

Housing & Community Affairs Committee



Housing Tax Credits February 3, 2020



@HoustonHCDD

HCDD Agenda

- I. Call to Order/Welcome
- II. Housing Tax Credit Overview, Ray Miller
- III. Agenda Items: (Resolutions)
- IV. Public Comments
- V. Director's Comments, Tom McCasland
- VI. Adjournment



Item II.b. – MULTIFAMILY

Resolutions of Support for 9% Housing Tax Credit Transactions in the City of Houston

(Districts: A, B, C, D, F, G, H, I, & J)

Approval of Resolutions of Support for each of the 23 applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA).

Applications were required to meet a minimum of 8 points of the development criteria to receive a Resolution of Support.



Item II.b. – MULTIFAMILY

Resolutions of Support for 9% Housing Tax Credit Transactions in the City of Houston

(Districts: A, B, C, D, F, G, H, I, & J)

	Application Number	Development Name	Development Address	Council District	Target Population
1	20099	Westview Terrace	1222 Witte Rd	A	Elderly
2	20269	Greens on Westview	1212 W Sam Houston Pkwy N	A	Family
3	20285	The Crossing Apartments	SWC of Beltway 8 & IH45 N	B	Elderly
4	20125	Parkway Meadow	3300 block of W Gulf Bank	B	Family
5	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
6	20138	The Ella	1718 W. 26th Street	C	Family
7	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family



Item II.b. – MULTIFAMILY

Resolutions of Support for 9% Housing Tax Credit Transactions in the City of Houston

	Application Number	Development Name	Development Address	Council District	Target Population
8	20114	Magnificat Permanent Affordable Housing	3300 Caroline St	D	Supportive Housing
9	20097	Regency Lofts	3232 Dixie Drive	D	Family
10	20053	Hebron Village	7350 Calhoun Rd	D	Supportive Housing
11	20080	Trinity East Village Family Housing	2500 McGowen St.	D	Family
12	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
13	20315	Merritt Novo Senior Village	1120 Dairy Ashford	G	Elderly
14	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
15	20199	Highland Ridge Apartments	2250 Barker Oaks Dr.	G	Family



Item II.b. – MULTIFAMILY

Resolutions of Support for 9% Housing Tax Credit Transactions in the City of Houston

	Application Number	Development Name	Development Address	Council District	Target Population
16	20011	Canal Lofts	5601 Canal Street	H	Family
17	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
18	20189	Jackson Hinds Garden	607 Thornton Rd	H	Supportive Housing
19	20128	OST Lofts	5520 Old Spanish Trail	I	Family
20	20075	New Hope Housing Savoy	6301 Savoy Drive	J	Supportive Housing
21	20141	Richmond Senior Village	5615 Richmond	J	Elderly
22	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
23	20082	Connect South Apartments	6440 Hillcroft Street	J	Family

Item II.c. – MULTIFAMILY

Resolution of Support for a 9% HTC transaction in Houston’s Extraterritorial Jurisdiction (ETJ)

Approval of a Resolution of Support for a Resolution of Support for one application in Houston’s ETJ for competitive 9% housing tax credits (HTCs) allocated by the TDHCA.

Applications were required to meet a minimum of 8 points of development criteria to receive a Resolution of Support.

	Application Number	Development Name	Development Address	County	Target Population
1	20246	Mariposa Apartment Homes at Champion Forest	SE of Spring Cypress Rd & Brandt Rd	Harris	Elderly



Item II.d. – MULTIFAMILY Priority Resolution for 9% HTC Transactions within the City of Houston

(Districts: A, B, D, H, & J)

Approval of a Priority Resolution for eight applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the TDHCA.

Applications may receive additional points if located in a Concerted Revitalization Area (CRA) that was once vital but now requires substantial revitalization, and where a revitalization plan has been developed and executed.



Item II.d. – MULTIFAMILY Priority Resolution for 9% HTC Transactions within the City of Houston

Application Number	Development Name	Development Address	Council District	Concerted Revitalization Area
20269	Greens on Westview	1212 W Sam Houston Pkwy N	A	TIRZ 17 - Memorial City
20285	The Crossing Apartments	SWC of Beltway 8 & IH45 N	B	TIRZ 11 - Greater Greenspoint
20125	Parkway Meadow	3300 block of W Gulf Bank	B	Acres Homes - Complete Community
20097	Regency Lofts	3232 Dixie Drive	D	TIRZ 7 - OST / Almeda
20080	Trinity East Village Family Housing	2500 McGowen St.	D	Third Ward - Complete Community
20077	Lockwood South Apartments	560' west of Lockwood Drive	H	Second Ward - Complete Community
20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	TIRZ 20 - Southwest Houston
20082	Connect South Apartments	6440 Hillcroft Street	J	Gulfton - Complete Community



Item II.e. – MULTIFAMILY

9% HTC One Mile, Three-Year Rule Resolution

(Districts: D, & J)

Approval of a Resolution allowing exceptions to the TDHCA One Mile Three Year rule for two proposed developments:

	Application Number	Development Name	Development Address	Council District	Target Population
1	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
2	20097	Regency Loft	3232 Dixie Drive	D	Family

Item II.f. – MULTIFAMILY

Two Mile Same Year Resolution for 9% HTC Transactions within the City of Houston

(Districts: A, C, D, H, & J)

Approval of a Resolution allowing exceptions for the TDHCA Two Mile Same Year rule for 13 proposed developments.

If an HTC application proposes a development site located less than two linear miles from another application within the same calendar year, a written expression of support in the form of a resolution, must be submitted by the Full Application Delivery Date of Friday, February 28, 2020.



Item II.f. – MULTIFAMILY

Two Mile Same Year Resolution for 9% HTC Transactions within the City of Houston

(Districts: A, C, D, H, & J)

	Application Number	Development Name	Development Address	Council District	Target Population
1	20099	Westview Terrace	1222 Witte Rd	A	Elderly
2	20269	Greens on Westview	1212 W Sam Houston Pkwy N	A	Family
3	20204	Heritage Senior Residences	5324 Nett St	C	Elderly
4	20138	The Ella	1718 W 26 th St	C	Family
5	20116	Dian Street Villas	1433 Dian St	C	Family
6	20080	Trinity East Village Family Housing	2500 McGowen St	D	Family
7	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing

Item II.f. – MULTIFAMILY

Two Mile Same Year Resolution for 9% HTC Transactions within the City of Houston

(Districts: A, C, D, H, & J)

	Application Number	Development Name	Development Address	Council District	Target Population
8	20011	Canal Lofts	5601 Canal St	H	Family
9	20077	Lockwood South Apartments	560' west of Lockwood Dr	H	Family
10	20082	Connect South Apartments	6440 Hillcroft St	J	Family
11	20141	Richmond Senior Village	5615 Richmond	J	Elderly
12	20101	Greenridge Terrace	6000 Beverly Hill St	J	Family
13	20075	New Hope Housing Savoy (PSH)	6301 Savoy Dr	J	Permanent Supportive Housing

DIRECTOR'S COMMENTS