**District H - Applications Eligible for a Resolution of Support : 3**

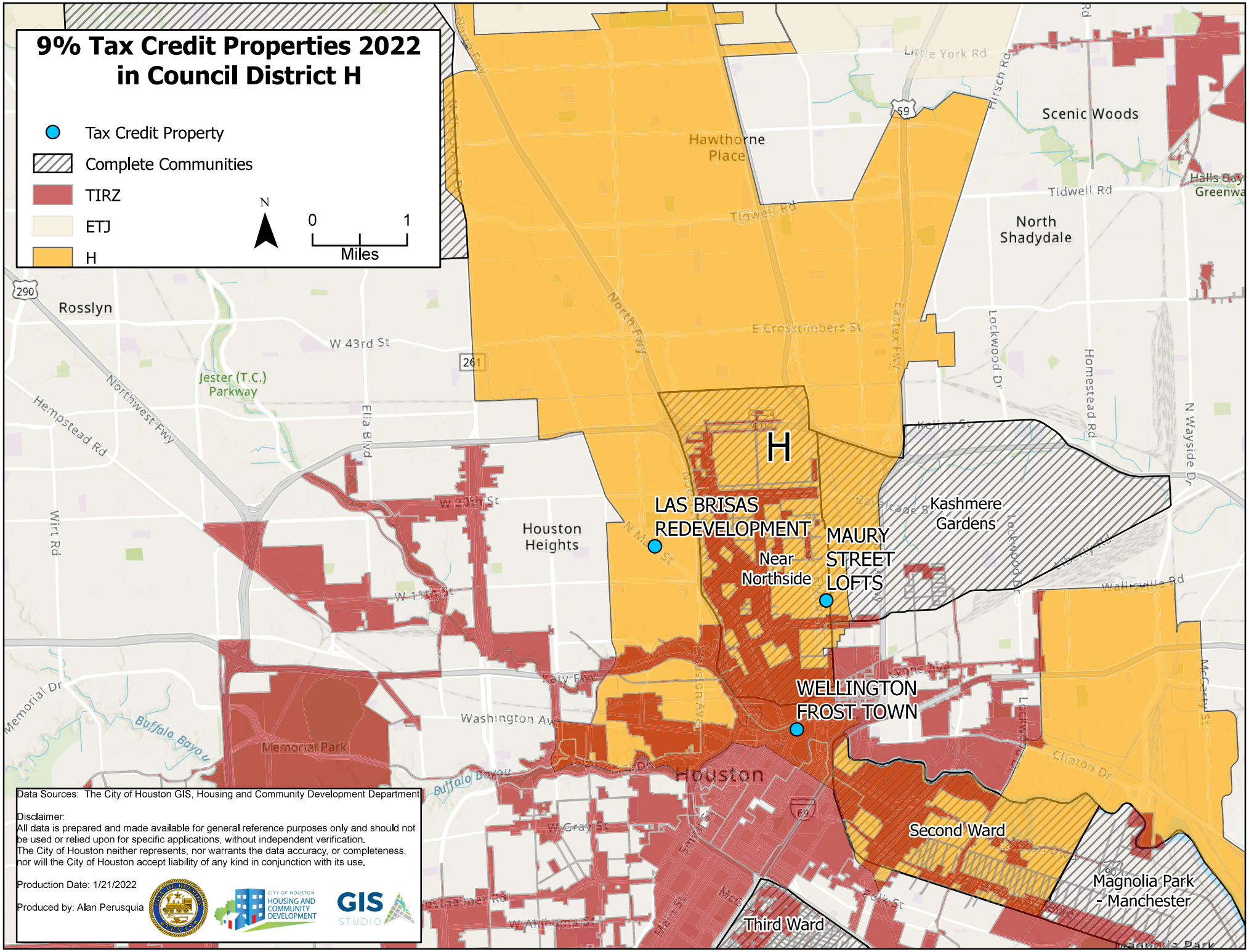
| Application Number | Development Name | Type of Construction | Development Address | Zip | HCDD Score* | Total Units | Total Development Costs | Cost per unit | Target Population | Census Tract Income | Poverty Concentration % |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 22114 | Las Brisas Redevelopment | Rehabilitation | 4500 and 4428 North Main St | 77009 | 16 | 200 | $ 53,214,722.55 | $ 266,073.61 | Family | $ 59,038.00 | 16.50% |
| 22080 | Maury Street Lofts | New Construction | 2918 Elysian St | 77009 | 14 | 86 | $ 19,347,180.00 | $ 224,967.00 | Family | $ 32,639.00 | 41.00% |
| 22295 | Wellington Frost Town | Rehabilitation | 707-717 Walnut St | 77002 | 15 | 100 | $ 22,275,000.00 | $ 222,750.00 | Family | $ 79,800.00 | 0.00% |

# 9% Tax Credit Properties 2022 in Council District H

- Tax Credit Property
- Complete Communities
- TIRZ
- ETJ
- H

N

0 1
Miles




Data Sources: The City of Houston GIS, Housing and Community Development Department

Disclaimer:
All data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification.
The City of Houston neither represents, nor warrants the data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.

Production Date: 1/21/2022

Produced by: Alan Perusquia

CITY OF HOUSTON HOUSING AND COMMUNITY DEVELOPMENT

GIS STUDIO

| | |
|---|---|
| **TDHCA Application #** | 22114 |
| **Development Name** | Las Brisas Redevelopment |
| **Owner / Developer** | Avenue CDC - to be formed 'Las Brisas HTC LP' |
| **Contact phone number** | 713-352-7324 |
| **Contact email** | aaronc@avenuecdc.org |
| **Development Address** | 4500 and 4428 North Main Street, Houston, TX 77009 |
| **Target Population** (use dropdown list) | Family |
| **Council District** (use dropdown list) | H |
| **Census Tract Number** (use dropdown list) | 48201511600 |
| **Flood Zone** (use dropdown list) | X |
| **Type of Construction** (use dropdown list) | Rehabilitation/ Reconstruction |
| **Located in a Complete Community or TIRZ** (use dropdown list) | Not Applicable |
| | |
| **Total Development Costs** | $53,214,722.55 |
| **Census Tract Income** | $59,038.00 |
| **Cost Per Unit** | $266,073.61 |
| **Poverty Concentration %** | 16.5 % |
| **County** | Harris |
| **Council Member** | Karla Cisneros |

**Affordability Breakdown**

| Bedrooms | 30% | 50% | 60% | 80% | Market Rate | Total |
|---|---|---|---|---|---|---|
| Efficiency units | | | | | | **0** |
| 1 | 8 | 29 | 37 | | 80 | **154** |
| 2 | 2 | 12 | 12 | | 20 | **46** |
| 3 | | | | | | **0** |
| 4 | | | | | | **0** |
| TOTAL UNITS | 10 | 41 | 49 | 0 | 100 | **200** |

**School Ranking based on Texas School Guide**

| Elementary School | TEA rating (use drop down) | Middle School | TEA rating (use drop down) | High School | TEA rating (use drop down) |
|---|---|---|---|---|---|
| Browning Elementary HISD | C | Hogg Middle HISD | B | Height High School HISD | B |

TEA website https://tea.texas.gov/texas-schools/accountability/academic-accountability/performance-reporting/school-report-cards

## Threshold Items

| | | |
|---|---|---|
| 1 | Meets School Zoning Restrictions (Schools are all rated as having Met Standard) | Yes |
| 2 | Meets HCDD Flood Zone Standards (located outside of 100 year floodplain) | Yes |
| 3 | Poverty Concentration meets Restrictions (concentration below 25%) | Yes |

## Scoring

| | | |
|---|---|---|
| 1 | **Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points** | **No** |
| 2 | **Sites located within an underserved area described as the following** | |
| 2i | **The project is located in a census tract with no other LIHTC projects in the same tract** | **Yes** |
| 2ii | **The project is located in a census tract with no other LIHTC projects in the same tract, and no other LIHTC projects in contiguous census tracts (if true select YES to both QUESTION 2i and 2ii)** | **No** |
| 3 | **Sites that that promote access to mass transportations options described as the following:** | |
| 3i | **Sites located within a ¼ mile of any public transportation stop** | **Yes** |
| 3ii | **Sites located within a ¼ mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 3i and 3ii)** | **No** |
| 4 | **Sites with reduced poverty concentration less than 20%** | **Yes** |
| 5 | **Developments providing quality on-site educational opportunities at no additional costs to residents** | |
| 5i | **Provide a High-Quality Pre-Kindergarden (HQ Pre-K) program and associated educational space on-site** | |
| 5ii | **Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity** | **Yes** |
| 6 | **Developments which promote a mixed income composition whereas:** | |
| 6i | **A minimum of 10% of the units to be unrestricted** | |
| 6ii | **A minimum of 20% of the units to be unrestricted** | **Yes** |
| 7 | **Letters of Community support included in submission** | **No** |
| 8 | **Developments that offer neighborhood beautification efforts and resiliency features.** | |
| 8i | **Onsite Material Recycling** | **Yes** |
| 8ii | **Building resiliency features (must fill out MF Building Resilience Standard tab)** | **Yes** |
| 8iii | **A documented neighborhood improvement plan of a minimum $25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department** | **Yes** |
| 9 | **Is this project a renovation or a reconstuction of an existing housing development?** | **Yes** |
| | TOTAL SCORE | 16 |

| | |
|---|---|
| **TDHCA Application #** | 22080 |
| **Development Name** | Maury Street Lofts |
| **Owner / Developer** | CSH Maury Street Lofts, Ltd. |
| **Contact phone number** | 713-503-4477 |
| **Contact email** | jervonharris@yahoo.com; rmichaels@interfaithgroup.org |
| **Development Address** | 2918 Elysian Street (SEC of Elysian and Halpern ) |
| **Target Population** (use dropdown list) | Family |
| **Council District** (use dropdown list) | H |
| **Census Tract Number** (use dropdown list) | 48201210800 |
| **Flood Zone** (use dropdown list) | X |
| **Type of Construction** (use dropdown list) | New Construction |
| **Located in a Complete Community or TIRZ** (use dropdown list) | Near Northside - Complete Community |
| | |
| **Total Development Costs** | $19,347,180.00 |
| **Census Tract Income** | $32,639.00 |
| **Cost Per Unit** | $224,967.21 |
| **Poverty Concentration %** | 40.7 % |
| **County** | Harris |
| **Council Member** | Karla Cisneros |

**Affordability Breakdown**

| Bedrooms | 30% | 50% | 60% | 80% | Market Rate | Total |
|---|---|---|---|---|---|---|
| Efficiency units | | | | | | **0** |
| 1 | 6 | 29 | 29 | | 2 | **66** |
| 2 | 1 | 2 | 6 | | 3 | **12** |
| 3 | 1 | 1 | 2 | | 4 | **8** |
| 4 | | | | | | **0** |
| TOTAL UNITS | 8 | 32 | 37 | 0 | 9 | **86** |

**School Ranking based on Texas School Guide**

| Elementary School | TEA rating (use drop down) | Middle School | TEA rating (use drop down) | High School | TEA rating (use drop down) |
|---|---|---|---|---|---|
| C Martinez EL | D | Marshall MS | B | Northside HS | C |

TEA website
https://tea.texas.gov/texas-schools/accountability/academic-accountability/performance-reporting/school-report-cards

## Threshold Items

| | | |
|---|---|---|
| 1 | Meets School Zoning Restrictions (Schools are all rated as having Met Standard) | Yes |
| 2 | Meets HCDD Flood Zone Standards (located outside of 100 year floodplain) | Yes |
| 3 | Poverty Concentration meets Restrictions (concentration below 25%) | No |

## Scoring

| | | |
|---|---|---|
| 1 | **Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points** | **Yes** |
| 2 | **Sites located within an underserved area described as the following** | |
| 2i | **The project is located in a census tract with no other LIHTC projects in the same tract** | **Yes** |
| 2ii | **The project is located in a census tract with no other LIHTC projects in the same tract, and no other LIHTC projects in contiguous census tracts (if true select YES to both QUESTION 2i and 2ii)** | **No** |
| 3 | **Sites that that promote access to mass transportations options described as the following:** | |
| 3i | **Sites located within a ¼ mile of any public transportation stop** | **Yes** |
| 3ii | **Sites located within a ¼ mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 3i and 3ii)** | **Yes** |
| 4 | **Sites with reduced poverty concentration less than 20%** | **No** |
| 5 | **Developments providing quality on-site educational opportunities at no additional costs to residents** | |
| 5i | **Provide a High-Quality Pre-Kindergarden (HQ Pre-K) program and associated educational space on-site** | **No** |
| 5ii | **Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity** | **No** |
| 6 | **Developments which promote a mixed income composition whereas:** | |
| 6i | **A minimum of 10% of the units to be unrestricted** | **Yes** |
| 6ii | **A minimum of 20% of the units to be unrestricted** | **No** |
| 7 | **Letters of Community support included in submission** | **Yes** |
| 8 | **Developments that offer neighborhood beautification efforts and resiliency features.** | |
| 8i | **Onsite Material Recycling** | **Yes** |
| 8ii | **Building resiliency features (must fill out MF Building Resilience Standard tab)** | **Yes** |
| 8iii | **A documented neighborhood improvement plan of a minimum $25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department** | **Yes** |
| 9 | **Is this project a renovation or a reconstuction of an existing housing development?** | **No** |
| | TOTAL SCORE | 14 |

| | |
|---|---|
| **TDHCA Application #** | 22295 |
| **Development Name** | Wellington Frost Town |
| **Owner / Developer** | Wellington Development Company |
| **Contact phone number** | 678-232-0015 |
| **Contact email** | ctaylor@sfveterans.org |
| **Development Address** | 707-717 Walnut Street, Houston, TX |
| **Target Population** (use dropdown list) | Family |
| **Council District** (use dropdown list) | H |
| **Census Tract Number** (use dropdown list) | 48201210100 |
| **Flood Zone** (use dropdown list) | X |
| **Type of Construction** (use dropdown list) | Rehabilitation/ Reconstruction |
| **Located in a Complete Community or TIRZ** (use dropdown list) | Not Applicable |
| | |
| **Total Development Costs** | $22,275,000.00 |
| **Census Tract Income** | - |
| **Cost Per Unit** | $222,750.00 |
| **Poverty Concentration %** | 0 % |
| **County** | Harris |
| **Council Member** | Karla Cisneros |

**Affordability Breakdown**

| Bedrooms | 30% | 50% | 60% | 80% | Market Rate | Total |
|---|---|---|---|---|---|---|
| Efficiency units | 3 | 12 | 12 | | 3 | **30** |
| 1 | 7 | 28 | 28 | | 7 | **70** |
| 2 | | | | | | **0** |
| 3 | | | | | | **0** |
| 4 | | | | | | **0** |
| TOTAL UNITS | 10 | 40 | 40 | 0 | 10 | **100** |

**School Ranking based on Texas School Guide**

| Elementary School | TEA rating (use drop down) | Middle School | TEA rating (use drop down) | High School | TEA rating (use drop down) |
|---|---|---|---|---|---|
| Bruce | D | Marshall | B | Northside | C |

TEA website
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## Threshold Items

| | | |
|---|---|---|
| 1 | Meets School Zoning Restrictions (Schools are all rated as having Met Standard) | Yes |
| 2 | Meets HCDD Flood Zone Standards (located outside of 100 year floodplain) | Yes |
| 3 | Poverty Concentration meets Restrictions (concentration below 25%) | Yes |

## Scoring

| | | |
|---|---|---|
| 1 | **Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points** | **No** |
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| 6ii | **A minimum of 20% of the units to be unrestricted** | **No** |
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| 8ii | **Building resiliency features (must fill out MF Building Resilience Standard tab)** | **Yes** |
| 8iii | **A documented neighborhood improvement plan of a minimum $25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department** | **Yes** |
| 9 | **Is this project a renovation or a reconstuction of an existing housing development?** | **Yes** |
| | TOTAL SCORE | 15 |