



Interoffice

Memo



From Department of Housing and Community Development
Multifamily Division

Date: January 24, 2022

Subject: 2022 Resolutions for 9% Housing Tax Credit Applications

The following is a summary of applications eligible for a resolution of support required for 9% Housing Tax Credits applications submitted to the Texas Department of Housing and Community Affairs. The se recommendations will be presented to Housing Committee of January 25, 2022. Applicants are encouraged to join virtual session of Housing Committee to respond to any questions posed by Housing Committee. Additional information on the meeting can be found at this link. <https://www.houstontx.gov/council/committees/housing.html>

The items will be presented to City Council during February 9, 2022, agenda to approve the following items:

- 25 applications located within the city limits eligible for a resolution of support
- 7 applications located within the ETJ eligible for a resolution of support

The following is a list of eligible applications located within the city limits that are eligible for a resolution of support:

	Application Number	Development Name	Development Address	Council District	Target Population
1	22213	Campanile on Westview	1212 W Sam Houston Pkwy N	A	Elderly
2	22139	Hartwood at Clarblak	4014-4015 Clarblak Lane	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 Street	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 Street	H	Family
18	22080	Maury Street Lofts	2918 Elysian Street	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

The list below are eligible applications located within the ETJ for a resolution of support:

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

The charts below summarize the distribution of resolutions by council district and housing type.

Council District	Total Applications	Limit*	Total Resolutions	Number of Family	Number of Elderly
A	5	2	2	1	1
B	4	2	2	2	0
C	3	3	3	3	0
D	2	2	1	1	0
E	4	3	3	2	1
F	3	3	3	2	1
G	2	3	2	1	1
H	3	2	3	3	0
I	3	3	3	2	1
J	2	3	1	1	0
K	2	2	2	2	0
ETJ	9	N/A	7*	5	2
Total	42	28	32	25	7

To avoid unjustified concentrations of competitive 9% housing tax credits 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 sites listed below are located less than two linear miles from the proposed development site of another supported application.

	Application Number	Development Name	Development Address	Council District	Target Population
1	22020	Houston 90 Washington Apartments	7701 Washington Avenue	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

A total of 42 applications for resolutions of support were received with 32 applications being recommended. Below is a summary of the remaining 10 applications with a summary of their application status or why it is not recommended for a resolution of support. Applications determined eligible but not recommended due to a limitation within a council district, may be reconsidered for a resolution based on their ranking below in the event recommended transaction withdraw a request for a resolution of support. Transactions were ranked based on the following:

1. Population – HCDD will preference Family (general) population over transactions age restricted for senior
2. HCDD total score – Higher HCD scores will be prioritized
3. Poverty index – Lower poverty rate for an application’s site within each council district will be prioritized

	App Number	Development Name	Development Address	District	Target Population	Notes
	22216	Campanile on Vintage Preserve	NWC of Vintage Preserve & Chasewood Park	A	Elderly	Application determined eligible, but limit of 2 deals in District A. Transaction ranked #3 with preference of a Family deal over Senior and the higher ranked HCDD score of 12 points and lowest poverty rank
	22214	Campanile on Copperfield	8725 Hwy 6 N	A	Elderly	Application determined eligible, but limit of 2 deals in District A. Transaction ranked #5 with preference of a Family deal over Senior. Also it has the lowest HCDD score of 11 points
	22148	Clay Road Senior Apartments	~10305 Clay Road	A	Elderly	Application determined eligible, but limit of 2 deals in District A. Transaction ranked #4 with preference of a Family deal over Senior. It is the higher ranked HCDD score of 12 points but higher poverty ranking
	22053	Houston at Ella Boulevard	SEQ Rushcreek Dr and Ella Boulevard	B	Family	Application determined eligible, but limit of 2 deals in District B. Transaction had a census poverty rate of 45%. Transaction ranked #3 as the higher HCDD score of 13 points.
	22184	The Landing at Spears	SEC Rankin Rd & Spears-Gears Rd	B	Family	Application determined eligible, but limit of 2 deals in District B. Transaction had a census poverty rate of 45%. Transaction ranked #4 with the lowest HCDD score of 11 points.
	22189	Trinity East Village	2750 Live Oak	D	Family	Withdrawn by applicant

	22089	Clear Lake Crossing	17300 Saturn Ln	E	Elderly	Application determined eligible, but limit of 3 deals in District E. Application was ranked #4 overall due to preference for Family transactions over Senior and higher poverty rate compared to West Fork Place
	22273	Coral Hills	6363 Beverly Hills St	J	Family	Application not determined eligible. HCDD revised the score to 9 and was below minimum threshold. Application incorrectly indicated that they were in TIRZ-1 St George.
	22109	The Strathmore	SW of Louetta Rd and TC Jester Blvd	ETJ	Family	Withdrawn by applicant
	22051	Valencia Village	E of Schroeder Rd and Middleburry Ln	ETJ	Family	Withdrawn by applicant

Updates on Application

HCDD requests applicants notify HCDD as soon as possible if they decide not to move forward on their application. Changes in application status may impact determination for other applicants.

Appeals

Applicants have the right to appeal the determination. Appeals may only be made in writing. To be considered complete, an appeal must contain the following information:

- Applicant Name
- Mailing Address
- Phone
- Email Address
- Development Name
- Property Address
- Reason for Appeal

Appeals may be submitted in any of the following methods:

- Website – Request an Appeal <https://houstontx.gov/housing/appeals.html>
- Email – HCDDComplaintsAppeal@houstontx.gov
- Mail – Address listed below
- In person – During regular business hours, Monday – Friday from 8 A.M. – 5 P.M., at our address below:

Housing and Community Development
 Department 2100 Travis St., 9th Floor
 Houston, TX 77002
 Attn: Multifamily Division/Appeal

Due to the time-sensitivity and accelerated timeline to review Low Income Housing Tax Credits, the deadline date to file an appeal must be received no later than **Friday, January 28th, 2022 at 3:00 pm**. Upon receipt of an appeal, HCDD will respond in writing to the appellant of the program area's decision regarding the appeal and provide the basis thereof as early as five (5) days, as practicable, from the date of the determination. If additional time to issue a response is needed, you will be notified as soon as feasible