



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/17/2019

ETJ

Item Creation Date: 8/27/2019

HCD19-79 Resolutions of No Objection - Dancy Estates and The Hollows

Agenda Item#: 16.

Summary:

RESOLUTION confirming No Objection to an application for Non-Competitive 4% Federal Tax Credits for development of certain properties as Affordable Rental Housing, each located in the Extraterritorial Jurisdiction of the City of Houston, Texas or having been annexed into the City of Houston only for limited purposes, or to the submittal of applications for Housing Tax Credits for such developments

Background:

The Housing and Community Development Department (HCDD) recommends Council approve a Resolution of No Objection for two applicants seeking 4% Housing Tax Credits (HTCs) for the multifamily developments listed below:

Property Name	Tax Credit Applicant	Type of Project	Number of Units	Location
Dancy Estates	LDG Tanner, LP	New	240	Beltway 8 and Tanner Rd
The Hollows	LDG Channelview, LP	New	192	Wallisville Rd and Dell Dale

The TDHCA administers the state’s housing tax credit program, which provides federal tax credits to spur the development of quality, affordable housing.

In order to apply for the 4% tax credits, the developer must present a Resolution of No Objection from the governing body of the jurisdiction in which the development is located (including the City’s Extraterritorial Jurisdiction).

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

- Poverty rate is less than 25%
- Not located in a floodway or 100-year floodplain
- None of the zoned schools are on the Texas Education Agency Improvement Required List

A public hearing on this Resolution was held on September 11, 2019.

The Housing and Community Affairs Committee reviewed this item on August 20, 2019.

DocuSigned by:

Tom McCasland

EFC376944CC245F...
Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307

ATTACHMENTS:

Description	Type
Resolution	Ordinance/Resolution/Motion
Schedule 1	Backup Material