



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/12/2019

ALL

Item Creation Date: 1/30/2019

HCD19-05 9% Resolutions of Support for HTC transactions within the City of Houston

Agenda Item#: 13.

Summary:

RESOLUTION confirming support for the proposed development of certain properties as Affordable Rental Housing, each located in the City of Houston, Texas, and the submittal of applications for Housing Tax Credits for such developments

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.

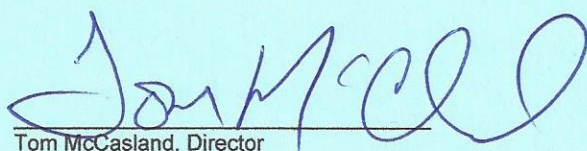
- Sites located within Houston city limits (this excludes sites located within the Houston ETJ) - **2 points**
- Sites located within 4 miles of City Hall - **1 point**
- Sites located within the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points - **2 point**
- 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 mile 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**
- Site zoned to an A or B rated school based 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 | D | 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 | H | 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

Contact Information:

Roxanne Lawson

Phone: (832) 394-6307

ATTACHMENTS:**Description**[Coversheet \(revised\)](#)[HCD19-5 Resolutions of Support - City of Houston](#)**Type**

Signed Cover sheet

Backup Material