



Interoffice
Memo



From: Housing and Community Development Department
Multifamily Division

Date: February 1, 2023

Subject: 2023 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. These recommendations will be presented to Housing Committee of February 7, 2023. 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 15, 2023, agenda to approve the following items:

- 14 applications located within the city limits eligible for a resolution of support
- 2 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	23149	The Upland	1430 Upland Drive	A	Family
2	23068	Knoll Street Crossing	1938 Knoll Street	A	Senior
3	23209	Lost Oaks	810 Oak Street	C	Family
4	23125	The Howard	NWQ Retton Dr and Northwest Fwy	C	Family
5	23063	Cypress Crossing	5902 and 5909 Cypress Street	C	Senior
6	23183	Trinity East Phoenix Project	2750 Live Oak	D	Permanent Supportive Housing
7	23061	Park Boulevard Lofts	SEC of Blackhawk Blvd and Texas Sage Drive	D	Family
8	23059	Clear Lake Crossing	17300 Saturn Lane	E	Senior
9	23186	West Fork Place	West side of Kingwood Place Dr. south of Kingwood Medical Drive	E	Senior
10	23224	Crossroads at Gemini	SEQ Bay Area Blvd and Gemini Ave	E	Family

11	23205	Felicity Oaks	4041 Richmond Ave	G	Family
12	23121	Las Brisas Redevelopment	4500 N Main Street	H	Family
13	23156	NHH Avenue C	NE corner of Harrisburg and 75 th Street	I	Family
14	23108	Hartwood at Harrisburg	7634 Harrisburg Blvd	I	Family

The listed below are eligible application(s) located within the ETJ for a resolution of support:

	Application Number	Development Name	Development Address	County	Target Population
1	23049	Saddle Creek Village	16000 Kuykendahl	Harris	Family
2	23008	Park Row Katy Living	NW Quadrant of Park Row Drive and Greenhouse Rd	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	2	2	2	2	0
B	0	2	0	0	0
C	3	3	3	2	1
D	9	2	2	6	3
E	6	3	3	3	3
F	0	3	0	0	0
G	1	3	1	1	0
H	2	2	1	2	0
I	3	3	2	2	1
J	0	3	0	0	0
K	1	2	0	0	1
ETJ	6	N/A	2	4	2
Total	33	28	16	22	11

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	23183	Trinity East Phoenix Project	2750 Live Oak	D	Permanent Supportive Housing
2	23156	New Hope Housing Avenue C	NE corner of Harrisburg and 75 th Street	I	Senior
3	23108	Hartwood at Harrisburg	7634 Harrisburg Blvd	I	Family

A total of 33 applications for resolutions of support were received with 17 applications being recommended. Below is a summary of the remaining 17 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 Permanent Supportive Housing and 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
1	23109	Retreat at Hall Road	0 Hall Road	D	Senior	Application determined ineligible due to location in flood zone AE
2	23110	Heritage at Telephone Road	10817 Telephone Road	D	Family	Application determined ineligible due to location in flood zone AE
3	23143	Ellington Villas	Rowlett Road	D	Family	Application determined eligible, but limit of 2 deals in District D. Transaction ranked #6 overall based on preference for PSH and higher HCDD score.
4	23175	Ellington Pointe Apartments	~11300 S Sam Houston Pkwy E	D	Senior	Application determined eligible, but limit of 2 deals in District D. Application was ranked #5 overall due to preference for PSH and Family transactions over Senior
5	23085	Fuqua Village	NWC of Fuqua and Aldis Street	D	Family	Application determined ineligible due to location in flood zone AE

6	23157	NHH Fuqua	NE corner of Monroe Rd and Fuqua Street	D	Family	Application determined eligible, but limit of 2 deals in District D. Transaction ranked #3 overall based on preference for PSH and higher HCDD score.
7	23013	The Laurel at Blackhawk	9205 Wayfarer Lane	D	Senior	Application determined eligible, but limit of 2 deals in District D. Application was ranked #4 overall due to preference for PSH and Family transactions over Senior
8	23039	Park Pointe Village	22110 TX 494 Loop	E	Senior	Application determined eligible, but limit of 3 deals in District E. Application was ranked #4 overall based on preference for Family transaction and location in CRA.
9	23211	Richey Lofts	2719 Richey Street	E	Family	Withdrawn by applicant
10	23073	1760 Allen Genoa Living	1760 Allen Genoa Road	E	Family	Withdrawn by applicant
11	23206	Shepherd Place	7301 N Shepherd Drive	H	Family	Withdrawn by applicant
12	23124	Isabelle Lofts	11826 Riceville School Rd	K	Senior	Withdrawn by applicant
13	23086	Tavenor Village	SWC of Tavenor and Clearwood Dr	I	Senior	Withdrawn by applicant
14	23144	Fallbrook Villas	7730 Fallbrook Drive	ETJ	Senior	Withdrawn by applicant
15	23204	Spring Cypress Village	Approx 6001 Spring Cypress Road	ETJ	Senior	Withdrawn by applicant
16	23048	Copper Grove Village	SEC of HWY 6N & Huffmeister	ETJ	Family	Withdrawn by applicant
17	23012	The Laurel at Cypresswood	19450 SH 249	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, February 3, 2023, 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