

POST-APPLICATION COST WATCHLIST



from **START** to **STELLAR**

A focused snapshot of cost, coordination, and schedule items our preconstruction team monitors after **TDHCA 9% Competitive Housing Tax Credit** applications are submitted and before awards are announced.

Why Post-Submission Monitoring Matters

Application submission does not freeze market conditions. Between deadlines and award announcements, pricing, lead times, and site assumptions can continue to shift.

Staying aware of these changes helps developers remain award-ready, refine assumptions early, and move forward with greater confidence if selected.



ITEMS WE CONTINUE MONITORING

Material Pricing

- Updated concrete pricing
- Roofing material availability and cost
- Lumber pricing and framing labor shifts

MEP & Equipment

- Electrical gear availability and lead times
- HVAC equipment procurement timelines
- System coordination considerations

Site & Civil Conditions

- Sitework adjustments related to seasonal conditions
- Utility coordination updates
- Off-site work impacts

Schedule Implications

- Long-lead material tracking
- Potential sequencing adjustments
- Early execution timing considerations