

## Table of Tax-Exempt Multifamily Properties

Development	Address	Zip	Status	Target Population	Building Type	Developer	Financing Tools	Total Units	% of Units Affordable for Denton	Total Affordable for Denton Units	30% AMI Units*	50% AMI Units*	80% AMI Units*	Unrestricted Units	Property Value (DCAD 2025)	Tax Exempt	Year Awarded	Estimated Exempted County Taxes	Estimated Exempted ISD Taxes	Estimated Exempted City Taxes	Total Estimated Exempted Taxes	Tax Exempt Type	Elementary	Middle	High
Heritage Oaks	2501 N Bell Ave	76209	Complete	Senior	Multi-Family			140	0%	0	0	0	0	140	\$4,889,222	Yes, 100% Property Tax Exempt	1979	\$9,091	\$59,008	\$29,111	\$97,210	Local Govt. Code 392 (PHA)	Reeves	Calhoun	Denton
Pecan Place	302 S. Locust St	76201	Complete	Senior	Multi-Family		9% Housing Tax Credit	24	21%	5	0	5	19	0	\$3,287,295	Yes, 100% Property Tax Exempt	1993	\$6,112	\$39,674	\$19,573	\$65,360	Local Govt. Code 392 (PHA)	Reeves	McMath	Denton
Waterford at Spencer Oaks	2100 Spencer Rd	76205	Complete	General	Multi-Family	April Housing	4% Housing Tax Credit	208	23%	47	0	47	160	1	\$19,500,000	Yes, 50% Property Tax Exempt	1996	\$18,129	\$117,673	\$58,053	\$193,855	Tax Code 11.1825 (CHDO)	Rivera	Myers	Ryan
Renaissance Courts	1224 E Hickory St	76205	Complete	General	Multi-Family		9% Housing Tax Credit	150	32%	48	14	34	72	30	\$14,016,041	Yes, 100% Property Tax Exempt	2004	\$26,061	\$169,160	\$83,454	\$278,675	Local Govt. Code 392 (PHA)	Rivera	McMath	Denton
Fairoaks of Denton	1950 Lattimore Street	76209	Complete	Senior	Multi-Family	Plano Community Homes	Section 202	40	100%	40	0	40	0	0	\$4,156,612	Yes, 100% Property Tax Exempt	2005	\$7,729	\$50,166	\$24,749	\$82,644	Tax Code 11.18 (Nonprofit serving Subpops)	Alexander	Calhoun	Denton
The Veranda	2420 E. McKinney Street	76209	Complete	General	Multi-Family		4% Housing Tax Credit	322	2%	7	0	7	315	0	\$62,696,026	Yes, 100% Property Tax Exempt	2015	\$116,576	\$756,678	\$373,305	\$1,246,559	Local Govt. Code 392 (PHA)	Rivera	Myers	Ryan
2118 Bolivar	2118 Bolivar	76201	Complete	General	Multi-Family	Denton Affordable Housing Corporation	HOME/CDBG	6	0%	0	0	0	6	0	\$737,739	Yes, 50% Property Tax Exempt	2018	\$686	\$4,452	\$2,196	\$7,334	Tax Code 11.1825 (CHDO)	Reeves	Calhoun	Denton
Eighteen51 Brinker	1851 Brinker Rd	76208	Complete	General	Multi-Family			270	5%	14	0	14	124	132	\$101,467,348	Yes, 100% Property Tax Exempt	2021	\$188,666	\$1,224,609	\$604,157	\$2,017,433	Local Govt. Code 392 (PHA)	Stephens	Myers	Ryan
Hudson at Pecan Creek (fka Pathway on Woodrow)	2001 Duchess Dr	76208	Complete	General	Multi-Family	Texas Housing Foundation	4% Housing Tax Credit	285	15%	42	42	0	243	0	\$56,336,182	Yes, 100% Property Tax Exempt	2022	\$104,750	\$679,921	\$335,437	\$1,120,109	Local Govt. Code 392 (PHA)	Rivera	Ryan	Myers
Ridgecrest	1300 Dallas Dr	76205	Complete	General	Multi-Family			416	5%	21	0	21	188	207	\$62,976,564	Yes, 100% Property Tax Exempt	2022	\$117,097	\$760,064	\$374,975	\$1,252,137	Local Govt. Code 392 (PHA)	Houston	McMath	Denton
Westview Heights at Denton	2000 FM 1173	76207	Complete	General	Multi-Family		9% Housing Tax Credit	126	0%	0	0	0	90	36	\$15,239,787	Yes, 100% Property Tax Exempt	2022	\$28,337	\$183,929	\$90,741	\$303,006	Local Govt. Code 392 (PHA)	Evers	Calhoun	Denton
Vintage Ranch	4505 Vintage Blvd	76226	Complete	General	Multi-Family		4% Housing Tax Credit	207	0%	0	0	0	207	0	\$53,618,471	Yes, 100% Property Tax Exempt	2022	\$99,697	\$647,121	\$319,255	\$1,066,074	Local Govt. Code 392 (PHA)	E.P. Rayzor	Harpool	Guyer
Mayhill Crossing	4600 E McKinney St	76208	Complete	General	Multi-Family			264	10%	27	0	27	106	131	\$26,871,861	Yes, 100% Property Tax Exempt	2022	\$49,965	\$324,316	\$160,000	\$534,282	Local Govt. Code 392 (PHA)	Rivera	Myers	Ryan
Birchway Denton	1710 Northstar Rd	76208	Complete	General	Multi-Family			336	0%	0	0	0	169	167	\$20,551,868	Yes, 100% Property Tax Exempt	2023	\$38,214	\$248,040	\$122,370	\$408,624	Local Govt. Code 392 (PHA)	Stephens	Myers	Ryan
The Beverley	3500 N Bonnie Brae St	76207	Complete	General	Multi-Family			316	5%	16	0	16	143	157	\$79,719,727	Yes, 100% Property Tax Exempt	2023	\$148,229	\$962,137	\$474,667	\$1,585,034	Local Govt. Code 392 (PHA)	Reeves	Calhoun	Denton
Elan Denton	1501 N Star Rd	76208	Complete	General	Multi-Family			300	5%	15	0	15	135	150	\$60,768,290	Yes, 100% Property Tax Exempt	2023	\$112,991	\$733,412	\$361,827	\$1,208,230	Local Govt. Code 392 (PHA)	Stephens	Myers	Ryan
400 Coronado Dr	400 Coronado Dr	76209	Complete	General	Multi-Family	Denton Affordable Housing Corporation	HOME/CDBG	12	17%	2	0	2	7	3	\$642,648	Yes, 50% Property Tax Exempt	2023	\$597	\$3,878	\$1,913	\$6,389	Tax Code 11.1825 (CHDO)	Reeves	Calhoun	Denton
The Hightone	2951 Picadilly Ln	76207	Complete	General	Multi-Family			378	0%	0	0	0	191	187	\$42,850,000	Yes, 100% Property Tax Exempt	2023	\$79,674	\$517,157	\$255,137	\$851,969	Local Govt. Code 392 (PHA)	Hodge	Strickland	Ryan
Square9 Apartments	315 S Locust St	76201	Complete	General	Multi-Family			325	5%	17	0	17	147	161	\$51,876,815	Yes, 100% Property Tax Exempt	2023	\$96,459	\$626,101	\$308,885	\$1,031,445	Local Govt. Code 392 (PHA)	Reeves	McMath	Denton
16Ten East	1610 E McKinney St	76209	Complete	General	Multi-Family			308	32%	99	0	99	55	154	\$34,959,007	Yes, 100% Property Tax Exempt	2024	\$65,002	\$421,920	\$208,153	\$695,075	Local Govt. Code 392 (PHA)	Rivera	Myers	Ryan
Discovery Park	3925 N Elm St	76207	Complete	General	Multi-Family			283	10%	29	0	29	114	140	\$34,071,949	Yes, 100% Property Tax Exempt	2024	\$63,353	\$411,214	\$202,871	\$677,438	Local Govt. Code 392 (PHA)	Reeves	Calhoun	Denton
Woodlands of Denton	1555 Nottingham Dr	76209	Complete	General	Multi-Family			148	6%	9	0	9	102	37	\$24,700,867	Yes, 100% Property Tax Exempt	2024	\$45,928	\$298,115	\$147,074	\$491,117	Local Govt. Code 392 (PHA)	Alexander	Calhoun	Denton
The Weldon	2351 E University Dr	76209	Under Construction	General	Multi-Family			227	0%	0	0	0	139	88	-	Yes, 100% Property Tax Exempt	2022	-	-	-	-	Local Govt. Code 392 (PHA)	Schultz	Strickland	Ryan
Stella Haven	3300 Sundown Boulevard	76210	Construction	General	Multi-Family	Stella Haven, LP	9% Housing Tax Credit	88	53%	47	12	35	41	0	-	Yes, 50% Property Tax Exempt	2024	-	-	-	-	Tax Code 11.1825 (CHDO)	Houston	McMath	Denton

Bonnie Brae	3309 N Bonnie Brae	76207	Under Construction	General	Multi-Family		461	5%	23	0	23	208	230	-	Yes, 100% Property Tax	2024	-	-	-	-	Local Govt. Code 392 (PHA)	Reeves	Calhoun	Denton
Roselawn Village	2800 Roselawn Dr	76205	Under Construction	General	Multi-Family	NRP Lone Star Development	297	15%	45	15	30	252	0	-	Yes, 100% Property Tax	2025	-	-	-	-	Local Govt. Code 392 (PHA)	Borman	McMath	Denton
Mark at Denton II	3700 N Bonnie Brae	76207	In Development	General	Multi-Family		307	0%	0	0	0	154	153	-	Yes, 100% Property Tax	2023	-	-	-	-	Local Govt. Code 392 (PHA)	Reeves	Calhoun	Denton
McAdams Haven	900, 914, 920 Lindsey St. & 1518 Bernard St	76201	In Development	Supportive Housing (Housing with Supportive Services)	Multi-Family	Denton Affordable Housing Corporation	84	81%	68	17	51	16	0	-	Yes, 50% Property Tax Exempt	2025	-	-	-	-	Tax Code 11.1825 (CHDO)	Reeves	McMath	Denton

\* AMI Thresholds represent the upper end of the applicable income range. For example, 80% AMI also includes units fixed at 60% AMI.