

All Affordable Multifamily Developments in the City of Denton

Name	Address	Status	Year of Award	Population	Denton Housing Authority	Housing Tax Credit	Tax Credit Type	Tax Exempt	Waived County Taxes	Waived DISD Taxes	Waived City Taxes	Total Units	Percent of Units Affordable	Total Affordable Units	Extremely Low Income Units (<30% AMI)	Very Low Income Units (<50% AMI)	Low Income Units (<80% AMI)
Heritage Oaks	2501 N Bell Ave	Complete	1979	Senior	☒	☐	-	Yes, 100% Property Tax Exempt	\$9,091	\$59,008	\$29,111	140	-	-	-	-	-
Pecan Place	302 S Locust St	Complete	1993	Senior	☒	☒	9% Housing Tax Credit	Yes, 100% Property Tax Exempt	\$6,112	\$39,674	\$19,573	24	100%	24	0	5	19
Country Park Apartments	1606 E McKinney St	Complete	1994	General	☐	☒	9% Housing Tax Credit	No	-	-	-	120	100%	120	0	0	120
The Waterford @ Spencer Oaks	2100 Spencer Rd	Complete	1996	General	☐	☒	9% Housing Tax Credit	No	-	-	-	208	75%	156	0	0	156
Sequoia Park	1400 E University Dr	Complete	2001	General	☐	☒	4% Housing Tax Credit	No	-	-	-	250	100%	250	0	0	250
Providence Place I	3500 Quail Creek Dr	Complete	2003	General	☐	☒	4% Housing Tax Credit	No	-	-	-	264	100%	264	0	0	264
Renaissance Courts	1224 E Hickory St	Complete	2004	General	☒	☒	9% Housing Tax Credit	Yes, 100% Property Tax Exempt	\$26,061	\$169,160	\$83,454	150	80%	120	14	34	72
Providence Place II	3500 Quail Creek Dr	Complete	2005	General	☐	☒	4% Housing Tax Credit	No	-	-	-	252	100%	252	0	0	252
The Roxton	307 N Loop 288	Complete	2011	General	☐	☒	9% Housing Tax Credit	No	-	-	-	126	97%	122	13	44	65
Pecan Creek on McKinney	3500 E McKinney	Complete	2015	General	☐	☒	4% Housing Tax Credit	No	-	-	-	264	100%	264	0	0	264
The Veranda	2420 E McKinney Street	Complete	2015	General	☒	☒	4% Housing Tax Credit	Yes, 100% Property Tax Exempt	\$116,576	\$756,678	\$373,305	322	100%	322	0	7	315
Palladium Denton	1255 Poinsettia Blvd	Complete	2017	General	☐	☒	9% Housing Tax Credit	No	-	-	-	150	62%	93	10	38	45
Eighteen51 Brinker	1851 Brinker Rd	Complete	2021	General	☒	☐	-	Yes, 100% Property Tax Exempt	\$188,666	\$1,224,609	\$604,157	270	51%	138	0	14	124
Denton Grove	300 S Loop 288	Complete	2022	General	☐	☒	4% Housing Tax Credit	No	-	-	-	276	100%	276	0	0	276
Hudson at Pecan Creek (fka Pathway on Woodrow)	2001 Duchess Dr	Complete	2022	General	☐	☒	4% Housing Tax Credit	Yes, 100% Property Tax Exempt	\$104,750	\$679,921	\$335,437	285	100%	285	42	0	243
Vintage Ranch	4505 Vintage Blvd	Complete	2022	General	☒	☒	4% Housing Tax Credit	Yes, 100% Property Tax Exempt	\$99,697	\$647,121	\$319,255	207	100%	207	0	0	207
Ridgecrest	1300 Dallas Dr	Complete	2022	General	☒	☐	-	Yes, 100% Property Tax Exempt	\$117,097	\$760,064	\$374,975	416	50%	209	0	21	188
Mayhill Crossing	4600 E McKinney St	Complete	2022	General	☒	☐	-	Yes, 100% Property Tax Exempt	\$49,965	\$324,316	\$160,000	264	50%	133	0	27	106
Westview Heights at Denton	2000 FM 1173	Complete	2022	General	☒	☒	9% Housing Tax Credit	Yes, 100% Property Tax Exempt	\$28,337	\$183,929	\$90,741	126	71%	90	0	0	90
The Beverly	3500 N Bonnie Brae St	Complete	2023	General	☒	☐	-	Yes, 100% Property Tax Exempt	\$148,229	\$962,137	\$474,667	316	50%	159	0	16	143
Elan Denton	1501 Northstar Rd	Complete	2023	General	☒	☐	-	Yes, 100% Property Tax Exempt	\$112,991	\$733,412	\$361,827	300	50%	150	0	15	135
The Hightone	2951 Picadilly Ln	Complete	2023	General	☒	☐	-	Yes, 100% Property Tax Exempt	\$79,674	\$517,157	\$255,137	378	51%	191	0	0	191
Square9 Apartments	315 S Locust St	Complete	2023	General	☒	☐	-	Yes, 100% Property Tax Exempt	\$96,459	\$626,101	\$308,885	325	50%	164	0	17	147
Birchway Denton	1710 Northstar Rd.	Complete	2023	General	☒	☐	-	Yes, 100% Property Tax Exempt	\$38,214	\$248,040	\$122,370	336	50%	169	0	0	169
16Ten East	1610 E McKinney St	Complete	2024	General	☒	☐	-	Yes, 100% Property Tax Exempt	\$65,002	\$421,920	\$208,153	308	50%	154	0	99	55
Discovery Park	3925 N Elm St, Denton	Complete	2024	General	☒	☐	-	Yes, 100% Property Tax Exempt	\$63,353	\$411,214	\$202,871	283	51%	143	0	29	114
Woodlands of Denton	1555 Nottingham Dr	Complete	2024	General	☒	☐	-	Yes, 100% Property Tax Exempt	\$45,928	\$298,115	\$147,074	148	75%	111	0	9	102
Pebblebrook Parkside	201 S Loop 288	Complete	2022	General	☐	☒	4% Housing Tax Credit	No	-	-	-	216	100%	216	0	55	161
The Reserves at Magnolia	1020 N Willowwood	Under Construction	2022	General	☐	☒	9% Housing Tax Credit	No	-	-	-	60	87%	52	6	20	26
The Weldon	2351 E University Dr	Under Construction	2022	General	☒	☐	-	Yes, 100% Property Tax Exempt	TBD	TBD	TBD	227	61%	139	0	0	139
Stella Haven	3300 Sundown Boulevard	Under Construction	2024	General	☐	☒	9% Housing Tax Credit	Yes, 50% Property Tax Exempt	TBD	TBD	TBD	88	100%	88	12	35	41
Bonnie Brae	3309 N Bonnie Brae	Under Construction	2024	General	☒	☐	-	Yes, 100% Property Tax Exempt	TBD	TBD	TBD	461	50%	231	0	23	208
Mark at Denton II	3700 N Bonnie Brae	In Development	2023	General	☒	☐	-	Yes, 100% Property Tax Exempt	TBD	TBD	TBD	307	50%	154	0	0	154
Roselawn Village	2800 Roselawn Drive	In Development	2025	General	☒	☒	4% Housing Tax Credit	Yes, 50% Property Tax Exempt	TBD	TBD	TBD	297	100%	297	15	30	252
McAdams Haven	900, 914, 920 Lindsey St. & 1518 Bernard St.	In Development	2025	Permanent Supportive	☐	☒	9% Housing Tax Credit	Yes, 100% Property Tax Exempt	TBD	TBD	TBD	84	100%	84	17	51	16
N Elm	2900 N Elm	Pending	2024	General	☒	☐	-	Yes, 100% Property Tax Exempt	TBD	TBD	TBD	450	50%	225	0	45	180
1900 S Mayhill Rd	1900 S Mayhill Rd	Pending	2024	General	☒	☐	-	Yes, 100% Property Tax Exempt	TBD	TBD	TBD	411	50%	206	0	41	165
Denton Duchess	3630 Duchess Dr	Pending	2024	General	☒	☐	-	Yes, 100% Property Tax Exempt	TBD	TBD	TBD	262	50%	131	0	26	105
Quail Creek I	Quail Creek and Mayhill	Pending	2024	General	☒	☐	-	Yes, 100% Property Tax Exempt	TBD	TBD	TBD	415	50%	208	0	41	167
Total:									\$1,396,203	\$9,062,580	\$4,470,993	9,786	67%	6,597	129	742	5,726

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Vintage Ranch	4505 Vintage Blvd	Complete	2022	General	☒	☒	4% Housing Tax Credit	Yes, 100% Property Tax Exempt	\$99,697	\$647,121	\$319,255	207	100%	207	0	0	207
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The Beverley	3500 N Bonnie Brae St	Complete	2023	General	☒	☐	-	Yes, 100% Property Tax Exempt	\$148,229	\$962,137	\$474,667	316	50%	159	0	16	143
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The Reserves at Magnolia	1020 N Willowwood	Under Construction	2022	General	☐	☒	9% Housing Tax Credit	No	-	-	-	60	87%	52	6	20	26
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Stella Haven	3300 Sundown Boulevard	Under Construction	2024	General	☐	☒	9% Housing Tax Credit	Yes, 50% Property Tax Exempt	TBD	TBD	TBD	88	100%	88	12	35	41
Bonnie Brae	3309 N Bonnie Brae	Under Construction	2024	General	☒	☐	-	Yes, 100% Property Tax Exempt	TBD	TBD	TBD	461	50%	231	0	23	208
Total:									\$1,238,363	\$8,038,059	\$3,965,549	5,290	62%	3,305	60	380	2,865

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Sequoia Park	1400 E University Dr	Complete	2001	General	☐	☑	4% Housing Tax Credit	No	-	-	-	250	100%	250	0	0	250
Providence Place I	3500 Quail Creek Dr	Complete	2003	General	☐	☑	4% Housing Tax Credit	No	-	-	-	264	100%	264	0	0	264
Renaissance Courts	1224 E Hickory St	Complete	2004	General	☑	☑	9% Housing Tax Credit	Yes, 100% Property Tax Exempt	\$26,061	\$169,160	\$83,454	150	80%	120	14	34	72
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Pecan Creek on McKinney	3500 E McKinney	Complete	2015	General	☐	☑	4% Housing Tax Credit	No	-	-	-	264	100%	264	0	0	264
The Veranda	2420 E McKinney Street	Complete	2015	General	☑	☑	4% Housing Tax Credit	Yes, 100% Property Tax Exempt	\$116,576	\$756,678	\$373,305	322	100%	322	0	7	315
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Vintage Ranch	4505 Vintage Blvd	Complete	2022	General	☑	☑	4% Housing Tax Credit	Yes, 100% Property Tax Exempt	\$99,697	\$647,121	\$319,255	207	100%	207	0	0	207
Westview Heights at Denton	2000 FM 1173	Complete	2022	General	☑	☑	9% Housing Tax Credit	Yes, 100% Property Tax Exempt	\$28,337	\$183,929	\$90,741	126	71%	90	0	0	90
Pebblebrook Parkside	201 S Loop 288	Complete	2022	General	☐	☑	4% Housing Tax Credit	No	-	-	-	216	100%	216	0	55	161
The Reserves at Magnolia	1020 N Willowwood	Under Construction	2022	General	☐	☑	9% Housing Tax Credit	No	-	-	-	60	87%	52	6	20	26
Stella Haven	3300 Sundown Boulevard	Under Construction	2024	General	☐	☑	9% Housing Tax Credit	Yes, 50% Property Tax Exempt	TBD	TBD	TBD	88	100%	88	12	35	41
Roselawn Village	2800 Roselawn Drive	In Development	2025	General	☑	☑	4% Housing Tax Credit	Yes, 100% Property Tax Exempt	TBD	TBD	TBD	297	100%	297	15	30	252
McAdams Haven	900, 914, 920 Lindsey St. & 1518 Bernard St.	In Development	2025	Permanent Supportive	☐	☑	9% Housing Tax Credit	Yes, 50% Property Tax Exempt	TBD	TBD	TBD	84	100%	84	17	51	16
Total:									\$381,533	\$2,476,484	\$1,221,765	3,769	95%	3,582	129	319	3,134

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McAdams Haven	900, 914, 920 Lindsey St. & 1518 Bernard St.	In Development	2025	Permanent Supportive	☐	☒	9% Housing Tax Credit	Yes, 50% Property Tax Exempt	TBD	TBD	TBD	84	100%	84	17	51	16
Total:									\$232,784	\$1,510,972	\$745,433	1,639	97%	1,595	92	191	1,312

All Affordable Multifamily Developments owned by Denton Housing Authority

Name	Address	Status	Year of Award	Population	Denton Housing Authority	Housing Tax Credit	Tax Credit Type	Tax Exempt	Waived County Taxes	Waived DISD Taxes	Waived City Taxes	Total Units	Percent of Units Affordable	Total Affordable Units	Extremely Low Income Units (<30% AMI)	Very Low Income Units (<50% AMI)	Low Income Units (<80% AMI)
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Quail Creek I	Quail Creek and Mayhill	Pending	2024	General	☒	☐	-	Yes, 100% Property Tax Exempt	TBD	TBD	TBD	415	50%	208	0	41	167
Total:									\$1,291,453	\$8,382,658	\$4,135,556	7,143	57%	4,075	29	499	3,547