

CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/13/2018

District – ETJ

Item Creation Date: 1/26/2018

HCD18-11a 9% Support Resolutions for transactions within

Houston's Extraterritorial Jurisdiction (ETJ)

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for each of the 3 applications in Houston's ETJ 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.

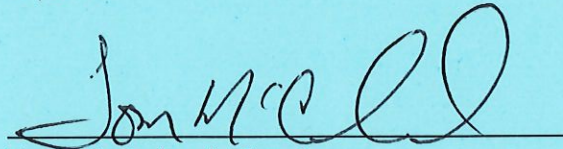
Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. HCDD reviewed the applications to determine they meet the community development policy objectives of the City and meet certain Minimum Standards. Applications were 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 promote access to mass transportation 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.

	Application Number	Development Name	Development Address	County	Target Population
1	18326	Greens at Clodine	Westpark Tollway E of FM 1464	Harris/Ft. Bend	Family
2	18150	The Residences at Parkside	17120 and 17122 Old Richmond Road	Ft. Bend	Elderly
3	18159	Rutherford Park	Approx. 12355 Tidwell Rd	Harris	Family

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



Tom McCasland, Director

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