



Housing and Affordability Committee

Council Member Tiffany D. Thomas, Chair

Council Member Willie Davis, Vice Chair

Thursday, February 5, 2025, at 2:00 p.m.

City Hall Council Chambers

901 Bagby, 2nd Floor, Houston, Texas 77002

This meeting will also be broadcast on [HTV](#), the City of Houston's Municipal Channel.
To sign up for Public Comment, fill out the form at the link below by **5 p.m. on Monday, February 2, 2026**
<https://www.houstontx.gov/council/committees/speakers-housing.html>

Presentation handouts will also be available at
<https://www.houstontx.gov/council/committees/housing.html>

I. Call to Order/Welcome/Attendance

Council Member Tiffany D. Thomas, Chair

II. Multifamily

- a. The Housing and Community Development Department (HCD) recommends Council approval of a Resolution of Support for competitive 9% Housing Tax Credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA), for applications located within the City of Houston. Applications will be submitted to TDHCA from across the state, and the number 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 2026 when TDHCA announces awards. (All Districts)
- b. HCD recommends Council approval of a Resolution of Support for competitive 9% HTCs allocated by the TDHCA, for applications located in Houston's Extra-Territorial Jurisdiction (ETJ). Applications will be submitted to the TDHCA from across the state, and the number of available 9% HTCs is limited. It will not be known if any of these projects will receive HTCs until the end of July 2026 when TDHCA announces awards. (ETJ)
- c. HCD recommends Council approval of a Resolution allowing exceptions to the TDHCA's "One-Mile Three-Year" rule for Emancipation West, located at 2718 Emancipation. This is to avoid unjustified concentrations of Competitive 9% HTC properties, if a similar type of HTC property (for example a property for seniors) was built in the last three-years and is located within one-mile of the applicant property. (District D)
- d. HCD recommends Council approval of a Resolution allowing exceptions to the TDHCA's "Two-Mile Same-Year" rule for the proposed developments. To avoid unjustified concentrations of competitive 9% Housing Tax Credit (HTC) properties, TDHCA requires that an applicant receive a Resolution from the governing body of the municipality where the development is to be located, if a competitive HTC application proposes a development less than two linear miles from the proposed development site of another application within the same calendar year. (All Districts)

Michael Nichols, Director

Ryan Bibbs, Deputy Assistant Director

III. Director's Comments

Michael Nichols, Director

IV. Public Comments

Council Member Tiffany D. Thomas, Chair

V. Adjourn

Council Member Willie Davis, Vice-Chair