



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 4/15/2025

District H

Item Creation Date: 3/6/2025

HCD25-43 Independence Heights II 4% HTC One Mile Three Year Rule Resolution

Agenda Item#: 10.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of a Resolution allowing the construction of one property applying for 4% Housing Tax Credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA) to be located within one-mile of similar properties constructed within the last three-years.

To avoid unwanted concentrations of 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 similar type of property (for example a property for families) was built in the last three-years and located within one-mile of the applicant property if they also received tax credits.

Independence Heights II, located at 222 Crosstimbers Street, is a proposed 221-unit affordable housing development for families. The applicant is Independence Heights Apartments II, LP, and the developer is a public-private partnership between the Houston Housing Authority (HHA), through Victory Redevelopment Corporation, and Columbia Residential.

Columbia Residential takes pride in developing homes and planning neighborhoods that act as the foundation for creating communities that change lives. Columbia Residential has built over 10,600 units and over 80+ affordable properties in Georgia, Louisiana, Texas, Florida, and Colorado. HHA provides affordable homes to more than 58,000 low-income Houstonians and oversees 25+ public developments across the city.

Based on the developers' experience, and the City's need for affordable housing for families, HCD recommends that Council approve the Resolution allowing construction of this property.

The Housing and Affordability Committee reviewed this item on March 18, 2025.

DocuSigned by:

A handwritten signature in black ink that reads "Michael Nichols".

Michael Nichols, Director

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