



## Texas Department of Housing and Community Affairs

### Governing Board

### Board Action Request

**File #:** 993

**Agenda Date:** 5/8/2025

**Agenda #:**

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Buena Vida Supportive Housing (HTC #24196)

#### **RECOMMENDED ACTION**

**WHEREAS**, Buena Vida Supportive Housing (the Development) received an award of 9% Housing Tax Credits (HTCs) and an award of State Housing Tax Credits in 2024 for the new construction of 50 units for supportive housing in Brownsville, Cameron County;

**WHEREAS**, BHOC VDC SH, LP (the Development Owner or Owner) requests approval to decrease the size of the Development site from 2.13 acres identified at Application to 1.98 acres, due to a right of way dedication of 0.15-acre to the City of Brownsville, which results in a 7.58% increase in residential density from approximately 23.47 units per acre to 25.25 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 amendment of the Application for Buena Vida Supportive Housing 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**

Buena Vida Supportive Housing received an award of 9% Housing Tax Credits and State Housing Tax Credits in 2024 for the new construction of 50 units for supportive housing in Brownsville, Cameron County. In a letter dated March 12, 2025, Carla Mancha, the representative for the Owner, requested approval for a material amendment to the Application.

The amendment is for a 7.58% increase in the residential density, from approximately 23.47

units per acres to 25.25 units per acre. 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). The change is a result of a decrease in the Development site acreage from 2.13 to 1.98 acres, a reduction of 0.15 acre. The Owner's representative explained that the acreage represented in the Application included 0.15-acre that is to be dedicated for a right of way to the City of Brownsville (the City) in order to build the Development.

The Owner explained that the right of way encroachment was disclosed in the original Application, but the exact acreage could not be calculated until the plat had been reviewed by the City of Brownsville Engineering Department, Brownsville Public Utilities Board, and other parties. Based on their review and subsequent surveying activities, they are now able to determine the exact area to be dedicated to the City.

Staff has reviewed the original Application against this amendment request and has concluded that the change described above would not have affected the award.

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



# BROWNSVILLE HOUSING OPPORTUNITY CORPORATION

## BOARD OF DIRECTORS:

PRESIDENT: Mr. Luis E. Garduño  
VICE PRESIDENT: Mr. Jesse A. Miller  
COMMISSIONER DIRECTOR: Ms. Astrid Dominguez  
EMPLOYEE DIRECTOR: Ms. Carla Mancha  
EMPLOYEE DIRECTOR: Mr. Miguel Herrera

EXPANDING OPPORTUNITIES

March 12, 2025

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

**RE: Request for material amendment to Application #24196 (the “Application”) – Buena Vida Supportive Housing (the “Project”)**

Dear Mr. Banuelos,

There is an encroachment of Right-of-Way into the property boundary at the Buena Vida Supportive Housing development. Once this ROW is dedicated by plat to the City of Brownsville, the resultant acreage adjustment will increase the residential density above the 5% threshold where Board approval is required. Hence, BHOC VDC SH, LP respectfully submits the following request for material amendment.

### **Background**

The apparent ROW encroachment was disclosed on the original Project Application, although, the exact acreage could not be calculated until the plat had been reviewed by the City of Brownsville Engineering Department, Brownsville Public Utilities Board, and other parties. Based on their review and subsequent surveying activities we are now able to determine the exact area to be dedicated to the City.

The original tract acreage reported was 2.13 acres. The revised net acreage will be 1.98 acres. This reduction increases the density of the 50 units on the tract from 23.47 dua to 25.25 dua, an increase of 7.6%.

### **Request**

Zoning of the site remains Traditional Neighborhood Mixed Use (TN-MU) allowing up to 36 dua. Therefore, BHOC VDC SH, LP hereby requests Board approval for the increased density of the Project.

Should you have any questions, please feel free to reach out to me via email [cmancha@hacb.us](mailto:cmancha@hacb.us) or (956)214-1530. Thank you for your consideration.

**Brownsville Housing Opportunity Corporation**

2606 Boca Chica Blvd, Brownsville, Texas 78521 • Tel: 956 541 8315 • [www.hacb.us](http://www.hacb.us)

Sincerely,



Carla Mancha  
Authorized Signatory for the General Partner  
The Brownsville Housing Opportunity Corporation

CC: Daniel Hendren, Development Manager  
VERSA Development, LLC  
[DanielH@VERSADevCo.com](mailto:DanielH@VERSADevCo.com)

L MARTIN VEGA, PLAT ADMINISTRATOR OF THE PLANNING AND REDEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF BROWNSVILLE, TEXAS, DO HEREBY DECLARE THAT SAID DEPARTMENT HAS APPROVED THIS VERSION OF THE FINAL PLAT OF "BUENA VIDA SUBDIVISION" WITH SAID PLAT CONSISTING OF TOTAL OF 2 SHEETS OF WHICH THIS SHEET NO. 2 AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFORESAIDED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID

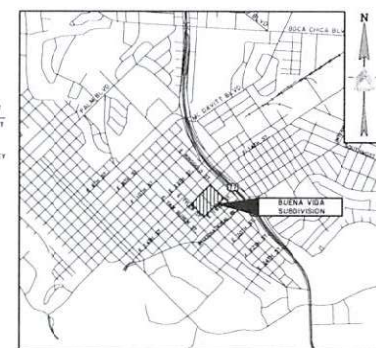
WARTIN VESA  
[OWNER AND FLAT ADMINISTRATOR]

#### RECORDS INFORMATION

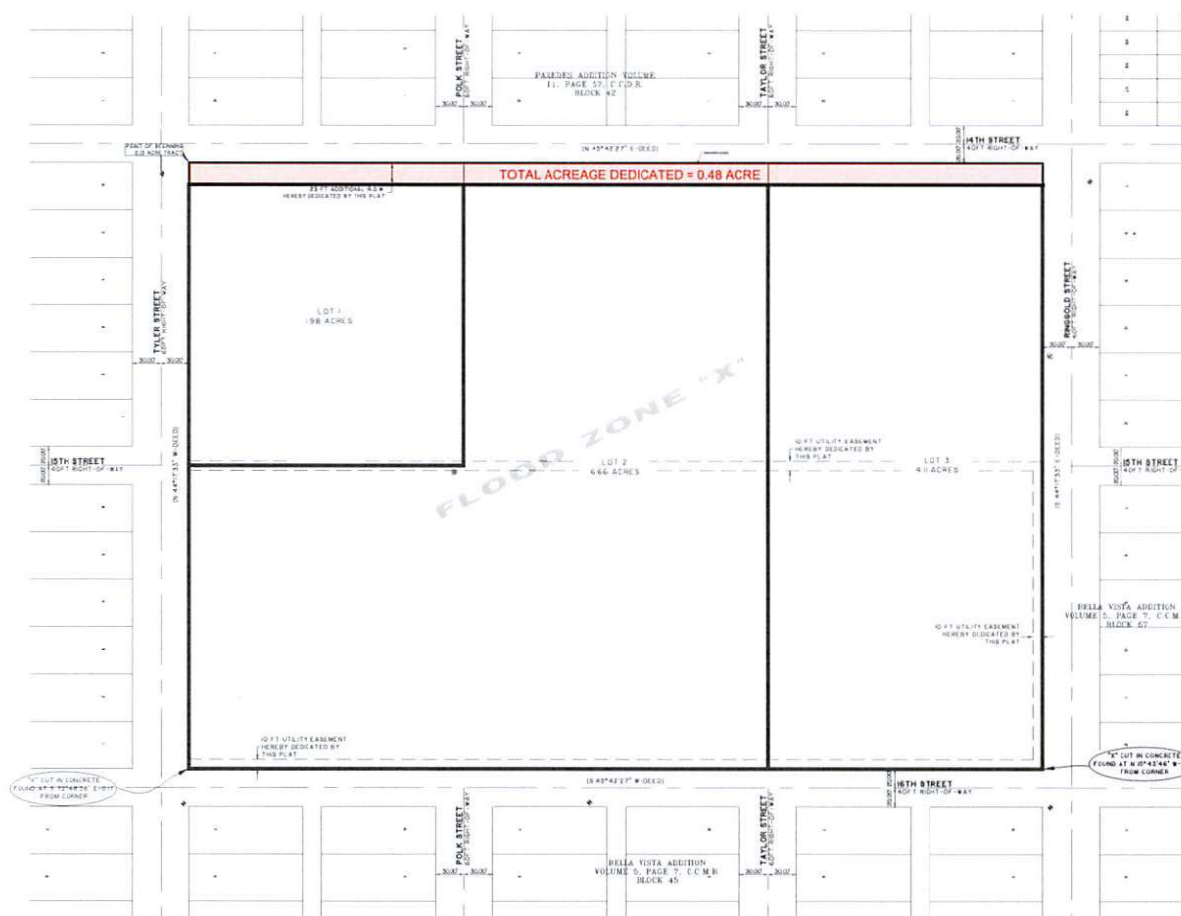
THE STATE OF TEXAS  
COUNTY OF CAMERON

I, SYLVIA GARZA-PEÑEZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_ TO \_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_.

BY \_\_\_\_\_ DEPUTY



VICINITY MAP  
SCALE: 1" = 2000'



LEGEND

-  MAGNETIC NAIL SET
-  MAGNETIC NAIL FOUND
-  CONCRETE FOUNDMENT SET
-  1/2" IRON PIN WITH YELLOW PLASTIC CAP
-  STAPLER "MAGNETIC NPLS 204" SET
-  1/2" IRON PIN FOUND
-  UTILITY EASEMENT
-  R.O.W. RIGHT OF WAY
-  VOL. VOLUME
-  PG. PAGE
-  C.C.O.R. CAMERA COUNTY OFFICE RECORDS
-  C.C.M.R. CAMERA COUNTY MAP RECORDS
-  C.C.D.R. CAMERA COUNTY DEED RECORDS
-  CENTERLINE
-  FT. FEET
-  AC. ACRES
-  EASEMT. EASEMENT
-  N.A.E. NO-ACCESS EASEMENT
-  N.F.U.E. NO-FENCED UTILITY EASEMENT
-  CAB. CABLE
-  MH. MANHOLE



GRAPHIC SCALE

( IN FEET )  
1 inch = 60 feet

F-XXXX  
3 LOTS - SUBDIVISION

FINAL PLAT OF  
BUENA VIDA SUBDIVISION

PREPARED FOR:  
BHOC VDC, LP  
NOVEMEER 2024



AMBIOTEC  
CIVIL ENGINEERING GROUP, INC.

3420 Farwood Lane Road  
Brownsville, Texas 78526

TELEPHONE No. 5-4126  
TELEX No. 10005500

Fax (936) 542-9299  
(936) 542-8551

DRAWN BY JHERNADEZ

JOB NO. 3775 SHEET 2 OF 2