

CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/13/2019

Districts All

Item Creation Date: 2/1/2019

HCD19-5 9% Resolutions of Support 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 40 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 2019 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 whether they meet the community development policy objectives of the City and meet certain Minimum Standards. Applications were required to meet a total of **8 points** of the criteria outlined below to receive a Resolution of Support.

- Sites located within Houston city limits (this excludes sites located within the Houston ETJ) - **2 points**
- Sites located within 4 miles of City Hall - **1 point**
- Sites located within the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points - **2 points**
- Sites located within an underserved area described as the following:
 - Within a census tract that has no other affordable housing development funded with HTCs - **1 point**
 - Within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTCs that is less than 15-years old (2004 or after) - **2 points**
- Sites that promote access to mass transportation options described as the following:
 - Sites located within 1/4 mile of any public transportation stop - **1 point**
 - Sites located within 1/2 of a high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6:00 am to 8:00 pm seven days a week - **2 points**
- Sites with reduced poverty concentration described as the following:
 - Site census tract is less than 15% - **2 points**
 - Site census tract is less than 20% - **1 point**

- Sites zoned to an A or B rated school base on Children at Risk rankings
 - Elementary School - **2 points**
 - Middle School - **2 points**
 - High School - **2 points**
- Developments which promote a mixed income composition whereas:
 - A minimum of 10% of the units to be unrestricted - **1 point**
 - A minimum of 20% of the units to be unrestricted - **2 points**
- Written documentation of community support that the applicant has sought, received and implemented (if needed) views and recommendations, regarding the proposed project, from locally organized groups formed to primarily serve the interest of the proposed neighborhood. Letters of support will not be accepted from organizations directly affiliated with the project. - **1 point**

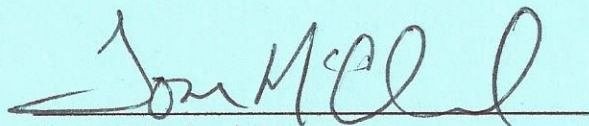
Based on these criteria, the projects listed below have achieved the minimum of 8-point threshold and qualify for a Resolution of Support.

	Application Number	Development Name	Development Address	Council District	Target Population
1	19286	West Little York Apartments	7925 West Little York	A	Family
2	19278	Harvest Time Apartments	800 Block of Harvest Time Ln	B	Family
3	19047	Parkway Meadows	approx. 3300 block of W. Gulf Bank	B	Family
4	19055	Avenue on 34th	2136 W. 34th	C	Family
5	19262	Heights Senior Village	800 Heights Blvd	C	Seniors 55+
6	19096	Hue	402 Columbia	C	Family
7	19299	2222 Pierce	2222 Pierce	D	Family
8	19305	Caroline Lofts	approx. 1300 McGowen	D	Family
9	19118	Change Happens Senior Housing	3345 Elgin	D	Seniors 55+
10	19187	Crystal Village	8500 Fuqua	D	Family
11	19085	Gala at MacGregor	tbd - 120 Carson Ct	D	Seniors 55+
12	19138	Trinity East Village Senior Housing	2500 McGowen	D	Seniors 55+
13	19322	Cypress Creek at Beamer Road	approx. 11499 Beamer Rd	E	Family
14	19069	Kingwood Pines Senior Village	SWC 19600 Kingwood Dr	E	Seniors 55+

15	19230	Campanile on Fondren	2800 Fondren	F	Seniors 55+
16	19260	Heights at Bellaire	11360 Bellaire Blvd	F	Family
17	19307	Briarwest Apartments	NWC of Westheimer & Briarwest Blvd	G	Family
18	19074	900 Winston	900 Winston	H	Seniors 55+
19	19097	The Balladeer	5200 Navigation	H	Family
20	19001	Canal Street Apartments	5601 Canal Street	H	Family
21	19032	Ethan Place	approx. 4318 Robertson	H	Family
22	19308	Harrisburg Lofts	approx. 3406 Harrisburg	H	Family
23	19296	McKee City Living	600 Block of McKee	H	Family
24	19146	NHH at Avenue J	approx 5220 Avenue J	H	Family Supportive Housing
25	19106	Vista at Main	NWC of N Main and Conoly Street	H	Seniors 55+
26	19040	Vista East	3801 Garrow Street	H	Family
27	19041	Vista Square	NWC of Airline Dr and Robbie St	H	Seniors 55+
28	19068	Residences at Eastwood	123 Eastwood Dr	I	Seniors 55+
29	19309	Scott Street Lofts	1320 Scott St	I	Seniors 55+
30	19077	Telephone Road Elderly	6000 Telephone Rd	I	Seniors 55+
31	19042	Vista at Park Place	NW of the intersection of Park Place Blvd & Juniper Street	I	Family
32	19070	South Rice Apartments	5612 S Rice Avenue	J	Family
33	19076	Bellfort Park Apartments	4135 W Bellfort	K	Family
34	19257	Blue Ridge Villas	Blue Ridge Rd at S Sam Houston Pkwy	K	Seniors 55+
35	19327	Edison Lofts	7100 W Fuqua Dr	K	Family
36	19245	Huntington at Chimney Rock	approx 16360 Chimney Rock	K	Seniors 62+
37	19072	Rockwell Senior Village	6002 S Sam Houston Pkwy W	K	Seniors 55+

38	19242	The Tramonti	approx 16330 Chimney Rock	K	Family
39	19109	Verdin Square	McHard Rd at Moffett Ln	K	Family
40	19107	Vista at Chimney Rock	Chimney Rock Rd at McCard Rd	K	Seniors 62+

The details of this request were presented to the Housing and Community Affairs Committee on January 29, 2019.



Tom McCasland, Director

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