



Houston City Council
Housing and Community Affairs Committee

Mike Laster (Chair)

Robert Gallegos (Vice Chair)

Dwight A. Boykins - David W. Robinson - Michael Kubosh

Karla Cisneros - Mike Knox – Martha Castex-Tatum

Wednesday, May 22, 2019, 2:00 PM

City Hall Council Chambers

I. Call to Order/Welcome – Council Member Mike Laster, Chair

II. City of Houston – Mayor’s Office of Veteran’s Affairs

Governor’s / Mayor’s Challenge on Suicide Awareness and Prevention Among Active Duty, Veterans and Their Families.

- Dr. Steven L. Hall, (USAF Ret), Director

III. Public Facilities

a) DR16 Guidelines for Multifamily Voluntary Housing Buyout Program

The Housing and Community Development Department (HCDD) recommends Council approval of Guidelines for the Multifamily Voluntary Housing Buyout Program, providing \$23,486,698.00 in CDBG-DR16 funds for creating green spaces and detention areas to reduce the risk of future flooding. (All Districts)

b) DR15 De-Obligation of Voluntary Housing Buyout Program

HCDD recommends approval of an amended and restated Interlocal Agreement between the City of Houston and Harris County Flood Control District de-obligating \$6,712,759.22 in CDBG-DR15 Flood Events funds for Voluntary Housing Buyouts. (Districts A, H & J)

- Tom McCasland, Director, Housing and Community Development Department
- Ray Miller, Assistant Director

IV. Planning & Grants Management

a) CDBG DR15 Substantial Amendment – Transferring Housing Buyout Funds to Infrastructure

HCDD recommends Council approve a Substantial Amendment transferring \$6,712,759.22 in CDBG-DR15 funding from the Housing Buyout Program to Public Facilities and Improvements. (All Districts)

b) Amendment to the Contract with GLO for CDBG – DR17 Funds

HCDD recommends Council approval authorizing the Mayor or Mayor’s designee, to execute an amendment to the contract with the Texas General Land Office increasing the (CDBG-DR) funding to \$1,275,878,041.00. (All Districts)

- Tom McCasland, Director, Housing and Community Development Department
- Derek Sellers, Assistant Director

V. Finance

a) \$17.9M TIRZ Appropriation

HCDD recommends Council appropriate \$17,945,800.88 of TIRZ Affordable Housing Funds to build single-family and multifamily affordable homes and administer HCDD’s affordable home activities. (All Districts)

- Tom McCasland, Director, Housing and Community Development Department
- Ellen Eudy, Deputy Assistant Director/CFO

VI. Single Family

a) HRP Master Contractor Agreement – Additional Funding

HCDD recommends Council approval of an Ordinance authorizing an additional \$5,445,213.75 in TIRZ funding to the Master Contractor Agreements for the Home Repair Program for rehabilitation and reconstruction services to eligible low- and moderate- income homeowners. (All Districts)

- Tom McCasland, Director, Housing and Community Development Department
- Kimesha Sonnier, Division Manager

VII. Multifamily

a) Green Oaks Apartments – HOME Loan

HCDD recommends Council approval of an Ordinance authorizing a \$6,273,113.00 HOME Investment Partnership loan to AMTEX Multi-Housing, LLC for the new construction of a 177-unit affordable rental housing community. (District B)

b) Resolution of No Objection and Motion for Public Hearing, Lake Pointe Village

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 Lake Pointe, LP.

c) Resolution of No Objection and Motion for Public Hearing, Enclave at Lake Pointe

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 Enclave at Lake Pointe, LP.

- Tom McCasland, Director, Housing and Community Development Department
- Ryan Bibbs, Division Manager

VIII. Public Comments

IX. Director’s Comments

Tom McCasland, Director, HCDD

a) Disaster Recovery Budget Snapshot

b) Director’s Monthly Production Report



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District ALL

Item Creation Date: 4/25/2019

HCD19-49

Guidelines for Multifamily Voluntary Buyout (MVB) Program
Agenda Item III.a.

Background:

The Housing and Community Development (HCDD) recommends City Council approval of an ordinance adopting guidelines for the Multifamily Voluntary Buyout Program (MVB), one of the programs identified in the 2016 Flood Events (Tax Day Flood) application. Funding for this program is a direct allocation from the Texas General Land Office (GLO) in the amount of \$23,486,698.00 in Community Development Block Grant-Disaster Recovery (CDBG-DR) funds. Proposed sites will be selected internally by HCDD in coordination with Houston Public Works (HPW) to identify developments that are environmentally vulnerable to future disasters and will provide mitigation benefits to the greater area.

The MVB program guidelines provide terms required by the laws and regulations surrounding the Tax Day Flood funding while outlining local priorities, eligibility requirements, and compliance period. These guidelines are the first step towards implementing buyout opportunities designed to assist multifamily developments that were impacted more than once because of natural disasters.

The objective of the MVB program is to help prevent localized flooding and reduce streambank erosion downstream. The program will:

- Give multifamily developers whose affordable housing units are in a floodway or floodplain the opportunity to sell;
- Create greenspaces and/or detention areas;
- Work in conjunction with HPW to identify properties or lots that were directly impacted by a natural disaster;
- Give residents the opportunity to move out of areas that are prone to repetitive flooding.

Eligible Activities

1. *Acquisition* of existing multifamily properties and land to create greenspaces and/or detention.
2. *Mitigation* to create flood control structures.
3. *Demolition*, which will serve to reduce density in vulnerable areas.
4. *Relocation* to remove households from vulnerable areas.

The Disaster Risk Reduction Area shall be clearly delineated so that HUD and the public may easily determine which properties are located within the designated area. This program is pending approval from the GLO.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on May 22nd, 2019

Tom McCasland, Director

Amount of Funding

\$23,486,698.00 - Community Development Block Grant Disaster Recovery 2016 (CDBG-DR16) - Fund 5000

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date:
District A, H & J

Item Creation Date: 4/8/2019

HCD19-46

De-obligation of Voluntary Housing Buyout Program funds
Agenda Item: III.b.

Background:

The Housing and Community Development Department (HCDD) recommends City Council approval of an Amended and Restated Interlocal Agreement between the City of Houston (City) and Harris County Flood Control District (HCFC) to de-obligate \$6,712,759.22 in Community Development Block Grant Disaster Recovery 2015 (CDBG-DR15) Flood Events funds for Voluntary Housing Buyouts. In addition, the performance period will be extended as requested by HCFC to allow for closeout of the grant, and subrecipient language will be added to the Agreement.

The Interlocal Agreement between the City and HCFC was executed on November 1, 2017 with a budget not to exceed \$10,660,000.00. The total available budget will be reduced to \$3,947,240.78. This request to de-obligate funds from the Voluntary Housing Buyout Agreement is due to the substantial increase in FEMA Hazard Mitigation Grant Program buyout funds HCFC was awarded in June 2018.

To date, HCFC has spent a total of \$3,259,898.48 for the purchase of 19 properties with 2 properties pending acquisition.

The extended term of this Agreement shall allow HCFC an additional 12 months to complete the buyout acquisition process, unless sooner terminated as provided for in the Agreement.

Sources	De-obligate Funding Amount
HCFC Voluntary Buyout Program	\$6,712,759.22
Total	\$6,712,759.22

No fiscal note is required for grant items. This item was reviewed by the Housing and Community Affairs Committee on May 22, 2019.

Tom McCasland, Director

Amount of Funding

\$6,712,759.22

Community Development Block Grant Disaster Recovery 2015 (CDBG-DR15) - Fund 5000

Prior Council Action:

11/1/2017 (O) 2017-833

Contact Information:

Roxanne Lawson
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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 6/5/2019

District ALL

Item Creation Date: 4/30/2019

Housing Committee Date: 5/22/2019

HCD19-51

CDBG-DR15 Substantial Amendment Transferring

Housing Buyout Funds to Infrastructure

Agenda Item: IV.a:

Background:

The City of Houston (City), through its Housing and Community Development Department (HCDD), recommends City Council authorize and approve a Substantial Amendment transferring \$6,712,759.22 in CDBG-DR15 Program funding from the Housing Buyout Program to Public Facilities and Improvements activities (Infrastructure).

In accordance with HUD's Citizen Participation Plan regulations, the City is required to amend components of its Consolidated Plan/Annual Action Plan for a variety of reasons, including when a reallocation of funds increases or decreases the budget of an activity by more than 25%.

The Substantial Amendment includes budget changes for CDBG-DR15 Program.

Budget		
Activity	Decrease	Add
CDBG-DR15 Budget is Amended as follows:		
Housing Buyout Program	(\$6,712,759.22)	
Public Facilities and Improvements (Infrastructure)		\$6,712,759.22
Total Budget Changes:	(\$6,712,759.22)	\$6,712,759.22

No fiscal note is required on grant items. The Housing and Community Affairs Committee reviewed this item on May 22, 2019.

Tom McCasland, Director

Prior Council Action:

10/31/2017 (O) 2017-832

Contact Information:

Roxanne Lawson
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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 6/19/2019

District ALL

Item Creation Date: 4/26/2019

HCD 19-50

Amendment to the Contract with GLO
for CDBG-DR17 Funds

Agenda Item: IV.b.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an ordinance authorizing the Mayor, or Mayor’s designee, to execute an amendment to contract No. 19-147-001-B489 with the Texas General Land Office (GLO), increasing the award of Community Development Block Grant Disaster Recovery (CDBG-DR) funding from \$1,175,954,338.00 to \$1,275,878,041.00.

1) On January 5, 2019, the City of Houston executed a contract with the GLO for \$1,175,954,338.00 to be used for Hurricane Harvey recovery efforts, primarily related to housing. 2) In December 2018, the GLO submitted Amendment 2 of the *State of Texas Plan for Disaster Recovery: Hurricane Harvey – Round 1* (Plan) to the U.S. Department of Housing and Urban Development (HUD). Amendment 2 of the Plan, approved by HUD on February 22, 2019, allocated an additional \$89,639,815 program funding to the City of Houston. 3) Due to a change GLO’s methodology of calculation, the GLO also notified the City of Houston of an additional allocation of \$10,283,888 for administration funds in mid-January 2019.

As a result of these increases, City Council approved the amended Houston sections of the Plan to reflect these budget changes on February 27, 2019, as follows.

Community Development Block Grant Disaster Recovery (CDBG-DR)		
Activity	Increase	New Budget
Homeowner Assistance Program	\$35,170,627.00	\$427,900,063.00
Single Family Development Program	\$18,269,086.00	\$222,269,086.00
Multifamily Rental Program	\$28,771,892.00	\$350,050,472.00
Small Rental Program	\$5,481,182.00	\$66,686,282.00
Homebuyer Assistance Program	\$1,947,028.00	\$23,688,328.00
Buyout Program	-	\$40,800,000.00
Public Services	-	\$60,000,000.00
Economic Revitalization Program	-	\$30,264,834.00
Administration	\$10,283,888.00	\$31,118,976.00
Planning	-	\$23,100,000.00
Total	\$99,923,703.00	\$1,275,878,041.00

The GLO incorporated these into Amendment 3 of the Plan. Following GLO’s 30-day public comment period ending April 20, 2019, the GLO submitted Amendment 3 to HUD for approval on April 29, 2019. After HUD’s approval of Amendment 3, the GLO and City will execute the Contract changes.

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee reviewed this item on May 22, 2019.

Tom McCasland, Director

Prior Council Action:

6/27/2018 (O) 2018-518; 1/2/2019 (O) 2019-10; 2/27/2019 (O) 2019-125

Amount of Funding:

\$99,923,703.00 – CDBG- Disaster Recovery Hurricane Harvey -Federal State Local – Pass Through Fund 5030

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 6/4/2019

District ALL

Item Creation Date: 5/6/2019

HCD19-52

Appropriation of Tax Increment Reinvestment Zone (TIRZ)
 Affordable Housing Funds for Single and Multifamily Affordable Activities
 Agenda Item: V.a.

Background

The Housing and Community Development Department (HCDD) recommends a Council appropriation of \$17,945,800.88 in TIRZ Affordable Housing Funds to build and repair single-family affordable homes, as well as to administer HCDD’s affordable housing activities.

Council has previously appropriated ordinance 2018-894 (approved on 11/07/2018) providing \$5,000,000.00 in TIRZ Affordable Housing Funds to be used as interim bridge funding for the Outreach, Intake and Case Management Services Agreement between the City and ICF Incorporated, L.L.C. for Hurricane Harvey Disaster Recovery services. These funds were not spent and were returned to Fund 2409 upon receipt of the Hurricane Harvey Community Development Block Grant – Disaster Recovery funds.

This Ordinance allocates funds for administrative use. For direct program activities, specific contracts will be brought to Council for allocation in accordance with local procurement rules. A brief description of each TIRZ funding category follows.

Category	Total Amount	Description
Single-Family Activities	\$ 12,060,191.88	Single family activities for, but not limited to, home repair, new construction, Down Payment Assistance and activity delivery cost
Homelessness	\$ 300,000.00	Efforts leading to permanent homes for homeless individuals and families
Affordable Housing Administration & Federal/State Grant Leveraging	\$ 3,585,273.00	Administrative cost for administering local, state and federal funded activities by HCDD
Rent	\$ 588,402.00	Office Space for HCDD (2100 Travis)
Information Technology	\$ 838,860.00	Expenditures related to the Disaster Information Management System, CycloMedia and OnBase
Pension Legacy	\$ 573,074.00	Legacy pension costs (City-wide pension reform costs)
Total	\$17,945,800.88	

Please note that this overall appropriation of TIRZ funds also allocates those funds that support the administration of affordable housing by HCDD.

HCDD has a goal to keep administrative expenses at or below 13% of total expenditures, on a three-year rolling average. The following chart shows the last three years of total HCDD spending, and total administrative expenses as a percentage of the total spending.

Fiscal Year	Total Expenditures	Total Admin Expense	Total Admin %
2016	\$ 96,995,278.00	\$ 12,363,634.00	12.75%
2017	\$ 99,390,421.00	\$ 11,903,580.00	11.98%
2018	\$ 100,928,625.00	\$ 13,406,093.00	13.28%
Three Year Average			12.72%

Administrative expenses have been below 13% of total expenditures for two of the last three years, with a small uptick in fiscal year 2018. The 2018 increase is a result of HCDD ramp up in staffing in anticipation of the arrival of Hurricane Harvey Disaster Recovery funds.

The Housing and Community Affairs Committee reviewed this item on September 18, 2018 and on May 22, 2019.

Tom McCasland, Director

Prior Council Action:
11/07/2018 (O) 2018-894

Amount of Funding:
\$17,945,800.88 TIRZ (2409)

Contact Information:
Roxanne Lawson
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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 6/5/2019

All Districts

Item Creation Date: 4/11/2019

Housing Committee Date: 5/22/2019

HCD19-33

Home Repair Program

Master Contractor Agreement Additional Funding

Agenda Item: VI.a.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing an additional \$5,445,213.75 in Tax Increment Reinvestment Zone (TIRZ) funds to the Master Contractor Agreements under the City of Houston Home Repair Program (HRP) for home repair and reconstruction services for eligible low- and moderate- income (LMI) homeowners to alleviate immediate threats to their health, life, and/or safety. Currently, there are 148 LMI homeowners receiving rehabilitation and reconstruction services with previously allocated CDBG funding.

On January 24, 2018, by Ordinance No. 2018-56, City Council approved the use of a Master Contractor Agreement for the City of Houston Home Repair Program and authorized the Mayor to execute a Master Contractor Agreement with each of the following contractors: SLSCO, LTD.; PMG CONSTRUCTION, INC; THE BAPTISTE GROUP LLC; DSW HOMES, LLC; HOUSTON HABITAT FOR HUMANITY, INC; CROWN RIDGE BUILDERS, LLC; THOMPSON CONSTRUCTION GROUP, INC; BURGHLI INVESTMENTS INC dba BURGHLI HOMES; MAYBERRY HOMES, INC; REBUILDING TOGETHER - HOUSTON; JAMES W. TURNER CONSTRUCTION, LTD.; and BYRDSON SERVICES LLC dba EXCELLO HOMES.

Currently, funding for the City of Houston’s HRP Master Contractor Agreements totals \$21,732,488.00 through the following Ordinances:

Date	Ordinance No.	Funding Source	Amount
February 7, 2018	2018-84	CDBG	\$8,200,000.00
December 4, 2018	2018-981	CDBG	\$10,098,907.00
February 13, 2019	2019-83	CDBG	\$3,433,581.00
			\$21,732,488.00

Funding under the Master Contractor Agreements will be expended through Tri-Party Agreements between the City, Homeowner, and Contractor for each rehabilitation or reconstruction Project.

No fiscal note is required on grant items. The Housing and Community Affairs Committee reviewed this item on May 22, 2019.

Tom McCasland, Director

Amount of Funding:

\$5,445,213.75 – Tax Increment Reinvestment Zone (TIRZ)

Prior Council Action:

1/24/2018 (O) 2018-56; 2/7/2018 (O) 2018-84;
12/04/2018 (O) 2018-981; 2/13/2019 (O) 2019-83

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District B

Item Creation Date: 4/26/2019

Green Oaks Apartments - New Construction

HCD19-40

Agenda Item: VII.a.

Background:

The Housing and Community Development Department (HCDD) requests Council approval of an Ordinance authorizing a \$6,273,113.00 HOME Investment Partnership loan to AMTEX Multi-Housing, LLC for the new construction of an affordable housing community for individuals and families.

Located in Tax Reinvestment Zone 11, Green Oaks Apartments is a 177-unit affordable rental housing community containing a mix of one, two and three-bedroom units. The development will target a variety of income levels, including families earning between 50 and 60 percent of the Area Median Income.

The City of Houston loan term and affordability period will be 20 years and will commence when the construction period is completed. Loan will be non-amortizing throughout both the construction and permanent period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

Green Oaks Apartment’s development site meets the requirement of TDHCA to be classified as a High Opportunity Area, located within one mile of convenient services including a grocery store and pharmacy, schools, banks, restaurants, and other retail stores appropriate for residents. The subject site is also located within a ¼ mile of a public transportation stop.

Sources:		Uses:	
4% Housing Tax Credit Syndication Proceeds (National Equity Fund)	\$8,820,343.00	Hard Cost	\$21,434,678.00
City of Houston Request	\$6,273,113.00	Soft Cost	\$5,724,162.00
Permanent Loan (BBVA Compass)	\$16,103,055.00	Acquisition Cost	\$2,009,370.00
In-Kind Equity/ Deferred Developer Fee	\$2,779,007.00	Developer Fee	\$3,824,223.00
		Reserves	\$983,085.00
Total Source of Funds:	\$33,975,518.00	Total Project Cost:	\$33,975,518.00

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on May 22, 2019.

Tom McCasland, Director

Amount of Funding

\$6,273,113.00 HOME Investment Partnerships Allocation

Contact Information:

Roxanne Lawson
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CITY OF HOUSTON – CITY COUNCIL

Meeting Date:

District - ETJ

Item Creation Date: 5/15/2019

HCD19-55

Lake Pointe Village

Motion to Hold a Public Hearing

Agenda Item: VII.b.

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 Lake Pointe Village Partners, 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 housing.

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.

Lake Pointe Village Partners, LP in preparation to submit a 4% application to the TDHCA, will request a 4% tax credit Resolution of No Objection for the new construction of Lake Pointe Village apartments, a 204-unit affordable housing community for families located at 12400 N. Lake Houston Pkwy, Houston, Tx 77004.

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

- Low Poverty
- Preservation of affordable housing
- Not located in a floodway or 100-year floodplain

HCDD requests a Motion to hold a public hearing on June 5, 2019 on the 4% tax credit Resolution of No Objection.

The Housing and Community Affairs Committee reviewed this item on May 22, 2019.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 6/12/2019

District - ETJ

Item Creation Date: 5/15/2019

HCD19-56

Lake Pointe Village

Resolution of No Objection

Agenda Item: VII.b.

Background:

The Housing and Community Development Department (HCDD) recommends Council approve a Resolution of No Objection for the 4% tax credit application of Lake Pointe Village, LP.

AMTEX Multi-Housing, LLC 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 new construction of Lake Pointe Village apartments, a 204-unit affordable housing community for families located at 12400 N. Lake Houston Pkwy, Houston, TX 77044.

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.

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

- Low Poverty
- Preservation of affordable housing
- Not located in a floodway or 100-year floodplain

A public hearing on this resolution was held on June 5, 2019.

The Housing and Community Affairs Committee reviewed this item on May 22, 2019.

Tom McCasland, Director

Contact Information:

Roxanne Lawson

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date:

District - ETJ

Item Creation Date: 5/15/2019

HCD19-53

Enclave at Lake Pointe

Motion to Hold a Public Hearing

Agenda Item: VII.c

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 Enclave at Lake Pointe, 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 housing.

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.

Enclave at Lake Pointe, LP in preparation to submit a 4% application to the TDHCA, will request a 4% tax credit Resolution of No Objection for the new construction Enclave at Lake Pointe apartments, a 132-unit affordable housing community for seniors located at 12400 N. Lake Houston Pkwy, Houston, Tx 77004.

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

- Low Poverty
- Preservation of affordable housing
- Not located in a floodway or 100-year floodplain

HCDD requests a Motion to hold a public hearing on June 5, 2019 on the 4% tax credit Resolution of No Objection.

The Housing and Community Affairs Committee reviewed this item on May 22, 2019.

Tom McCasland, Director

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 6/12/2019

District - ETJ

Item Creation Date: 5/15/2019

HCD19-54

Enclave at lake Pointe

Resolution of No Objection

Agenda Item: VII.c.

Background:

The Housing and Community Development Department (HCDD) recommends Council approve a Resolution of No Objection for the 4% tax credit application of Enclave at Lake Pointe, LP.

Enclave at Lake Pointe, 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 new construction of Enclave at Lake Pointe apartments, a 132-unit affordable housing community for seniors located at 12400 N. Lake Houston Pkwy.

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.

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

- Low Poverty
- Preservation of affordable housing
- Not located in a floodway or 100-year floodplain

A public hearing on this resolution was held on June 5, 2019.

The Housing and Community Affairs Committee reviewed this item on May 22, 2019.

Tom McCasland, Director

Contact Information:

Roxanne Lawson

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