



Houston City Council  
**Housing and Community Affairs Committee**

**Tiffany D. Thomas (Chair) David Robinson (Vice Chair)**

Karla Cisneros - Mike Knox – Martha Castex-Tatum

Michael Kubosh – Tarsha Jackson -

Carolyn Evans-Shabazz

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Notice of City Council Meeting by Videoconference

Tuesday, January 25, 2022 at 10:00 a.m.

Due to health and safety concerns related to COVID-19, this meeting will offer the option to participate by videoconference or in-person. The location for the committee meeting will be City Hall Council Chamber, 901 Bagby, 2nd Floor, Houston, Texas 77002. The meeting will be open to the public but restrictions regarding masks, allowable room capacity, and seating arrangements may be in place.

The public may sign up to speak by registering at <https://www.houstontx.gov/council/committees/speakers-hca.html> no later than **Monday, January 24, 2022, at 5:00 P.M.** Please indicate whether you will speak virtually or will be attending in person so that appropriate attendance instructions can be provided.

The Chair, as presiding officer of Committee, will be physically present in chamber. In accordance with the provisions of Section 551.127 of the Texas Government Code applicable to a governmental body that extends into three or more counties, all other committee members have the option to participate in-person or virtually via Microsoft Teams.

Type this link into your browser: <https://tinyurl.com/HCAJanuarySC>  
visit <https://www.houstontx.gov/council/committees/housing.html>

This meeting will also be broadcast on [HTV](#), the City of Houston's Municipal Channel.

Presentation handouts will also be available at

<https://www.houstontx.gov/council/committees/housing.html>

**I. Call to Order/Welcome**

**II. Multifamily**

- a) Overview of 9% (Competitive) Texas Department of Housing and Community Affairs (TDHCA) Housing Tax Credit (HTC) Selection Criteria.

- b) The Housing and Community Development Department (HCDD) recommends Council approval of a Resolution of Support for competitive 9% HTC's allocated by the TDHCA, for each of the applications in the attached table, located within the city of Houston.
  - c) HCDD recommends Council approval of a Resolution of Support for competitive 9% Housing Tax Credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA), for each of the applications in the attached table, located in Houston's ETJ.
  - d) HCDD recommends approval of a Resolution allowing exceptions to the Texas Department of Housing and Community Affairs' (TDHCA) One Mile Three Year rule for the proposed development(s).
  - e) HCDD recommends Council approval of a Resolution allowing exceptions to the Texas Department of Housing and Community Affairs' (TDHCA) Two Mile Same Year rule for the attached proposed developments.
  - f) HCDD recommends approval of a Resolution allowing construction of two properties applying for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA) to be located in a Census tract that has a poverty rate above 40% for individuals.
- Keith Bynam, Interim Director
  - Ray Miller, Assistant Director

### **III. Director's Comments**

- Keith Bynam, Interim Director

### **IV. Public Comments**



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/9/2022

District ALL

Item Creation Date: 1/18/2022

HCD22-12

Resolutions of Support

9% Housing Tax Credit Transactions

Within the City of Houston

Agenda Item: II.b.

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of a Resolution of Support for competitive 9% Housing Tax Credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA), for each of the applications in the attached table, located within the city of Houston. Applications will be submitted to TDHCA from across the state, and the number of available 9% HTCs is limited. It will not be known which, if any, of these projects will receive HTCs until the end of July 2022 when TDHCA announces awards.

Only preliminary information is available regarding the applications, and HCDD has not underwritten these projects for financial viability. HCDD reviewed the applications to determine whether they meet the community development policy objectives of the City of Houston (City) and meet certain minimum standards. Applications were required to meet a minimum of **10 points** from the criteria outlined below to receive a Resolution of Support.

- Sites located within the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points - **2 points**
- Proposals to renovate or reconstruct existing rental housing – **3 points**
- Sites located within an underserved area described as the following:
  - Within a census tract that has no other affordable housing development funded with HTCs - **1 point**
  - Within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTCs that is less than 15-years old (2006 or after) - **2 points**
- Sites that promote access to mass transportation options described as the following:
  - Sites located within 1/4 mile of any public transportation stop - **1 point**
  - Sites located within 1/4 of a high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6:00 am to 8:00 pm seven days a week - **2 points**
- Sites with reduced poverty concentration less than 20% - **1 point**
- Developments providing quality on-site education opportunities at no cost to residents:
  - Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site - **2 points**
  - Operate an after-school learning center that offers, at minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity - **1 point**
- Developments which promote a mixed income composition whereas:
  - A minimum of 10% of the units to be unrestricted - **1 point**
  - A minimum of 20% of the units to be unrestricted - **2 points**
- Written documentation of community support showing that the applicant has sought, received and implemented (if needed) views and recommendations regarding the

proposed project, from locally organized groups formed to primarily serve the interest of the proposed neighborhood. Letters of support will not be accepted from organizations directly affiliated with the project.

- Documentation of support from neighborhood-based associations (civic associations, super neighborhoods, etc.), elected officials- **1 point**
- **Developments that offer neighborhood beautification efforts and resiliency features. HCDD will require applicants to certify in a letter to HCDD that they agree to implement any features indicated below. In addition, development budgets submitted to HCDD must clearly indicate the features they are to install. Failure to implement these features (without prior consent from HCDD) may impact future resolutions being issued to applicant.**
  - Onsite material recycling – **1 point**
  - Building resiliency features – **up to 5 points**
  - Off-site improvements, trash cans or other eligible efforts determined appropriate by HCDD – **1 point**

Based on these criteria, the projects listed in the attached table have achieved the minimum 10-point threshold and qualify for a Resolution of Support.

This item was reviewed by the Housing and Community Affairs Committee on January 25, 2022.

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Keith W. Bynam, Interim Director

**Contact Information:**

Roxanne Lawson  
(832) 394-6307

	<b>Application Number</b>	<b>Development Name</b>	<b>Development Address</b>	<b>Council District</b>	<b>Target Population</b>
1	22213	Campanile on Westview	1212 W Sam Houston Pkwy N	A	Elderly
2	22139	Hartwood at Clarblak	4014-4015 Clarblak Ln	A	Family
3	22068	Vista at Fallbrook	SWQ of Fallbrook Dr and N Fwy Service Rd	B	Family
4	22132	Parkway Meadows	3300 block of W Gulf Bank	B	Family
5	22193	Oak Avenue Lofts	810 Oak Avenue	C	Family
6	22020	Houston 90 Washington Apartments	7701 Washington Avenue	C	Family
7	22145	Hartwood at Lehman	711 Lehman St	C	Family
8	22083	Park Lofts at MacGregor	SEC of Old Spanish Trail and MLK	D	Family
9	22245	Fairways at Woodforest	0 Kingwood Place Dr	E	Family
10	22290	Lofts at Hartsook	10426 Hartsook St	E	Family
11	22221	West Fork Place	Kingwood Place Dr & Kingwood Medical DR	E	Elderly
12	22060	Evening Star Apartments	11800 S Glen Dr	F	Elderly
13	22023	Kirkwood Crossing Apartments	12000 Bissonnet St	F	Family
14	22071	Vista at Kirkwood	S Kirkwood Rd & Bissonnet St	F	Family
15	22197	Briar Forest Lofts	HWY 6 S adjacent to and south of 1725 S TX 6	G	Family
16	22097	Laurel Terrace	NEC State Hwy 6 and Barkers Point Ln	G	Elderly
17	22114	Las Brisas Redevelopment	4500 and 4428 N. Main St	H	Family
18	22080	Maury Street Lofts	2918 Elysian St	H	Family
19	22295	Wellington Frost Town	707-717 Walnut Street	H	Family
20	22185	Casa De Magnolia	7501 Harrisburg Blvd	I	Elderly
21	22196	Monroe Lofts	4.4+/- acres at Monroe Rd. and the Gulf Frwy	I	Family
22	22056	New Hope Housing Hansen	9150 Gulf Frwy	I	Family
23	22244	Fairways at Westwood	9745 Bissonnet	J	Family
24	22149	The Glen	11826 Riceville School Rd	K	Family
25	22084	Stadium Lofts at South Loop	8411 Knight Road	K	Family



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/9/2022

District - ETJ

Item Creation Date: 1/18/2022

HCD22-13

Resolutions of Support

9% Housing Tax Credit Transactions within  
Houston's Extraterritorial Jurisdiction (ETJ)

Agenda Item: II.c.

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of a Resolution of Support for competitive 9% Housing Tax Credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA), for each of the applications in the attached table, located in Houston's ETJ. Applications will be submitted to TDHCA from across the state, and the number of available 9% HTCs is limited. It will not be known which, if any, of these projects will receive HTCs until the end of July 2022 when TDHCA announces awards.

Only preliminary information is available regarding the applications, and HCDD has not underwritten these projects for financial viability. HCDD reviewed the applications to determine whether they meet the community development policy objectives of the City of Houston (City) and meet certain minimum standards. Applications were required to meet a minimum of **10 points** from the criteria outlined below to receive a Resolution of Support.

- Sites located within the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points - **2 points**
- Proposals to renovate or reconstruct existing rental housing – **3 points**
- Sites located within an underserved area described as the following:
  - Within a census tract that has no other affordable housing development funded with HTCs - **1 point**
  - Within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTCs that is less than 15-years old (2006 or after) - **2 points**
- Sites that promote access to mass transportation options described as the following:
  - Sites located within 1/4 mile of any public transportation stop - **1 point**
  - Sites located within 1/4 of a high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6:00 am to 8:00 pm seven days a week - **2 points**
- Sites with reduced poverty concentration less than 20% - **1 point**
- Developments providing quality on-site education opportunities at no cost to residents:
  - Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site - **2 points**
  - Operate an after-school learning center that offers, at minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity - **1 point**
- Developments which promote a mixed income composition whereas:
  - A minimum of 10% of the units to be unrestricted - **1 point**
  - A minimum of 20% of the units to be unrestricted - **2 points**
- Written documentation of community support showing that the applicant has sought, received and implemented (if needed) views and recommendations regarding the

proposed project, from locally organized groups formed to primarily serve the interest of the proposed neighborhood. Letters of support will not be accepted from organizations directly affiliated with the project.

- Documentation of support from neighborhood-based associations (civic associations, super neighborhoods, etc.), elected officials- **1 point**
- **Developments that offer neighborhood beautification efforts and resiliency features. HCDD will require applicants to certify in a letter to HCDD that they agree to implement any features indicated below. In addition, development budgets submitted to HCDD must clearly indicate the features they are to install. Failure to implement these features (without prior consent from HCDD) may impact future resolutions being issued to applicant.**
  - Onsite material recycling – **1 point**
  - Building resiliency features – **up to 5 points**
  - Off-site improvements, trash cans or other eligible efforts determined appropriate by HCDD – **1 point**

Based on these criteria, the projects listed in the attached table have achieved the minimum 10-point threshold and qualify for a Resolution of Support.

This item was reviewed by the Housing and Community Affairs Committee on January 25, 2022.

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Keith W. Bynam, Interim Director

**Contact Information:**

Roxanne Lawson  
(832) 394-6307

	<b>Application Number</b>	<b>Development Name</b>	<b>Development Address</b>	<b>Council District</b>	<b>Target Population</b>
1	22018	Cole Creek Estates	6850 block of Gessner	Harris	Family
2	22012	The Cypress Senior Homes	2823 Barker Cypress Rd	Harris	Elderly
3	22264	Eldridge Park Apartments	Eldridge and Little York	Harris	Family
4	22101	Fairbanks Crossing	Warren Rd and Fairbanks North Houston Rd	Harris	Family
5	22225	The Glenn	10105 Cossey Road	Harris	Family
6	22176	Providence at Fuzzel Road	550 Riley Fuzzel Rd	Harris	Elderly
7	22237	Vecino Apartments	SWC of intersection of Spring Cypress and Lexington Rd	Harris	Family





## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/9/2022

District B & D

Item Creation Date: 1/20/2022

HCD22-15

9% HTC One Mile Three Year Rule Resolution

Agenda Item: II.d.

### **Background:**

The Housing and Community Development Department (HCDD) recommends approval of a Resolution allowing exceptions to the Texas Department of Housing and Community Affairs' (TDHCA) One Mile Three Year rule for the attached proposed development(s).

To avoid unjustified concentrations of competitive 9% housing tax credits (HTCs) properties, TDHCA requires that an applicant receive a Resolution from the governing body of the municipality where the development is to be located if a similar type of HTC property (for example a property for seniors) was built in the last three years and is located within one mile of the applicant property.

The attached development(s) in this year's round of applications for 9% tax credits will be located within one mile of similar properties constructed within the last three years.

Approval of this resolution does not guaranty the property will receive HTCs. Even though numerous applications are submitted to TDHCA, the amount of available 9% HTCs is very limited. Only two to four developments are typically funded each year in the Houston region. It will not be known which, if any, of these projects will receive HTCs until the end of July 2022 when awards are announced at the TDHCA board meeting.

Based on the City's urgent need for affordable homes for families and seniors, HCDD recommends that Council approve the resolution allowing construction of the attached proposed development(s).

This item was reviewed by the Housing and Community Affairs Committee on January 25, 2022.

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Keith W. Bynam, Interim Director

### **Contact Information:**

Roxanne Lawson  
(832) 394-6307

	<b>Application Number</b>	<b>Development Name</b>	<b>Development Address</b>	<b>Council District</b>	<b>Target Population</b>
1	22068	Vista at Fallbrook	SWQ of Fallbrook Dr and N Fwy Service Rd	B	Family
2	22083	Park Lofts at McGregor	SEC of Old Spanish Trail and MLK	D	Family



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/9/2022

District C, E, F, H, I, J, & K

Item Creation Date: 1/20/2022

HCD22-14

Two Mile Same Year Resolution

9% HTC Transactions

Agenda Item: II.e.

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of a Resolution allowing exceptions to the Texas Department of Housing and Community Affairs' (TDHCA) "Two Mile Same Year" rule for the attached proposed developments.

To avoid unjustified concentrations of competitive 9% Housing Tax Credits (HTC) properties, TDHCA requires that an applicant receive a Resolution from the governing body of the municipality where the development is to be located, if a competitive HTC application proposes a development site located less than two linear miles from the proposed development site of another application within the same calendar year.

The proposed development site(s) listed on the attachment are located less than two linear miles from the proposed development site of another application that is proposed for award in the same calendar year.

Approval of this resolution does not guarantee the property(ies) will receive HTCs. Even though applications from across the state are submitted to TDHCA, the number of available 9% HTCs is very limited. Only two to four developments are typically funded each year in the Houston region. It will not be known which, if any, of these projects will receive HTCs until the end of July 2022 when TDHCA announces awards.

Based on Houston's urgent need for affordable homes for families, seniors, and permanent supportive housing, HCDD recommends that Council approve a Resolution allowing construction of the attached proposed development(s).

This item was reviewed by the Housing and Community Affairs Committee on January 25, 2022.

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Keith W. Bynam, Interim Director

### **Contact Information:**

Roxanne Lawson

(832) 394-6307

	<b>Application Number</b>	<b>Development Name</b>	<b>Development Address</b>	<b>Council District</b>	<b>Target Population</b>
1	22020	Houston 90 Washington Apartments	7701 Washington Ave	C	Family
2	22245	Fairways at Woodforest	0 Kingwood Place Dr	E	Family
3	22221	West Fork Place	West side of Kingwood Place Dr., extension south of Kingwood Medical Drive	E	Elderly
4	22060	Evening Star Apartments	11800 S. Glen Dr	F	Elderly
5	22114	Las Brisas Redevelopment	4500 and 4428 N. Main St	H	Family
6	22080	Maury Street Lofts	2918 Elysian Street	H	Family
7	22295	Wellington Frost Town	707-717 Walnut St	H	Family
8	22185	Casa De Magnolia	7501 Harrisburg Blvd	I	Elderly
9	22196	Monroe Lofts	4.4+/- acres at Monroe Rd and the Gulf Frwy	I	Family
10	22244	Fairways at Westwood	9745 Bissonnet	J	Family
11	22149	The Glen	11826 Riceville School Rd	K	Family

Action may be taken on any item listed above. Committee meetings are open to the public. For more information about this committee, please contact Cherrelle Duncan at 832.393.3216.



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/2/2022

Districts B & H

Item Creation Date: 1/20/2022

HCD22-16

Resolution Confirming Support of Development  
Sites Greater than 40% Poverty in Census Tracts  
Item II.f.

### **Background:**

The Housing and Community Development Department (HCDD) recommends approval of a Resolution allowing construction of two properties applying for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA) that will be located in a census tract that has a poverty rate above 40% for individuals.

9% HTC applicants that propose a development site that is located within a census tract that has a poverty rate above 40% for individuals must disclose such. Mitigation must be in the form of a resolution from the Governing Body of the appropriate municipality or county containing the development, referencing this rule and/or acknowledging the high poverty rate and authorizing the development to move forward. Two properties in this year's round of applications for 9% HTC's fit this criteria:

- Maury Street Lofts located at 2918 Elysian Street in District H is a proposed 86-unit development for families. The applicant is CSH Maury Street Lofts, Ltd.
- Vista at Fall Brook located at SWQ of Fallbrook and N Fwy Service Rd in District B is a proposed 96-unit development for families. The applicant is Vista at Fallbrook, L.P.

Based on the initiatives being taken within the Near Northside Complete Community and TIRZ #11 Greenspoint, HCDD recommends that Council approve the resolution allowing construction of these properties.

This item was reviewed by the Housing and Community Affairs Committee on January 25, 2022.

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Keith W. Bynam, Interim Director

### **Contact Information:**

Roxanne Lawson  
(832) 394-6307