

## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/13/2018

Districts A, B, C, D, F, H, I, J & K

Item Creation Date: 2/1/2018

### HCD18-9 9% Support Resolution for HTC transactions within the City of Houston

#### **Background:**

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for each of the 26 applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications will be submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any, of these projects will receive HTCs until the end of July 2018 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. HCDD reviewed the applications to determine they meet the community development policy objectives of the City and meet certain Minimum Standards. Applications were required to meet a total of **6 points** of the criteria outlined below to receive a Resolution of Support.

1. Sites located within Houston city limits (this excludes sites located within the Houston ETJ). – **2 points**
2. Sites located within 4 miles of City Hall – **1 point**
3. Sites located within the boundaries of a Complete Community. – **2 points**
4. Sites located within 1 mile of a Complete Community – **1 point**
5. Sites located within a Concentrated Revitalization Area – **2 points**
6. Sites located within an underserved area described as the following:
  - i. Within a census tract that has no other affordable housing development funded with LIHTC – **1 point**
  - ii. Within a census tract if the contiguous census tracts do not have any affordable housing developments funded with LIHTC – **2 points**
7. Sites that that promote access to mass transportations options described as the following:
  - i. Sites located within a ¼ mile of any public transportation stop – **1 point**
  - ii. Sites located within a ¼ mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week – **2 points**
8. Sites with reduced poverty concentration described as the following
  - i. Site census tract is less than 15% - **2 points**
  - ii Site census tract is less than 20% - **1 point**
9. Sites zoned to and A or B rated school based on Children at Risk rankings
  - i. Elementary School – **2 points**
  - ii. Middle School – **2 points**
  - iii. High School – **2 points**
10. Demonstration of community support that the applicant has sought, received and implemented views and recommendations from members of the community regarding the proposed development. - **1 point**

Based on these criteria, the projects listed below have achieved the minimum of 6 point threshold and qualify for a Resolution of Support.

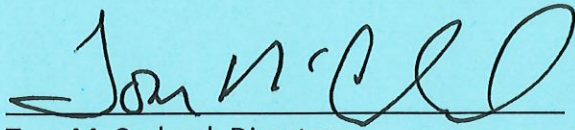


	<b>Application Number</b>	<b>Development Name</b>	<b>Development Address</b>	<b>Council District</b>	<b>Target Population</b>
1	18354	Flintlock Apartments	SEC of West Little York and Flintlock Road	A	Family
2	18355	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd	A	Family
3	18093	Green Oak Apartments	8.671 acres enclosed by Gears Road, Greens Parkway and Greensmark Drive	B	Family
4	18703	Greens at Roanoke	SWC of Jenson Dr and Grayson St	B	Family
5	18073	Parkway Meadows	Approx 3300 block W. Gulf Bank	B	Family
6	18020	St. Elizabeth Place	1514 Lyons Avenue	B	Family
7	18338	The Greenery	18000 block of Imperial Valley Dr	B	Family
8	18254	Somerset Lofts	2.63+/- acres at 8506 Hempstead Rd	C	Family
9	18243	2222 Cleburne	2222 Cleburne	D	Elderly
10	18701	City Park Apartments	NW corner of W. Orem Drive and US HWY 288	D	Family
11	18161	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	D	Elderly
12	18049	Trinity East	SWQ of McGowen St and Live Oak St	D	Family
13	18382	Provision at Synott	West Side of Synott Rd, N of W Belfort Blvd	F	Family
14	18306	Campanile on Commerce	2800 Commerce St	H	Elderly
15	18333	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	H	Family
16	18337	Fulton on the Rail	5009 Fulton St	H	Family
17	18299	McKee City Living	600 blk of McKee Street	H	Family
18	18336	East End Lofts	NE Corner of Harrisburg Blvd and 75th Street	I	Family
19	18138	Lancaster Senior Village	near 7409 Belfort/NW corner of intersection of Belfort and Telephone Rd	I	Elderly
20	18046	Leeland Lofts	3131 Gulf Freeway	I	Elderly
21	18383	Provision at Lake Houston	East Side of Hwy 90 at S Lake Houston Pkwy	I	Family
22	18327	Scott Street Lofts	1320 Scott St	I	Family
23	18137	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	J	Supportive Housing
24	18229	Belfort Park Apartments	4135 W Belfort	K	Family



25	18226	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	K	Elderly
26	18397	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	K	Elderly

The details of this request were presented to the Housing and Community Affairs Committee on January 31, 2018.



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