

4% Resolutions of No Objection

The City of Houston Housing and Community Development Department (HCDD) has a minimum 60 (sixty) day time frame to review a resolution of no objection for all 4% application. Each application that passes threshold review and department evaluation will go to the City Council Housing Committee.

The 2018 Qualified Allocation Plan (“QAP”) promulgated by the Texas Department of Housing and Community Affairs (“TDHCA”) offers a certain number of points for support or non-opposition to a project with a resolution from the City Council of the City of Houston, Texas, (the “City”). The following is a discussion of the process to receive a recommendation from the Housing and Community Development Department (“HCDD”) to obtaining a resolution from the City of Houston. *Note that receiving a recommendation from HCDD does not constitute an approval from the City. All resolutions are subject to approval and vote by the Mayor and City Council.*

Threshold review items include:

- a) **Floodway and Floodplain Development** - HCDD will not provide Resolutions of Support, Resolutions of No Objection or provide direct financing for developments located within any identified floodway. Developments with improvements within 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA) will also be ineligible unless the applicant can demonstrate flood mitigation practices to avoid adverse impacts to residents, impacts to the floodplain and restore natural and beneficial values. Sites not located within 100-year floodplain, but reported flooding events within the past 10 years may be subject to these requirements. Mitigation efforts to include Chapter 19 of the City’s Code of Ordinances. Mitigation efforts may include, but not limited to, elevating building site out of the floodplain, elevated podium construction, restricting ground floor space for residential use, pier and beam foundations for single-family units, etc. Any mitigation efforts will be evaluated on a case by case basis by HCDD.
- b) **Poverty Concentration** - HCDD will not provide Resolutions of Support, Resolutions of No Objection or direct financing for proposed applications for purchase or new construction where the poverty concentration of the site’s census tract is greater than 25%, unless the site is located within the boundaries of a Complete Community or Concerted Revitalization Area. Applications for rehabilitations where poverty concentrations are > 25% will be considered on a case-by-case basis
- c) **School Performance** - HCDD will not provide Resolutions of Support, Resolutions of No Objection or direct financing for purchase, reconstruction or new construction of multifamily developments for families zoned to any school on the TEA Improvement Required List, unless the proposed development is for Seniors, Single Room Occupancy, Permanent Supportive Housing, or site is located within the boundaries of a Complete

Community or Concentrated Revitalization Area. Requests for Resolutions of No Objection for rehabilitations of existing developments zoned to any school on the TEA Improvement Required List will be considered on a case-by-case basis.

City Council Housing Committee is held every 3rd Thursday of every month. After Housing Committee evaluation, a hearing is requested with the full City Council normally occurring every Wednesday unless there is a postponement). Applications that pass this level are granted a resolution of no objection. HCDD prefers developers be present during both Housing Committee hearings and Houston City Council hearings. If you have any questions please contact our office directly at 832-394-6200.

City Resolutions

What are the criteria that the City will use to determine whether it will offer a resolution of support, a resolution of no objection, or no resolution at all?

The City's Housing and Community Development Department ("HCDD") will evaluate the information requested from the Applicants in the **Request for Support Resolution – 2018** and will make a recommendation to the City Council with respect to each Request. HCDD's priorities for 2018 include:

- New construction, reconstruction or renovation within areas identified under Complete Communities
- New construction, reconstruction or renovation within an existing defined Concerted Revitalization Areas, including Tax Increment Reinvestment Zones
- New construction, reconstruction or renovation within census tracts reflecting low poverty concentrations and high performing schools
- Purchase of existing quality multifamily housing and converting into affordable housing or preserving existing affordable housing stock
- Permanent Supportive Housing and/or housing serving special needs populations
- Transit Oriented Developments that promote access to mass transportation options

Instructions to apply:

1. Review the Instructions and complete and submit the Request for Support Form on the HCDD website at: http://www.houstontx.gov/housing/multifamily_development.html in the Multifamily section. Please note that the Resolution will include the entity name you put on this application. If the incorrect entity name is submitted, HCDD will not provide a corrected resolution.
2. Attach a **narrative** that describes the development and how it will benefit its residents, the immediate community and the City of Houston.
3. Attach a preliminary development budget and preliminary operating proforma
4. Attach all letters of support or opposition to your project. Seek letters of support from stakeholders, community organizations, elected officials, and other interested parties
5. Attach the Certification form (below).

- 6. APPLICANT MUST ATTEND ALL CITY COUNCIL MEETINGS – INCLUDING HOUSING AND COMMUNITY AFFAIRS COMMITTEE MEETINGS – WHERE THESE RESOLUTIONS ARE DISCUSSED. We will inform you, using** the email addresses you provide on the Request worksheet, of the meeting dates as soon as they are determined. Failure to attend these meetings can invalidate your request.

Submit all the above information by email to Juanita.moore@houstontx.gov

Deliver one hard copy to: Juanita Moore

City of Houston, Housing and Community Development Department
601 Sawyer, 4th Floor
Houston, TX 77007

Certification to the City of Houston
regarding
Request for Support Resolution from City of Houston for 4% Tax Credits

I, _____, _____ of _____
Name Title Applicant Name

certify that all of the information in this application and exhibits is true and complete to the best of my knowledge. The statements are made for the purpose of obtaining a resolution or resolutions from Houston City Council. I understand that false statements may result in forfeiture of benefits and possible prosecution by the City Attorney.

Signature

Date