



Texas Department of Housing and Community Affairs
Multifamily Finance Division
Notification of Submission of Affordable Housing Applications

June 02, 2026

RECEIVED
JUN 15 2026
County Judges
Office

The Honorable Kyle Kutscher
Guadalupe County Courthouse
101 East Court Street
Seguin, TX 78155

Re: Notification of Affordable Rental Housing Application(s) Proposed in Your County

Dear Judge Kutscher,

The Texas Department of Housing and Community Affairs (the Department) has received one or more application(s), for the 4% Housing Tax Credit Program, for the development of affordable rental housing in the community you represent. A development summary for each application submitted, as well as relevant dates relating to the application(s) is included with this correspondence.

This notification is made in accordance with Tex. Gov't Code §2306.1114 to inform you of the housing activity in your community and so that you may provide input on the proposed application(s) should you so choose. The Department appreciates receiving views concerning your community's need for affordable housing and how the proposed development(s) may address that need.

The Department's mission is to administer all of its assigned programs efficiently, transparently, and lawfully and to invest its resources strategically to develop high quality affordable housing which allows Texas communities to thrive. The Housing Tax Credit Program is just part of a wide variety of housing finance programs administered by the Department. Through rental housing finance programs such as this, the Department encourages the new construction, reconstruction or rehabilitation of high quality multifamily rental housing, primarily through partnerships between public-private developers and owners. These developments benefit Texans in your community by providing qualified individuals and families with safe, decent- and quality affordable housing.

Please mail any comments you may have to TDHCA, Multifamily Finance Division, Attention: Teresa Morales, Director of Multifamily Bonds, P.O. Box 13941, Austin, Texas 78711-3941 or submit by email to teresa.morales@tdhca.texas.gov. If you have any questions or need additional information, please contact Michael Lyttle at (512) 475-4542 or by email at michael.lyttle@tdhca.texas.gov.

Sincerely,

Cody Campbell

Cody Campbell
Director of Multifamily Programs

Relevant Development Information as Presented by the Applicant:

26437

Programs Applied For:

- ☐ Housing Tax Credits-Competitive 9% (HTC)
☐ Multifamily Direct Loan
☒ Housing Tax Credits-Non Competitive 4% (HTC)
☐ TDHCA Tax Exempt Bond
☐ TDHCA Tax Exempt Bond Refunding

Development Information:

Development Number: 26437
Development Name: Timber Trails Apartments
Development Address: SEQ Hwy 46 and Jefferson Avenue
Development City: Seguin Development Zip: 78155 Region: 7
Regional Allocation: Urban
HTC Set Aside: ☐ Nonprofit ☐ USDA ☐ At-Risk
Construction Type: New Construction
Building/Unit Configuration:
☒ 4 units or more ☐ Duplex ☐ Fourplex
☐ Townhome ☐ Single Room Occupancy ☐ Single Family Construction
Total Low Income Units: 255 Total Market Rate Units: 0 Total Units: 255

Applicant Information:

Owner Contact: Carly Zink Owner City: Indianapolis
Owner Address: 310 East 96th Street, Suite 400 Owner State: IN
Owner Phone: (641) 832-9088 Owner Zip: 46240
Owner Email: czink@kittleproperties.com

This Development may include other public benefits such as financing, rental subsidies and tenant supportive services.

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

221 East 11th Street, Austin, TX 78701
PO Box 13941, Austin, TX 78711

Main Number: 512-475-3800
Toll Free: 1-800-525-0657

Email: info@tdhca.texas.gov
Web: www.tdhca.texas.gov

Equal Opportunity Employer/Program. Auxiliary aids and services are available upon request to individuals with disabilities.
Relay Texas: 800-735-2989 (TTY) and 711 (Voice).

Relevant Development Information as Presented by the Applicant Continued:

26437

Relevant Dates Specific to Programs Applied:

HTC Non Competitive 4%:

Anticipated Date of TDHCA Board meeting: 9 /3 /2026

Date HTC 4% Full App Received: 5/27/2026

HTC 4% Public Comment Deadline: 8/27/2026

Bond Issuer: Alamo Area HFC

Bond Issuer contact:: Clifford Herberg

Bond Issuer phone#: (210) 362-5200

Bond Issuer email: cherberg@aacog.com

TDHCA Tax Exempt Bond:

Date TDHCA Bond Pre-App Received:

TDHCA Bond Pre-App Date of Public Comment Deadline:

TDHCA Board Meeting for Inducement Date:

Public Hearing Date:

Location: TBD

Address: TBD

City, ST, Zip: TBD