



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/8/2022

Item Creation Date: 1/20/2022

HCD22-16 9% HTC Greater Than 40% Poverty Resolution

Agenda Item#: 13.

Summary:

RESOLUTION confirming support for proposed development as Affordable Rental Housing of one or more properties, each of which is located in City of Houston, Texas and within a census tract that has a poverty rate above 40% for individuals; allowing construction of such properties; supporting the submittal of applications for Housing Tax Credits for such developments; and authorizing the allocation of Tax Credits to such developments

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution allowing construction of three 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 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. Three 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.
- Houston at Ella Boulevard located at SE Quadrant of Rushcreek Drive and Ella Boulevard in District B is a proposed 146-unit development for families. The applicant is Houston Ella Boulevard, Ltd.
- Coral Hills located at 6363 Beverly Hill Street in District J is a proposed substantial rehabilitation of an existing 49-year-old 172-unit development for families. The applicant is EC Coral Hills, LLC

Based on the initiatives being taken within the Near Northside Complete Community and TIRZ #11 Greenspoint, the need for the substantial rehabilitation of Coral Hills, an existing 172-unit apartment complex, 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

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ATTACHMENTS:

Description	Type
Caption	Other