



Interoffice

Memo



From Housing and Community Development Department
Multifamily Division

Date: February 21, 2024

Subject: 2024 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 items will be presented to City Council as soon as the February 7, 2024, agenda to approve the following items:

- 16 applications located within the city limits eligible for a resolution of support.
- 1 application 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	Total Units	Target Population
1	24204	Greens at Retton	NWC of Retton Dr & NW Freeway	A	110	Family
2	24119	Retreat at Esther	SW Quadrant of Wheatley St & Esther Dr	B	103	Senior
3	24248	New Hope Housing Wheatley	1131 Bland St and 1117 Bland St	B	111	Supportive Housing
4	24110	Northpark Garden Villas	20654 Imperial Valley Dr	B	98	Family
5	24172	WALIPP Senior Residence Expansion	5220 Scott St and 5134 & 5141 Grantwood St	D	100	Senior
6	24118	Lofts at South Loop	0 Hycohen Rd	D	98	Family
7	24083	West Fork Place	West Side of Kingwood Place Dr, South of Kingwood Medical Dr	E	118	Senior
8	24221	Dashwood Trails	N of Intersection of Dashwood Dr and Jetty Ln	F	118	Family
9	24102	Oleander Commons	12805 Bissonnet St	F	65	Senior
10	24032	Bissonnet Village	12865 Bissonnet St	F	66	Family
11	24001	Parkside at Buffalo Bayou	733 N Drennan St	H	98	Senior

12	24084	Nunn Village	6901 Belfort Ave	I	130	Family
13	24042	10112 Bissonnet Living	NEQ of Bissonnet St & W Sam Houston Pkwy	J	110	Family
14	24069	Forum Park Family Villas	10403 Forum Park Dr	J	102	Family
15	24202	Arrowood Apartments	8304 Course Dr	J	144	Family
16	24076	New Faith Senior Village Apartments	4315 W Fuqua Street	K	130	Senior

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

	Application Number	Development Name	Development Address	County	Total Units	Target Population
1	24021	Veterans Memorial Village	11415 Veterans Memorial Drive	Harris	66	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	1	2	1	1	0
B	4	2	3	2	2
C	0	3	0	0	0
D	5	2	2	1	4
E	5	3	1	2	3
F	4	3	3	3	1
G	0	3	0	0	0
H	1	2	1	0	1
I	2	3	1	2	0
J	3	3	3	3	0
K	6	2	1	5	1
ETJ	3	N/A	1	1	2
Total	34	28	17	20	14

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	Total Units	Target Population
1	24248	New Hope Housing Wheatley	1131 & 1117 Bland Street	B	98	Supportive Housing
2	24119	Retreat at Esther	SWQ of Wheatley St & Esther St	B	103	Senior
3	24042	10112 Bissonnet Living	NEQ of Bissonnet St & W Sam Houston Pkwy	J	110	Family
4	24069	Forum Park Family Villas	10403 Forum Park Dr	J	102	Family
5	24102	Oleander Commons	12805 Bissonnet St	F	65	Senior
6	24032	Bissonnet Village	12865 Bissonnet St	F	66	Family

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 proposed development site below is located within one mile of a similar property constructed within the last three years.

	Application Number	Development Name	Development Address	Council District	Total Units	Target Population
1	24032	Bissonnet Village	12865 Bissonnet St	F	66	Family

Applicants are required to disclose a development site that is located within a census tract that has a poverty rate above 40% for individuals. Mitigation may be in the form of a resolution from the governing body of the municipality containing the development, acknowledging the high poverty rate and authorizing the development to move forward. The two properties listed below are located in a census tract that has a poverty rate above 40% for individuals. Based on the initiatives being taken within the Acres Homes Complete Community and TIRZ #7 OST/Almeda, HCD recommends that Council approve the resolution allowing construction of these properties.

	App Number	Development Name	Development Address	District	Total Units	Target Population	Notes
1	24248	New Hope Housing Wheatley	1131 & 1117 Bland Street	B	98	Supportive Housing	Acres Homes Complete Community
2	24172	WALIPP Senior Residence Expansion	5220 Scott St and 5134 & 5141 Grantwood St	D	100	Senior	TIRZ #7 – OST/Almeda

A total of 34 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 considered for a resolution in the event recommended transactions withdraw a request for a resolution of support.

	App Number	Development Name	Development Address	District	Total Units	Target Population	Notes
1	24190	The Birdsey at Cypresswood	9900 Cypresswood Dr	B	120	Senior	Withdrawn by applicant
2	24013	Trinity East Village Senior	2620 Live Oak St	D	90	Senior	Application determined eligible, but limit of two deals in District D
3	24109	Kirkdale Senior Village	NWQ Sabo Rd & Beltway 8 South	D	98	Senior	Application determined eligible, but limit of two deals in District D
4	NA	Veranda at Emancipation	2720 Emancipation Ave	D	80	Senior	Did not submit pre-app to TDHCA
5	24116	Kellington Crossing	23560 Kingwood Place Dr	E	98	Senior	Application determined eligible, but limit of three deals in District E.
6	24043	15700 Space Center Living	SW Corner of Space Center Blvd	E	119	Family	Withdrawn by applicant
7	24011	The Laurel on Kingwood	23915 Highway 59 N	E	110	Senior	Withdrawn by applicant
8	24117	Forest Pines	NWC of Forest Center Dr at Eastex Frwy	E	98	Family	Withdrawn by applicant
9	24142	Ardent at Synott	10544 Synott Rd	F	98	Family	Withdrawn by applicant
10	24108	Lofts at Belfort	7225 Belfort Avenue	I	98	Family	Application determined eligible, but within two miles of another applicant serving the same population with higher HCD score and stand-alone Pre-K
11	24222	Clark Lofts	3931 W Fuqua St	K	118	Family	Withdrawn by applicant
12	24247	New Hope Housing Riceville	11826 Riceville School Rd	K	122	Supportive Housing	Withdrawn by applicant
13	24191	Fairways at Fuqua	0 Ambrose	K	120	Family	Application determined eligible, but limit of 2 deals in District K.
14	24129	Vista at Fuqua	NW of the Intersection of White Heather Dr & W Fuqua St	K	98	Family	Withdrawn by applicant
15	24153	Main Street Gardens	12014 S Main St	K	120	Family	Withdrawn by applicant
16	24128	Heritage at Little York	SEC of W Little York Rd & Queenston Blvd	ETJ	98	Senior	Withdrawn by applicant
17	24096	Cypress Seniors	2823 Barker Cypress Rd	ETJ	98	Senior	Withdrawn by applicant

Updates on Application

HCD requests applicants notify HCD 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 2, 2024, at 3:00 pm**. Upon receipt of an appeal, HCD 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.