAGNANUS SURVEY, A-42, POLK COUNTY, TEXAS, AND BEING OUT OF AND A PART OF BLUEBONNET CIRCLE, A 60 FOOT WIDE RIGHT-OF-WAY, ACCORDING TO THAT MAP OF PLAT THEREOF RECORDED IN VOLUME 3, PAGE 58, AND AMENDED IN VOLUME 3, PAGE 61, OF THE PLAT RECORDS OF POLK COUNTY.

WASHBURN & COMPANY

**LAND SURVEYORS**  
Residential, Commercial, Construction,  
Industrial, Auto Surveys, Food Certificates  
February 17, 2022  
Book: 311  
Page: 2  
File: 23110004 LCI COMPANIES  
Firm No: 10104102  
washburnsurvey@gmail.com