



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/9/2022

District E, District F, District G, District H, District I, District J, District K

Item Creation Date: 1/20/2022

HCD22-14 9% HTC Two Mile Same Year Resolution

Agenda Item#: 13.

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 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 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 proposed developments.

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

DocuSigned by:

Keith W. Bynam

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