



Texas Department of Housing and Community Affairs 2023 Competitive 9% Housing Tax Credit Program Preliminary Tiebreaker Log

The log is organized by region and subregion, except for the At-Risk and USDA Set-Asides. Applications are listed in numerical order. The purpose of this log is to inform applicants of the Department’s preliminary determinations regarding the tie-breaker established in 10 TAC §11.7(2), and to allow applicants the opportunity to engage with staff regarding the information presented in it. The log is published for informational use only, and does not represent a conclusion or judgment by TDHCA, its staff, or Board. The information presented in this log is preliminary in nature and subject to change, and those reviewing the log are advised to use caution in reaching any definitive conclusions based on this information alone. Applicants are encouraged to review 10 TAC §11.1(b) concerning Due Diligence and Applicant Responsibility. Applicants that identify an error in the log should contact Colin Nickells at colin.nickells@tdhca.state.tx.us as soon as possible.

Version Date: March 6, 2023

Development Name	Nearest Development (10 TAC §11.7(2))	Distance (Miles)	Distance (Feet)
At-Risk			
23054 Buckingham Gardens	Huntington at College Station	17.92940167	94667.27316
23055 Northway Landing	Pine Lake Estates	4.042172225	21342.67664
23057 Martindale Apartments	Reserves at San Marcos	5.849957108	30887.78408
23072 Anacua Village	El Rosario Homes	0.738923821	3901.519107
23079 Boyd South Apartments	Avondale Apartments	11.77792328	62187.45612
23080 Melody Grove	Paige Estates	2.501053573	13205.56738
23081 Cleveland Square Apartments	Southwood Apts	11.83136325	62469.61929
23089 Candlewood Village	The Cottages at Main	12.5952867	66503.13646
23090 Country Villa	Chula Vista	24.48909995	129302.4919
23102 Navasota Manor	Huntington at College Station	18.01558792	95122.33669
23104 West Family Apartments	Trendwood Apartments	14.72332164	77739.16481
23105 West Columbia Manor	McKinney Manor Apartments	7.723622652	40780.74152
23138 FishPond at Buena Vista	Granada Apartments	1.451931088	7666.198763
23181 Eden Heights Apartments	Balcones Haus Apartments	3.422258473	18069.53091
23188 Red Oak Grove I and II	Reserve at Palestine	3.774801667	19930.9596
23189 Frontier Villas I and II	HATT Scattered Sites	17.87471565	94378.53083
23190 Piney Woods Estates I, II, III, IV	Legacy Trails of Lindale	11.93662153	63025.38319
23225 Oasis Apartments	Southern View Apartments	1.593917386	8415.886673
23227 Mountain View Apartments	Skyway Gardens	1.887614318	9966.607002
Region 1/Rural			
23029 Plainview Lofts	Legacy Trails of Plainview	1.466028228	7740.631686
Region 1/Urban			
23127 Lomond Lofts	Canyons at 45 West	4.029284152	21274.62759
23137 Westwind of Amarillo	Canyons at 45 West	5.073289861	26786.97961
23178 Santa Fe Place	Stonebridge at Ironton	1.439610659	7601.146873
Region 2/Rural			
23084 Abbingtion at Gordon Lake	Pioneer Crossing for Seniors Burkburnet	10.17320937	53714.5638
23152 Pioneer Crossing	Whispering Oaks Apts	29.98838157	158338.7087
Region 2/Urban			
23094 Elsie Manor	Prairie Gardens	1.955165085	10323.27517
Region 3/Rural			
23046 Reserve at Decatur	Legacy Trails of Decatur	2.848790568	15041.61934
Region 3/Urban			
23000 7340 Kingswood Senior Living	Reserve at McAlister	6.385142495	33713.56388
23004 930 Military Parkway Living	Apple Grove Villas	2.369181339	12509.28174
23005 2910 Motley Senior Living	Estates at Shiloh	2.920116154	15418.21856
23006 8000 Walton Irving Living	Dallas Stemmons Apartments	4.78692382	25274.9664
23007 305 E Round Grove Living	Fountains of Rosemeade	7.245093826	38254.10846
23014 Babers Manor	Prince Hall Gardens Apartments	0.737501685	3894.010225
23042 Reserve at Basswood	Mercantile Apartments	3.30787375	17465.57936
23064 Lofts at Redwood	Hammack Creek Apts	2.315458495	12225.62503
23100 Cabana Design District	City Walk at Akard	0.720187602	3802.591839
23106 Bell Station Apartments	Provision at Patriot Place	2.484306512	13117.14286

23129 The Heights at Crowley	Palladium Oak Grove	3.045621255	16080.88571
23139 Town East Trails	Estates at Shiloh	3.896602601	20574.06876
23151 The Reserves at Cottonwood Creek	Mill Stone Apts	1.465885541	7739.878297
23228 Sherry Pointe	Timber Oaks Apartments	1.82864716	9655.260299
23229 Autumn Parc	Kestrel on Cooper	1.370791933	7237.783875

Region 4/Rural			
23043 Reserve at Nevills	Lakeside Apartments	4.377834874	23114.97603
23075 Blue Buckle Lofts	Pine Haven Apartments	1.550852691	8188.505002
23180 Mt. Pleasant Crossing	Lakeside Apartments	3.537557964	18678.31243

Region 4/Urban			
23126 Amber Meadows	Alton Plaza	2.15037034	11353.95927

Region 5/Rural			
23045 Reserve at Mott	The Villas at Pine Grove	0.350386474	1850.041216
23066 Ridgebrook Senior Village	Pine Lake Estates	4.053412224	21402.02385

Region 5/Urban			
23112 Abiding Grace	Place of Grace	0.450324835	2377.715938

Region 6/Rural			
23199 Amber Ridge Apartments	Lexington Square	1.273746806	6725.385432

Region 6/Urban			
23008 Park Row Katy Living	The Rushmore	3.94960986	20853.94718
23013 The Laurel at Blackhawk	Sterling Court Senior Residences	1.027981968	5427.746642
23049 Saddle Creek Village	Costa Ibiza	1.571989147	8300.105532
23059 Clear Lake Crossing	Mariposa Apartment Homes at Clear Creek	2.708197536	14299.28787
23061 Park Boulevard Lofts	Lofts at Hartsook	1.686486588	8904.652224
23068 Knoll Street Crossing	Justice Park Senior Villas	2.452166558	12947.44385
23108 Hartwood at Harrisburg	New Hope Housing at Bray's Crossing	1.800617122	9507.26165
23121 Las Brisas Redevelopment	Fulton Lofts	1.058313235	5587.895789
23149 The Upland	Hartwood at Clarblak	3.818812141	20163.33499
23156 NHH Avenue C	Scott Street Lofts	3.35319711	17704.88679
23186 West Fork Place	Deerbrook Place Apts	3.313758387	17496.65026
23209 Lost Oaks	Oak Avenue Lofts	0.012762102	67.38391936
23224 Crossroads at Gemini	The Estates at Ellington	6.540906943	34536.00045

Region 7/Rural			
23096 Settlement Estates	Riverwood Commons	0.822365885	4342.093355
23236 Maple Park Manor	Legacy Senior Residences	1.39	7326.05

Region 7/Urban			
23011 The Sasha	Housing First Oak Springs	2.806594209	14818.82248
23136 Forest North	Rutledge Spur Apartments	0.288164741	1521.510351
23155 The Roz	Armadillo Studios	2.627626341	13873.87182

Region 8/Rural			
23172 Teague Seniors	Cambridge Crossing	34.83038118	183904.4754

Region 8/Urban			
23083 Abbington at Waters Dairy	Lofts at Temple Medical District	1.615184986	8528.179639
23194 Avenue Heights	Hyde Estates	1.831768905	9671.743122

Region 9/Rural			
23220 River Rock Apartments	Residence at Ridgehill	2.472599266	13055.32858

Region 9/Urban			
23041 Rainbow Lofts	Vista at Interpark	2.048135252	10814.15782
23115 Vista at Reed	Mesa West Apartments	2.412683451	12738.97297
23160 Four25 San Pedro	Freedoms Path at Kerrville	54.36132242	287027.8803

Region 10/Rural			
23147 MillPond at Alice	Chula Vista	10.42021437	55018.75064
23168 Majestic Villas	Casa Ricardo	1.62547312	8582.501003

Region 10/Urban				
23038	Corpus Christi Lofts	Arrowsmith Apts	1.08166711	5711.20429
23166	The Victorian	Lalita Senior Living	30.029786	158557.3242

Region 11/Rural				
23027	The Landing at San Felipe	Maeghan Pointe	1.96	10369.79
23203	Casitas Palmettos	Casitas Lantana	0.291112777	1537.075987

Region 11/Urban				
23015	Avanti Legacy del Sol	Huntington at Paseo de la Resaca	3.358368266	17732.1905
23016	Avanti Legacy Monterrey	Huntington at Paseo de la Resaca	2.707549297	14295.86517
23019	Avanti Legacy Lyon	Huntington at Paseo de la Resaca	2.540737559	13415.09889
23035	Alton Gloor Lofts	Bella Terra Apartments	1.820914077	9614.429608
23036	Ruben Torres Lofts	Brownsville Lofts	1.723552763	9100.361696

Region 12/Rural				
23171	The Trails at Big Spring	Park Village Apts	1.687832913	8911.760822

Region 12/Urban				
23210	Roosevelt Lofts	Oak Trails	1.030849903	5442.889347

Region 13/Rural				
23117	Meadow View Estates	Homestead Palms	0.117855082	622.2750434
23119	Skyway Gardens II	Skyway Gardens	0.071933664	379.8098761

Region 13/Urban				
23135	Nevarez Palms II	Alameda Palms	0.945964376	4994.693611
23169	Patriot Place II	Patriot Place	0.26518348	1400.169254