



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1582

Agenda Date: 9/3/2026

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Melody Grove II (HTC #25204)

RECOMMENDED ACTION

WHEREAS, Melody Grove II (Development) received an award of 9% Housing Tax Credits (HTCs) in 2025 for the reconstruction of 70 multifamily units for the general population in Waco, McLennan County;

WHEREAS, Melody Grove Development 2, LP (Development Owner or Owner) requests approval for a significant modification of the site plan, a reduction of 7.15% in the net rentable area, and a significant modification of the architectural design, including a reduction from 22 residential buildings to eight residential buildings;

WHEREAS, Board approval is required for a significant modification of the site plan, a reduction of 3% or more in the square footage of the units, and a significant modification of the architectural design of the Development as directed in Tex. Gov't Code §2306.6712(d)(1), (4), and (5), and in 10 TAC §10.405(a)(4)(A), (D), and (E), and the Owner has complied with the amendment requirements therein;

WHEREAS, Board approval of this amendment does not constitute a waiver of any of the rules or statutes applicable to the 2025 HTC Application, including but not limited to the accessibility requirements stated in Chapter 1, Subchapter B and the visitability requirements in 10 TAC §11.101; and

WHEREAS, the requested changes do not negatively affect the Development, impact the viability of the transaction, impact the scoring of the Application, or impact the HTC award;

NOW, therefore, it is hereby

RESOLVED, that the requested material amendment to the Housing Tax Credit Application for Melody Grove II 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 foregoing.

BACKGROUND

Melody Grove II was approved for a 9% HTC award in 2025 for the reconstruction of 70 units, of

which all are designated as low-income units, of multifamily housing for the general population in Waco, McLennan County. In a letter received July 28, 2026, Micah Strange, the representative for the Owner, requested approval for a material amendment to the Application for a significant modification of the site plan, a significant modification of the architectural design, a reduction of the net rentable area, and a slight increase in the Common Area.

The significant modifications of the site plan and architectural design include the reduction from 22 residential buildings to eight residential buildings, changes to the unit sizes resulting in a decrease to the net rentable area of 6,500 square feet or 7.15%, going from 90,866 square feet in the original Application to 84,366 square feet, but no changes to the set-asides or unit mix, and conversion of the accessible units from townhouse units to flats. This modification eliminates the need for chair lifts within the townhome units, improving accessibility, safety, and long-term maintenance considerations. The project will contain eight buildings, consisting of three primary building types. The revised unit sizes exceed the minimum sizes outlined in the selection criteria. Additionally, the changes to the architectural design of the Development include a slight increase to the Common Area, from 6,196 square feet at Application to 6,481 square feet.

The Owner indicated that the reason for the request to modify the site plan and architectural design was the result of continued design development, coordination with the local housing authority, and efforts to improve constructability, and cost efficiency. The Owner also stated that the continued volatility of construction costs and equity markets were not foreseen at the time of application. The Owner also indicated that these changes are necessary to address potential Fair Housing and Equal Opportunity concerns associated with the original design of this townhome style development. By eliminating stand-alone buildings, some of which were designated for accessible units, the revised plan integrates these units within the primary residential buildings. This approach promotes a more uniform distribution of accessible units throughout the Development, and avoids the appearance or risk of segregation of residents based on accessibility needs.

Staff reviewed the original Application and scoring documentation against this amendment request and has concluded that none of the changes would have affected the scoring or selection of the Application in the competitive round. The Owner indicated that these changes would allow the Development to move forward without changes to the costs projected in the original Application.

Staff recommends approval of the Application amendment as presented herein.



Rosalio Banelos
Director of Multifamily Asset Management
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.3357

RE: 25204 Melody Grove II

Request for Amendment Approving Changes to Site Plan and Unit Configuration
Modifications

Dear Mr. Banelos,

Melody Grove Development 2, LP, the Applicant, respectfully requests approval of an amendment to the original site plan and unit configurations. These changes are the result of continued design development, coordination with the local housing authority, and efforts to improve constructability, cost efficiency, and fair housing considerations while maintaining full compliance with TDHCA program requirements, including threshold criteria and all originally elected scoring criteria.

As part of this revision, the development team is eliminating fourteen (14) previously proposed stand-alone residential buildings (Building Types B3, B4, and B5). The project will instead contain 8 buildings, consisting of three (3) primary building types (Types A, B, and C). This modification is necessary as it significantly simplifies the construction approach, improves overall site efficiency, and reduces development complexity, which is particularly important in the current cost environment. Additionally, the design for the Activity Center is being simplified. The current square footage of the Activity Center is 6,196 and the new square footage will be 6,481, a slight increase. The simplification in design will help offset costs as well as add more usable square footage.

In addition, these changes are necessary to address potential Fair Housing and Equal Opportunity (FHEO) concerns associated with the original design of this townhome style development. By eliminating stand-alone buildings, some of which were designated for accessible (ACC) units, the revised plan integrates these units within the primary residential buildings. This approach promotes a more uniform distribution of accessible units throughout the development and avoids the appearance or risk of segregation of residents based on accessibility needs.

The relocation of accessible units into the primary building footprints, and overall redesign of the site plan, required adjustments to the unit layouts. As a result, the total net rentable square footage has been reduced from 90,866 square feet to 84,366 square feet, representing an approximate 7% decrease. These reductions were carefully implemented to ensure that all units remain functional, marketable, and fully compliant with TDHCA program requirements and the unit sizes exceed the minimum sizes outlined in the selection criteria by at least 20% (See exhibit A for a unit by unit comparison to minimum unit size.)

Further, following coordination with the Waco Housing Authority and input from prospective resident needs, the Applicant has redesigned the accessible units to be located exclusively on the ground floor as single-level flats. This modification eliminates the need for chair lifts within the townhome units, improving accessibility, safety, and long-term maintenance considerations. Each accessible unit will have a corresponding non-accessible unit directly above with a similar layout, maintaining architectural consistency across the buildings.

Importantly, these changes do not impact on the overall unit count, unit mix, or the development's ability to serve the intended population. All other programmatic requirements, including accessibility standards, amenities, and design criteria, will continue to be met in accordance with TDHCA and applicable federal requirements. These changes will allow the development to move forward without changes to the costs projected in the original application.

The continued volatility of construction costs and equity markets were not foreseen at the time of application. The Applicant believes the modifications in this amendment request result in a more efficient, equitable, and financially feasible development and respectfully requests TDHCA's approval of this amendment.

Sincerely,

Micah Strange, President

Housing Solutions Alliance

Special Limited Partner to the Applicant



Exhibit A

The table below shows the proposed square footage of all units, and the percentage by each unit type's square footage exceeds the minimum requirement per the 2025 QAP's selection criteria.

Unit Label	Sq. Ft. Per Unit	% above selection criteria min sqft	Total # of Units
2BR/2Ba Townhouse	1,082	27%	30
2BR/2Ba Flat	1,069	26%	3
2BR/2Ba Flat-Acc/VHI	1,077	27%	3
2BR Weighted Aveage Sqft	1,081	27%	
Unit Label	Sq. Ft. Per Unit	% above selection criteria min sqft	Total # of Units
3BR/2Bath Townhouse	1,267	21%	20
3BR/2Bath Flat	1,254	19%	3
3BR/2 Bath Flat-Accessible/VHI	1,254	19%	3
3BR Weighted Aveage Sqft	1,264	20%	
Unit Label	Sq. Ft. Per Unit	% above selection criteria min sqft	Total # of Units
4BR/3 Bath Townhouse	1,506	20%	4
4BR/3 Bath Flat	1,645	32%	2
4BR/3 Bath Flat-Accessible/VHI	1,645	32%	2
4BR Weighted Aveage Sqft	1,576	26%	

MELODY GROVE, PHASE II

Calumet Ave.
Waco, Texas
70 FAMILY UNITS
TDHCA NO. # 24188

PROJECT ASSOCIATES

OWNER

MELODY GROVE DEVELOPMENT II, LP
4400 COBBS DRIVE
WACO, TEXAS 76703

SPONSOR

WACO HOUSING OPPORTUNITIES CORPORATION
4400 COBBS DRIVE
WACO, TEXAS 76703

DEVELOPER

HSA, LLC
330 MARSHALL STREET, SUITE 900
SHREVEPORT, LA 71101

ARCHITECT

SGB ARCHITECTS, LLC
1935 AIRLINE DRIVE, SUITE 200
BOSSIER CITY, LA 71112



AERIAL LOCATION MAP

INDEX OF DRAWINGS

A0.0 COVER SHEET

ARCHITECTURAL:

A1.0 SITE PLAN
A1.1 ENLARGED SITE PLAN
A1.2 ENLARGED SITE PLAN
A1.3 EXISTING/DEMOLITION SITE PLAN

A3.0 UNIT PLANS & UNIT EXTERIOR ELEVATIONS - 2BR/2BA - TOWNHOUSE
A3.1 UNIT PLANS & UNIT EXTERIOR ELEVATIONS - 2BR/2BA - FLAT - 1st & 2nd FLOOR
A3.2 UNIT PLANS & EXTERIOR ELEVATIONS - 3BR/2BA - TOWNHOUSE
A3.3 UNIT PLANS & EXTERIOR ELEVATIONS - 3BR/2BA - FLAT - 1st & 2nd FLOOR
A3.4 UNIT PLANS & EXTERIOR ELEVATIONS - 4BR/3BA - TOWNHOUSE
A3.5 UNIT PLANS & EXTERIOR ELEVATIONS - 4BR/4BA - FLAT - 1st & 2nd FLOOR

A4.0 BUILDING FLOOR PLAN - TYPE A
A4.1 BUILDING FLOOR PLAN - TYPE B
A4.2 BUILDING FLOOR PLAN - TYPE C

A5.0 EXTERIOR ELEVATIONS - BLDG. TYPE A
A5.1 EXTERIOR ELEVATIONS - BLDG. TYPE B
A5.2 EXTERIOR ELEVATIONS - BLDG. TYPE C

A6.0 FLOOR PLAN & TABULATION TABLE - ACTIVITY CENTER
A6.1 EXTERIOR ELEVATIONS - ACTIVITY CENTER

A7.0 UNIT BLDG. SECTIONS
A7.1 UNIT BLDG. SECTIONS

MELODY GROVE - PHASE 2										Revised 5/14/2026										edited 6/24/2026									
UNIT QUANTITY by TYPE & BUILDING										NRA BUILDING AREA										NON NRA BUILDING AREA									
UNIT TYPE	Type A	x 3 Type A's	Type B	x 3 Type B's	Type C	x 2 Type C's	Total Units/Type	1st Flr	2nd Flr	NRA/Unit	NRA/Unit Type	Front Porch	Back Porch	Stair Stoop	Stair (unconditioned/vented)	Total/Unit	Total/Unit Type	Unit Type	Total Unit Type	Spaces/Unit Type	Total	Parking Provided	Spaces	Accessible	Van	Total	Required Accessible		
2BR/2 Bath Townhouse	4	12	4	12	3	6	30	790	292	1082	32,460	61	28			89	2,670	2BR	36	2	72								
2BR/2bath Flat	1	3					3			1069	3,207	64		18		111	579	3BR	26	2.2	58								
2BR/2bath Flat-Accessible/VHI	1	3					3	1077		1077	3,231	64	37			101	303	4Br	8	2.2	18								
Sub-Total 2BR							36											Activity Center	1		19								
																		TOTAL			167								
3BR/2bath Townhouse	3	9	3	9	1	2	20	793	474	1267	25,340	61	28			89	1,780	Parking Provided	154	11	2	167							
3BR/2bath Flat			1	3			3			1254	3,762	80	35	18		119	756												
3BR/2 Bath Flat-Accessible/VHI			1	3			3	1254		1254	3,762	80	62			142	426	Required Accessible			11	2	13						
Sub-Total 3BR							26																						
4BR/3 Bath Townhouse					2	4	4	793	713	1506	6,024	61	28			89	356												
4BR/3 Bath Flat					1	2	2		1645	1645	3,290	138	25			122	570												
4BR/3 Bath Flat-Accessible/VHI					1	2	2	1645		1645	3,290	139	44			183	366												
Sub-Total 4BR							8																						
Total Units/Bldg	9	27	9	27	8	16	70				84,366						7,806												
COMMON AREA (Activity Center)											6,481																		

*REVISIONS
date (items)

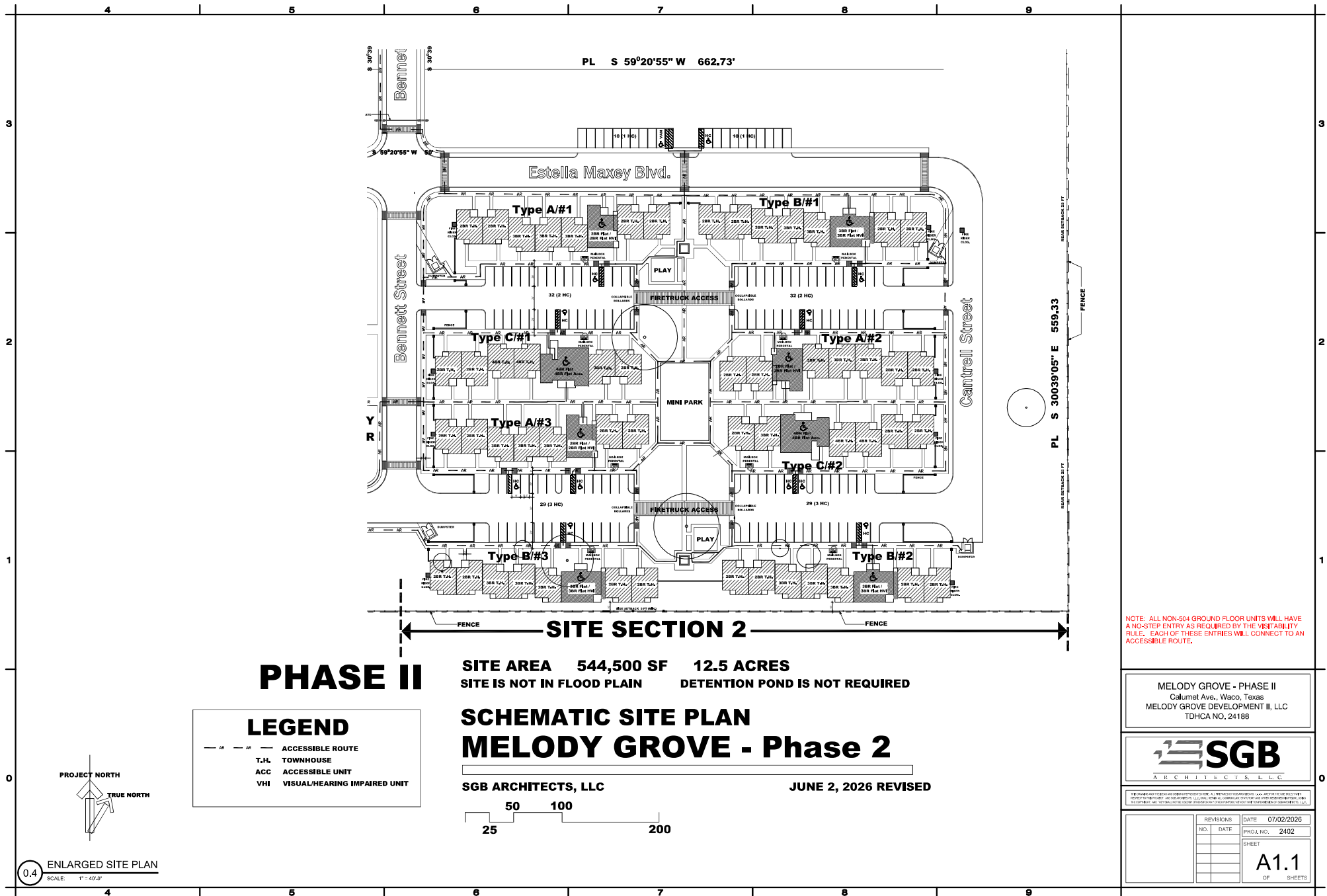
SGB
ARCHITECTS, LLC

MELODY GROVE - PHASE II
Calumet Ave., Waco, Texas
MELODY GROVE DEVELOPMENT II, LLC
TDHCA NO. 24188

PROJ. #: 2402

07/02/2026

A0.0



PHASE II

SITE AREA 544,500 SF 12.5 ACRES
SITE IS NOT IN FLOOD PLAIN DETENTION POND IS NOT REQUIRED

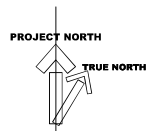
SCHEMATIC SITE PLAN MELODY GROVE - Phase 2

SGB ARCHITECTS, LLC

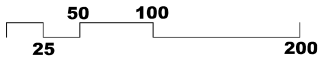
JUNE 2, 2026 REVISED

LEGEND

- AR — ACCESSIBLE ROUTE
- T.H. TOWNHOUSE
- ACC ACCESSIBLE UNIT
- VHI VISUAL/HEARING IMPAIRED UNIT



0.4 ENLARGED SITE PLAN
SCALE: 1" = 40'-0"



NOTE: ALL NON-504 GROUND FLOOR UNITS WILL HAVE A NO-STEP ENTRY AS REQUIRED BY THE VISIBILITY RULE. EACH OF THESE ENTRIES WILL CONNECT TO AN ACCESSIBLE ROUTE.

MELODY GROVE - PHASE II
Calumet Ave., Waco, Texas
MELODY GROVE DEVELOPMENT II, LLC
TDHCA NO. 24188

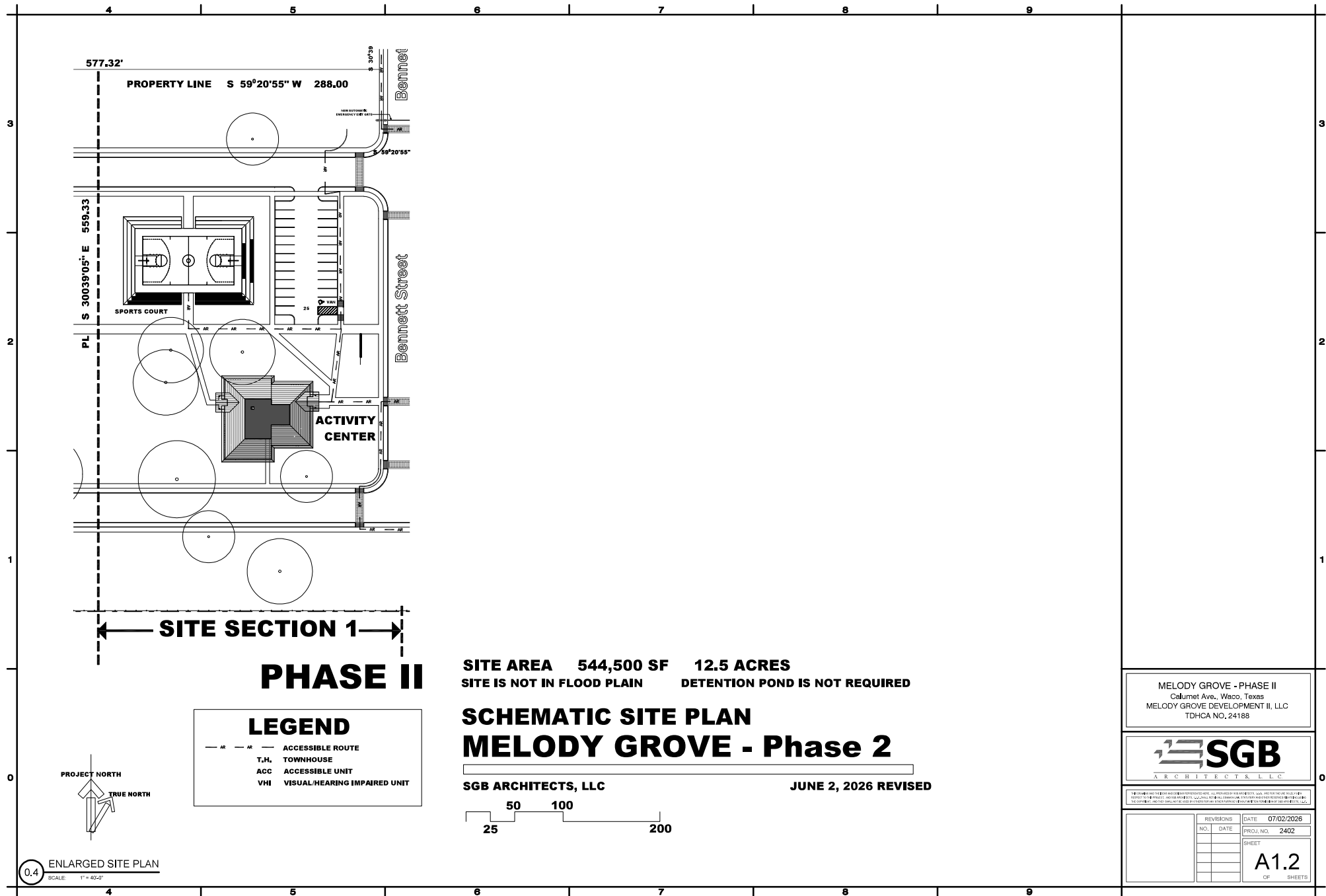


REVISIONS DATE 07/02/2026

NO.	DATE	PROJ. NO.
1		2402
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SHEET

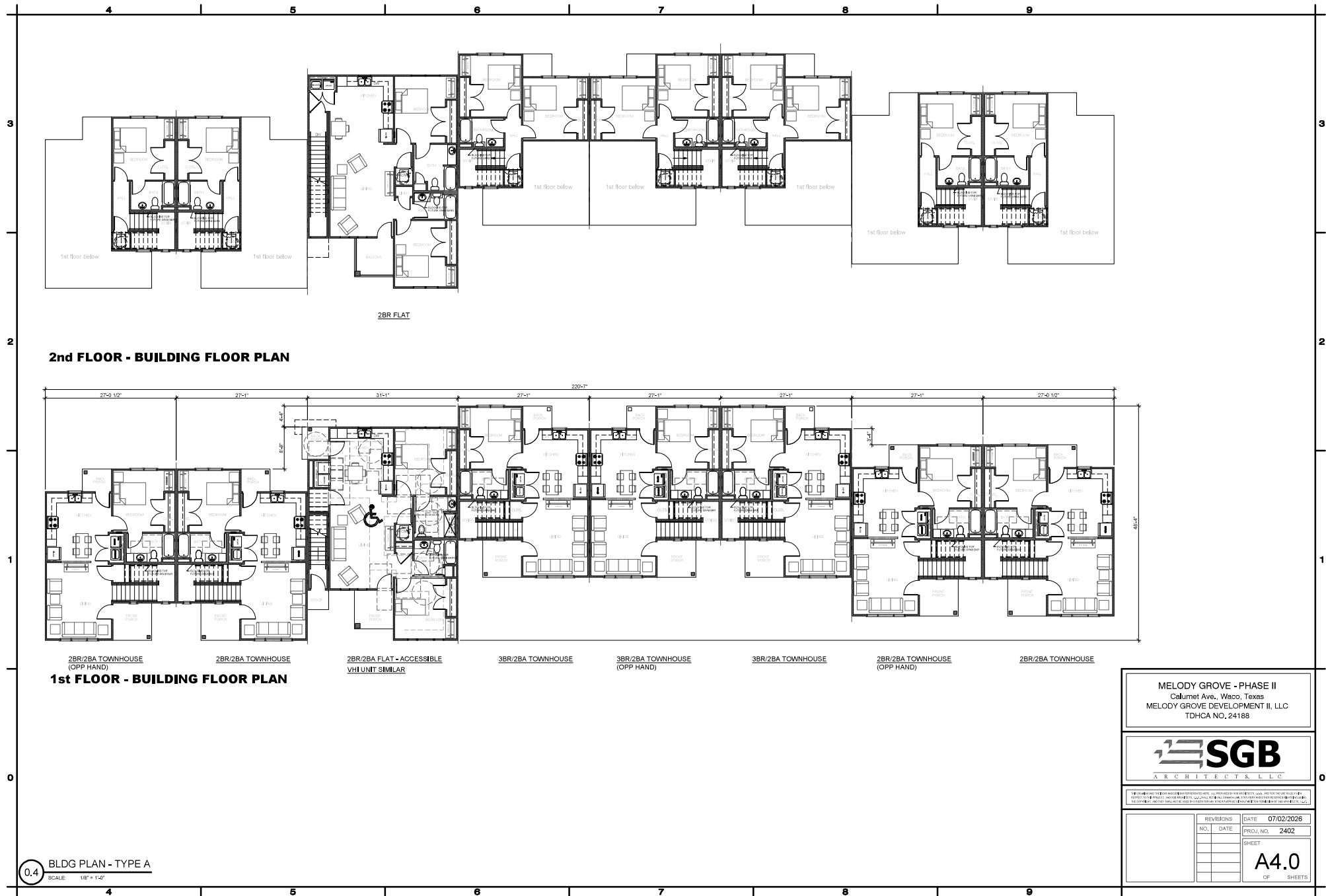
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OF SHEETS



MELODY GROVE - PHASE II
Calumet Ave., Waco, Texas
MELODY GROVE DEVELOPMENT II, LLC
TDHCA NO. 24108

SGB
ARCHITECTS, LLC

REVISIONS		DATE	07/02/2026
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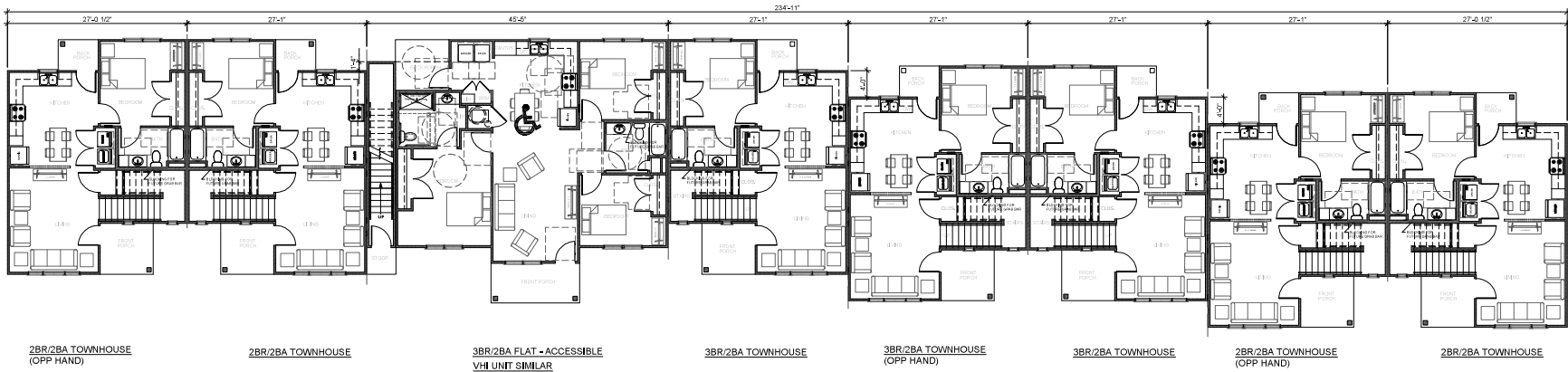
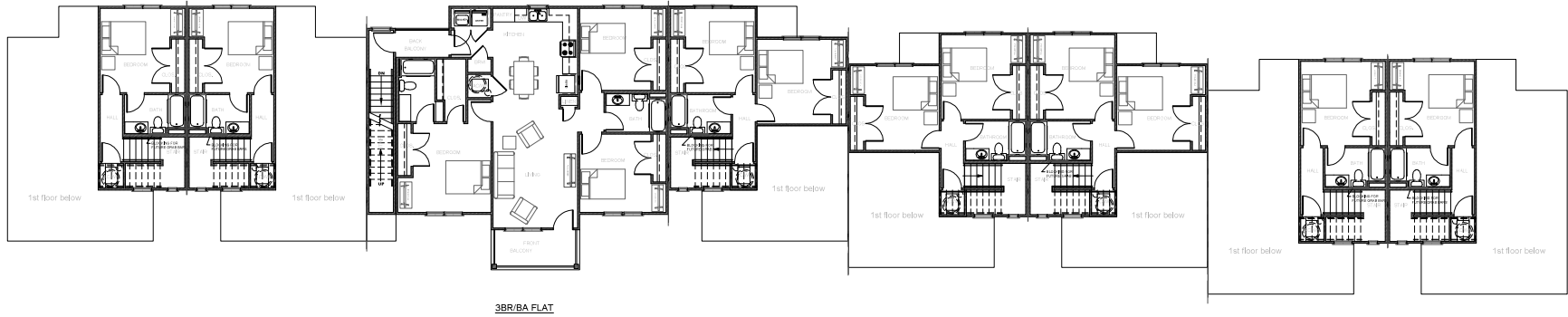
MELODY GROVE - PHASE II
 Calumet Ave., Waco, Texas
 MELODY GROVE DEVELOPMENT II, LLC
 TDHCA NO. 24188



I, the undersigned, being a duly licensed professional architect in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the plans as submitted to the Texas Department of Transportation for its review and approval.

REVISIONS		DATE	07/02/2026
NO.	DATE	PROJ. NO.	2402

A4.0
 OF SHEETS



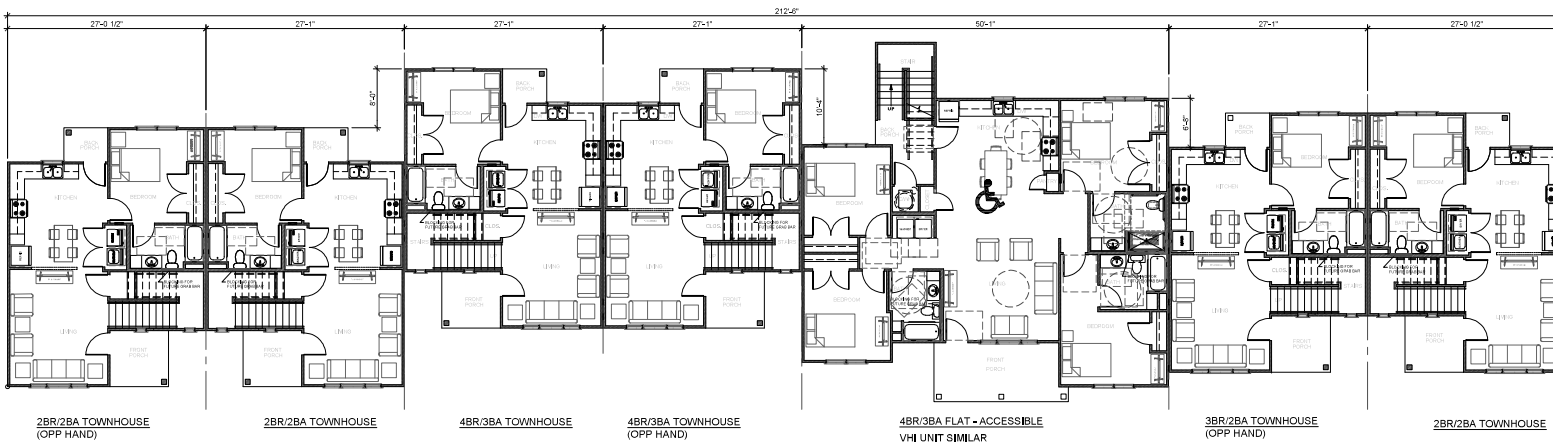
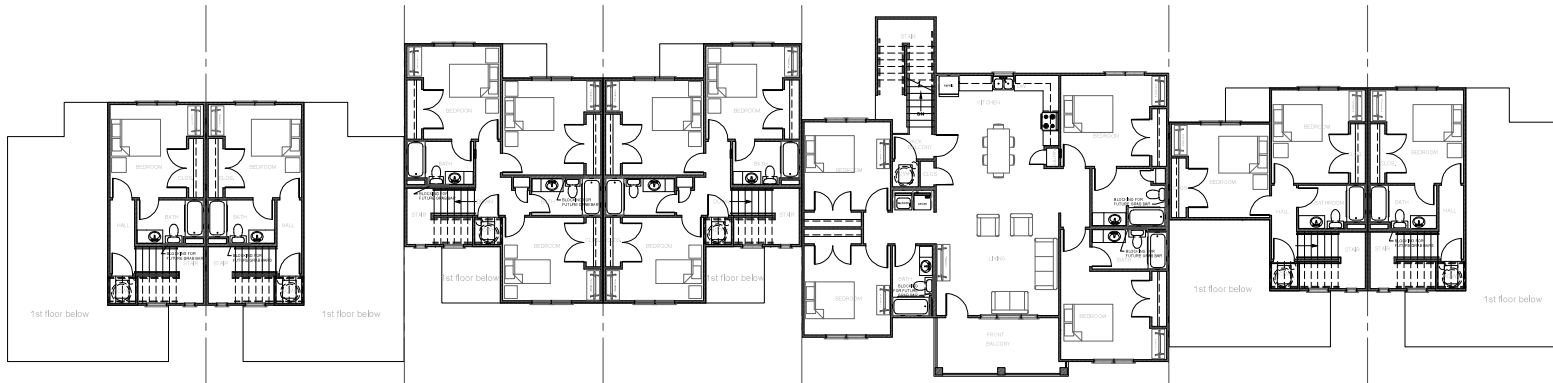
0.4 BLDG PLAN - TYPE B
SCALE: 1/8" = 1'-0"

MELODY GROVE - PHASE II
Calumet Ave., Waco, Texas
MELODY GROVE DEVELOPMENT II, LLC
TDHCA NO. 24188

SGB
ARCHITECTS, L.L.C.

REVISIONS DATE 07/02/2026
NO. DATE PROJ. NO. 2402

SHEET
A4.1
OF SHEETS



0.4 BLDG PLAN - TYPE C
SCALE: 1/8" = 1'-0"

MELODY GROVE - PHASE II
Calumet Ave., Waco, Texas
MELODY GROVE DEVELOPMENT II, LLC
TDHCA NO. 24188

SGB
ARCHITECTS, L.L.C.

THIS DOCUMENT IS THE PROPERTY OF SGB ARCHITECTS, L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SGB ARCHITECTS, L.L.C.

REVISIONS		DATE	07/02/2026
NO.	DATE	PROJ. NO.	2402

A4.2
OF SHEETS



REAR ELEVATION

FRONT ELEVATION

MELODY GROVE - PHASE II
Calumet Ave., Waco, Texas
MELODY GROVE DEVELOPMENT II, LLC
TDHCA NO. 24188



REVISIONS DATE 07/02/2026

NO. DATE PROJ. NO. 2402

SHEET

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OF SHEETS

EXTERIOR ELEVATIONS - BLDG. TYPE B

SCALE: 1/8" = 1'-0"

NOTE: 100% FIBER CEMENT SIDING AND TRIM.

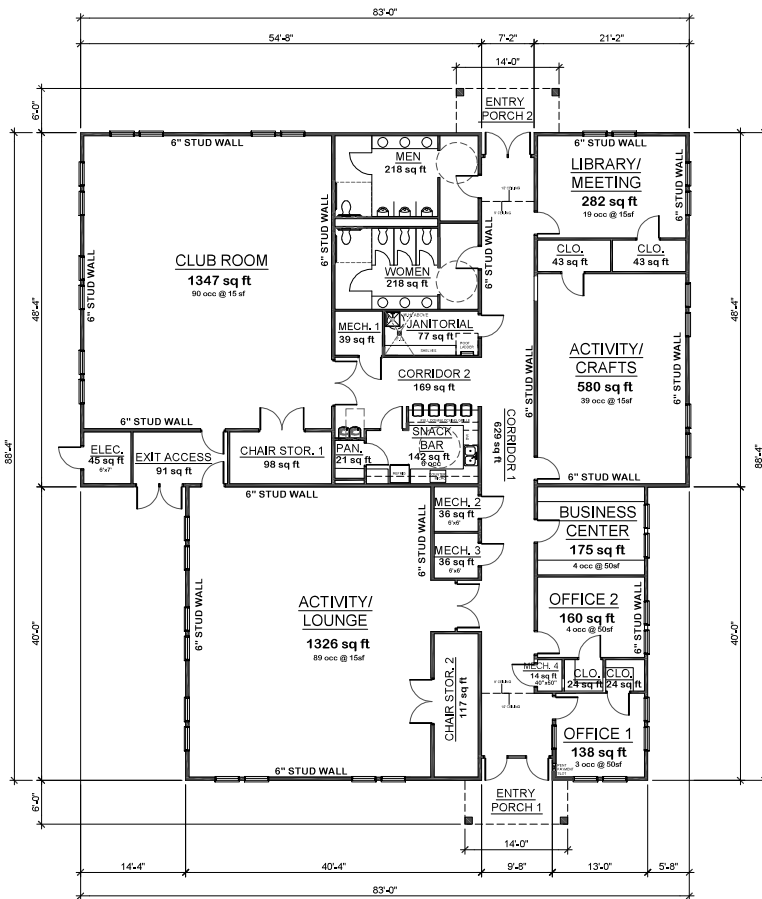


0.4 EXTERIOR ELEVATIONS - BLDG. TYPE C
 SCALE: 1/8" = 1'-0"

MELODY GROVE - PHASE II
 Calumet Ave., Waco, Texas
 MELODY GROVE DEVELOPMENT II, LLC
 TDHCA NO. 24188

REVISIONS
 NO. DATE
 PROJ. NO. 2402
 SHEET
A5.2
 OF SHEETS

DATE 07/02/2026



MELODY GROVE - PHASE 2

ACTIVITY CENTER		
USE	QUAN.	NET AREAS
Residents		
Business Center	1	175
Activity/Crafts	1	580
Library/Meeting	1	282
Clubroom	1	1347
Activity/Lounge	1	1326
Snack Bar & Pantry	1	163
Corridor 1, Corridor 2, Exit Acces	3	889
Restrooms	2	436
TOTAL NET AREA - RESIDENTS		5198
Staff		
Office 1	1	138
Office 2	1	169
Chair Storage	2	215
Closets	4	134
Janitorial	1	77
Mechanical	4	125
Electrical	1	45
TOTAL NET AREA - STAFF		903
TOTAL NET AREAS		6101
TOTAL ENCLOSED AREA		6481
Entry Porches	2	218

MELODY GROVE - PHASE II
Calumet Ave., Waco, Texas
MELODY GROVE DEVELOPMENT II, LLC
TDHCA NO. 24188

SGB
ARCHITECTS, L.L.C.

1. MELODY GROVE DEVELOPMENT II, LLC, PREPARED BY SGB ARCHITECTS, L.L.C., AND HAS BEEN REVIEWED BY THE TEXAS DEPARTMENT OF COMMUNITY DEVELOPMENT (TDHCA) FOR COMPLIANCE WITH THE TEXAS HOUSING ACT. THE COMPLETION OF THIS PROJECT IS SUBJECT TO THE APPROVAL OF THE TDHCA.

REVISIONS DATE 07/02/2026
NO. DATE PROJ. NO. 2402

SHEET

A6.0
OF SHEETS

PLAN - ACTIVITY CENTER

SCALE: 1/8" = 1'-0"

SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION	
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Unit types should be entered from smallest to largest based on "# of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq. Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns T through AD.

Building Configuration (Check all that apply):	☒ Single Family Construction	☐ SRO	☐ Transitional (per §42(i)(3)(B))	☐ Duplex
	☐ Scattered Site	☐ Fourplex	☒ > 4 Units Per Building	☒ Townhome

Development will have:		Fire Sprinklers		Elevators		# of Elevators		Wt. Capacity
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	Free	Paid		Free	Paid	
Number of Parking Spaces(consistent with Architectural Drawings):			Shed or Flat Roof Carport Spaces			Detached Garage Spaces
			Attached Garage Spaces	167		Uncovered Spaces
			Structured Parking Garage Spaces			

****If a waiver or variance of local code parking requirements has been requested, then evidence to that effect is submitted behind this tab.****

Floor Composition/Wall Height:		% Carpet/Vinyl/Resilient Flooring	8ft	Ceiling Height
		% Ceramic Tile	8ft	Upper Floor(s) Ceiling Height (Townhome Only)
		% Other	Describe:	

DO NOT distinguish the HC or AV Units from other Units that are the same size/floor plan.

				Building Type	A	B	C								Total # of Residential Buildings	
				Number of Stories	2	2	2									
Unit Type				Number of Buildings	3	3	2								8	
Unit Label	# of Bed- rooms	# of Baths	Sq. Ft. Per Unit		Number of Units Per Building										Total # of Units	Total Sq. Ft for Unit Type
2BR/2Ba Townhouse	2	2	1,082		4	4	3								30	32,460
2BR/2Ba Flat	2	2	1,069		1										3	3,207
2BR/2Ba Flat-Acc/VHI	2	2	1,077		1										3	3,231
															-	-
3BR/2Bath Townhouse	3	2	1,267		3	3	1								20	25,340
3BR/2Bath Flat	3	2	1,254			1									3	3,762
3BR/2 Bath Flat-Accessible/VHI	3	2	1,254			1									3	3,762
															-	-
4BR/3 Bath Townhouse	4	3	1,506				2								4	6,024
4BR/3 Bath Flat	4	3	1,645				1								2	3,290
4BR/3 Bath Flat-Accessible/VHI	4	3	1,645				1								2	3,290
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Net Rentable Square Footage from Rent Schedule: 84,366

Common Area Square Footage (MUST be consistent with Architectural Drawings. Include description of common area spaces in the box below for purposes of comparison at Cost Certification):

Activity Center -- See Drawing Sheet A6.0

Note: 10 TAC §11.9(e)(2) allows 75 square feet of Common Area per unit to be added to NRA for scoring only if the Development is Supportive Housing and only if at least 50 square feet of each 75 square feet of the Common Area added is conditioned space.

The additional square footage allowed for Supportive Housing per 11.9(e)(2) is: -

Use this number to calculate points for **Supportive Housing** under 11.9(e)(2) only if the conditions are met for the number above: **84,366**

If a revised form is submitted, date of submission:	4/29/2025
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