



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/30/2018

District B

Item Creation Date: 10/11/2018

HCD18-93 St. Elizabeth Place Motion to Hold a Public Hearing

Agenda Item#:

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approve a motion establishing a date for a public hearing to provide a Resolution of No Objection for the 4% tax credit application of St. Elizabeth Place LP.

The Texas Department of Housing and Community Affairs (TDHCA) administers the state's housing tax credit program, which provides federal tax credits to spur the development of quality, affordable homes.

Per Texas Government Code Section 2306-67071, the governing body of the jurisdiction where a project is to be located must "hold a hearing ... to solicit public input concerning the Application or Development" before a developer can submit an application for noncompetitive 4% tax credits.

St. Elizabeth Place LP, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) requesting an award of non-competitive 4% tax credits for the acquisition and adaptive reuse of the historic St. Elizabeth Hospital. St. Elizabeth Place, a 85-unit affordable housing complex, will be located at 4514 Lyons, Houston, Texas 77020 in the Fifth Ward Community. HCDD is currently underwriting St. Elizabeth Place for City of Houston funds. Upon successful completion of the underwriting process, HCDD may provide gap financing in support of their development, and will submit a subsequent request to council for approval.

HCDD has performed a threshold review and recommends a Resolution of No Objection for the following reasons:

- Located in the Fifth Ward TIRZ #18
- Construction of affordable homes
- Not located in a floodway or 100-year floodplain

HCDD requests a Motion to hold a public hearing on November 7, 2018.

  
Tom McCasland, Director

### **Contact Information:**

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