

Q2 MARKET UPDATE FOR LIHTC PROJECTS

Early Signals as We Head Toward  
**AWARD SEASON**



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

A concise snapshot of market conditions and early signals our preconstruction team is monitoring across TDHCA 9% Competitive Housing Tax Credit projects as we move through Q2.

**Why This Update Matters**

Between submission and awards, market conditions continue to evolve. While not every shift requires immediate action, early awareness helps teams validate assumptions, anticipate adjustments, and stay prepared for next steps.

This update reflects trends our team is seeing across active multifamily and affordable housing work in Texas markets.



**WHAT WE'RE WATCHING THIS QUARTER**

**MEP & Equipment**

- Electrical gear lead times remaining extended
- HVAC equipment availability varying by system type
- Early coordination needs affecting procurement timing

**Sitework & Civil**

- Weather-related impacts on earthwork assumptions
- Utility coordination timelines
- Jurisdictional review pacing

**Labor & Scheduling**

- Regional labor availability differences
- Competition for crews as summer ramps up
- Sequencing considerations tied to long-lead items

**Cost Signals**

- Selective escalation in MEP-related scopes
- Relative stability in structural materials
- Transportation and delivery cost sensitivity

**How Developers Use This Update**

Q2 market awareness helps teams stay award-ready, refine assumptions early, and move faster with confidence if selected.



Stellar Construction is a Texas-based general contractor specializing exclusively in multifamily, senior living, and affordable housing developments. Our preconstruction team partners with developers early to strengthen applications, validate assumptions, and deliver predictable outcomes from concept through closeout.