Housing and Affordability Committee

Council Member Tiffany D. Thomas, Chair
Council Member Willie Davis, Vice Chair
Council Member Amy Peck, Council Member Twila Carter
Council Member Julian Ramirez

Tuesday, September 15, 2026, at 10:00 a.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, September 14, 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 Willie Davis, Vice Chair

II. Compliance and Grant Administration

HCD recommends Council approval of an Ordinance authorizing a Seventh Amendment to the Community Development Block Grant Disaster Recovery 2017 Harvey Subrecipient Agreement (21-134-000-C788) between the City of Houston (City) and the **Texas General Land Office** (GLO). (All Districts)

Michael Nichols, Director
Kennisha London, Deputy Director

III. Planning & Grant Reporting

HCD recommends approval of a Resolution authorizing an Amendment to the Articles of Incorporation of the **Houston Housing Finance Corporation** (HHFC) to reduce the number of members from 12 to 11, and changing the HCD Director or their designee to a non-voting, *ex-officio* Board member. (All Districts)

Michael Nichols, Director
Amy Connolly, Assistant Director

IV. Operations

HCD recommends Council approval of an Ordinance authorizing a First Amendment to the Parking Agreement between **William Marsh Rice University** (Landlord) and the City of Houston (Tenant) to reduce the number of parking spots in HCD's parking lot (located at 2109 Travis) from 144 to 107. (District C)

Michael Nichols, Director
Roxanne Lawson, Division Manager

V. Single Family

a. HCD recommends Council approval of an Ordinance approving and authorizing a **Purchase and Sale Agreement** between the City of Houston (Seller) and **Willowbend Link, LP** (Purchaser) for which the City agrees to convey to the Purchaser 12.22 acres of land located at 10301 Stella Link Road for the purchase price of $13,839,150.00 for the development of affordable single-family homes. (District K)

b. HCD recommends Council approval of an Ordinance authorizing a **Construction Loan Agreement** between the City of Houston (City) and **Willowbend Link, LP** (Borrower), providing a loan in the amount of $3,500,000.00 from Uptown TIRZ Series 2021 Affordable Homes Funds, to finance the construction of infrastructure associated with the proposed development, at 10301 Stella Link Road known as Braes Park. (District K)

Michael Nichols, Director
Cedrick LaSane, Assistant Director

VI. Multifamily

a. HCD recommends Council approval of an Ordinance authorizing $2,400,000.00 in CDBG-DR funds for an Agreement between the City of Houston (City) and **Brittons Place 2023, LP** (Owner), an affiliate of Volunteers of America National Services (VOANS), (Developer), for the acquisition and rehabilitation costs of an existing affordable multifamily apartment complex known as Britton's Place, located at 3730 Lyons Avenue, Houston, TX 77020. (District B)

b. HCD recommends Council approval of an Ordinance authorizing $6,000,000.00 in a combination of CDBG-DR Fund and Homeless and Housing Consolidated Fund for an Agreement between the City of Houston (City) and **Pleasant Hill Village 2023, LP** (Owner), an affiliate of (VOANS), (Developer), for the acquisition and rehabilitation of an existing affordable multifamily community known as Pleasant Hill Village, located at 3814 Lyons Avenue, Houston, TX 77020. (District B)

c. HCD recommends Council approval of a **Motion establishing a date for a Public Hearing** to provide a Resolution of No Objection for one applicant seeking 4% Housing Tax Credits (HTCs) for the **Hays Street Apartments**, a multifamily development located in the 1400 block of Hays Street in Houston's Near Northside community. (District H)

d. HCD recommends Council approval of a **Resolution of No Objection** for one applicant seeking 4% Housing Tax Credits (HTCs) for the **Hays Street Apartments**, a multifamily development located in the 1400 block of Hays Street in Houston's Near Northside community. (District H)

e. HCD recommends Council approval of a **Resolution of Support for Connect Hillcroft**, a 90-unit affordable rental housing development for seniors located at 6420 Hillcroft Avenue, for the Applicant's 2025 Competitive 9% Housing Tax Credit application, which was amended due to a foundational change in ownership structure involving the Harris County Housing Finance Corporation (HCHFC). (District J)

Michael Nichols, Director
Ryan Bibbs, Deputy Assistant Director

VII. Director's Comments

Michael Nichols, Director

CITY OF HOUSTON – CITY COUNCIL
Meeting Date: 9/30/2026
District ALL
Item Creation Date: 8/21/2026

HCD26-71
Community Development Block Grant - Disaster Recovery
Seventh Amendment to the Harvey Subrecipient Agreement
Agenda Item: II.

Background:
The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Seventh Amendment to the Community Development Block Grant Disaster Recovery Harvey Subrecipient Agreement (21-134-000-C788) between the City of Houston (City) and the Texas General Land Office (GLO).

The GLO proposes to amend the Subrecipient Agreement to reflect the following changes:

- Revise the Homebuyer Assistance Program Round 2.0 (HBAP 2.0) Performance Statement to reflect the reallocation of $670,000.00 of unspent funds from the project delivery budget line item to the program budget line item.
- Revise the Revised General Affirmations to reflect updated terms.
- Revise the Special Conditions to reflect updated terms.

This reallocation will support the efficient use of available grant funds and expand the City's capacity to provide assistance to eligible households impacted by Hurricane Harvey. These revisions will result in no additional encumbrance of grant funds.

Fiscal Note:
No Fiscal Note is required on grant items.

This item will be reviewed by the Housing and Affordability Committee on September 15, 2026.

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Michael Nichols, Director

Prior Council Action:
06/27/2018 (O) 2018-518; 02/03/2021 (O) 2021-93; 11/21/2023 (O) 2023-946;
09/11/2024 (O) 2024-679; 12/11/2024 (O) 2024-977; 6/11/2025 (O) 2025-0501;
11/19/2025 (O) 2025-965; 06/24/2026 (O) 2026-574

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CITY OF HOUSTON - CITY COUNCIL
Meeting Date: October 7, 2026
District: ALL
Item Creation Date: 08/04/2026

Resolution Amending the HHFC Articles of Incorporation re: appointments to the Board of Directors and the HCD Director
Agenda Item: III.

Background:
The Housing and Community Development Department (HCD) recommends approval of a Resolution authorizing an Amendment to the Articles of Incorporation of the Houston Housing Finance Corporation (HHFC) and approving the proposed form of the Amendment.

Prior to the Amendment, the HHFC Board of Directors (Board) consisted of 12 members. Eleven members, including the Chair, were appointed by the Mayor, and one board seat was reserved for the HCD Director. After the Amendment, the HHFC will consist of 11 members, each appointed by the Mayor, including the President of the Board. The HCD Director or their designee shall become a non-voting, *ex-officio* Board member. The designee of the HCD Director must be an HCD employee but would not be required to reside within the Houston city limits, unlike other HHFC board members.

The Amendments are needed to: (1) Maintain transparency and coordination between HCD and HHFC, (2) Advise on the use of federal funding for housing developments, (3) Assist in ensuring compliance with applicable City, State, and federal conflict of interest requirements, and (4) Preserve a strong working relationship between HCD and HHFC.

On June 24, 2026, the HHFC Board of Directors approved a Resolution authorizing the proposed Amendment to its Articles of Incorporation and forwarding the Amendment to City Council for consideration and approval.

According to the Local Government Code, Section 394.106 (Amendment of Articles of Incorporation), the HHFC Articles of Incorporation can be amended at any time. The Board of Directors may file a written application with the local government requesting permission to amend the articles and specifying the proposed Amendment. If the governing body, by Resolution, determines that the making of an Amendment is "*wise, expedient, necessary, or advisable, authorizes the Amendment, and approves the form of the Amendment the board of directors may amend the articles by adopting the Amendment at a meeting and delivering articles of Amendment to the secretary of state*."

The HHFC is a non-profit corporation and public instrumentality that was first incorporated by the City of Houston on December 5, 1979. Since that time, the HHFC has served City of Houston residents in providing decent, safe, and sanitary housing at affordable prices, which is the purpose of a housing finance corporation as explained in Section 394.002 of the Local Government Code. The last time the HHFC Articles of Incorporation were amended was October 15, 1993.

This item will be reviewed by the Housing and Affordability Committee on September 15, 2026.

Prior Council Action:
Original Articles of Incorporation dated December 5, 1979 (filed with the Texas Secretary of State on December 6, 1979)
(First) Articles of Amendment (filed with the Texas Secretary of State on January 8, 1980)
(Second) Articles of Amendment dated October 15, 1993 (filed with the Texas Secretary of State on October 20, 1993)

Contact Information:
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CITY OF HOUSTON – CITY COUNCIL
Meeting Date: 10/7/2026
District: C
Item Creation Date: 8/31/2026

HCD26-78
Rice Parking Lot Lease – First Amendment
Agenda Item: IV.

Background:
The Housing and Community Development Department (HCD) recommends Council authorize a First Amendment to the Parking Agreement between William Marsh Rice University (Landlord) and the City of Houston (Tenant) to reduce the square footage of the parking lot located at 2109 Travis for use by HCD's staff and guests. No additional funding is required for this amendment.

On May 3, 2019, by Ordinance No. 2019-0281, City Council approved and HCD entered into a 10-year Parking Agreement with Landlord for parking at 2109 Travis, 914 Gray and 918 Gray that provided approximately 144 parking spots. The term of the Parking Agreement is due to expire on May 6, 2029, and will not be altered by this amendment.

Landlord seeks to decrease the square footage of that portion of the parking lot leased to HCD due to a pending sale of that portion of the lot to a third party. As a result, the City's available parking spots will be reduced by 37 parking spots located nearest 914 Gray and 918 Gray. The annual rent paid by the City will be reduced by a prorated amount to reflect the remaining 107 parking spots.

Modifications to the reduced premises will be paid by the landlord and include fencing along the northern boundary of the premises, an egress onto Main Street from the premises, a lockable pedestrian gate, and electrical re-routing of the parking lot lights.

This item will be reviewed by the Housing and Affordability Committee on September 15, 2026.

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Michael Nichols, Director

Prior Council Action:
May 3, 2019 (O) 2019-281

Contact Information:
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CITY OF HOUSTON – CITY COUNCIL
Meeting Date: 9/30/2026
District: K
Item Creation Date: 6/5/2026

HCD26-23
Willowbend Link, LP
Purchase and Sale Agreement
Agenda Item: V.a.

Background:
The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance approving and authorizing (1) a Purchase and Sale Agreement between the City of Houston (City) and Willowbend Link, LP (Developer) for the sale and conveyance of 12.22 acres of land located at 10301 Stella Link Road, and (2) a forgivable loan agreement in order for the City to finance the Developer's purchase of the property, which will be forgiven upon expiration of the term of the Land Use Restriction Agreement (LURA). No funding is being requested with the sale of the property.

The site is located south of Main Street, and east of Willowbend Boulevard, in District K. The proposed development, to be named Braes Park, will consist of 144 new single-family homes on the property, including approximately 89 affordable homes to be sold to low- to moderate-income homebuyers. The development will offer a mix of two-, three- and four-bedroom single family detached homes. The price points for the affordable homes range between $210,000.00 and $300,000.00. The project will be developed in seven or eight phases and will be subject to a LURA to ensure compliance with applicable affordability requirements.

The City acquired the property in March 2022 for a purchase price of $13,839,150.00 in Community Development Block Grant–Disaster Recovery 2017 (CDBG-DR 17) funds. The property was then acquired with Uptown TIRZ Series 2021 Affordable Homes (2430) funds as the original project was deemed unfeasible for development under the Texas General Land Office's timeline for development and sale of all homes.

This project will be administered by HCD's Affordable Home Development Program with the aim to increase affordable single family homeownership opportunities for households earning up to 120% of the Area Median Income. This aligns with the City's efforts to invest in creating affordable housing opportunities for homebuyers in desirable neighborhoods throughout the city.

Fiscal Note:
No significant Operating Impact is anticipated as a result of this project.

This item will be reviewed by the Housing and Affordability Committee on September 15, 2026.

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Michael Nichols, Director

Prior Council Action:
02/03/2021 (O) 2021-93; 03/30/2022 (O) 2022-235; 12/11/2024 (O) 2024-950

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CITY OF HOUSTON – CITY COUNCIL
Meeting Date: 9/30/2026
District: K
Item Creation Date: 6/9/2026

HCD26-56
Willowbend Link, LP
Construction Loan Agreement
Agenda Item: V.b.

Background:
The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Construction Loan Agreement between the City of Houston (City) and Willowbend Link, LP (Borrower), providing a construction loan in the amount of $3,500,000.00 from Uptown TIRZ Series 2021 Affordable Homes Funds, to finance the construction of infrastructure costs associated with the proposed development, Braes Park, at 10301 Stella Link Road (the Property).

The property is a 12.22-acre site, located south of Main Street, and east of Willowbend Boulevard. Willowbend Link, LP will complete the horizontal and vertical construction necessary to prepare the lots for the new construction of 144 new single-family homes, including approximately 89 affordable homes to be sold to low- to moderate-income homebuyers. The development will offer a mix of two-, three-, and four-bedroom single family detached homes. The price points for the affordable homes range between $210,000.00 and $300,000.00. The project will be developed in seven or eight phases and will be subject to a Land Use Restriction Agreement (LURA) to ensure compliance with applicable affordability requirements.

The City and Borrower intend to enter into a Purchase and Sale Agreement for the sale and conveyance of the property by the City to the Borrower, and a forgivable loan agreement for the City to finance the Developer's purchase of the property, to be separately approved by City Council.

The property was acquired by the City in March 2022 for a purchase price of $13,839,150.00 in Community Development Block Grant–Disaster Recovery 2017 (CDBG-DR 17) funds. The property was then acquired with Uptown TIRZ Series 2021 Affordable Homes (2430) funds as the original project was deemed unfeasible for development under the Texas General Land Office's timeline for development and sale of all homes.

This project will be administered by HCD's Affordable Home Development Program with the aim to increase affordable single family homeownership opportunities for households earning up to 120% of the Area Median Income. This aligns with the City's efforts to invest in creating affordable housing opportunities for homebuyers in desirable neighborhoods throughout the city.

Fiscal Note:
No significant Operating Impact is anticipated as a result of this project.

This item will be reviewed by the Housing and Affordability Committee on September 15, 2026.

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Michael Nichols, Director

Prior Council Action:
02/03/2021 (O) 2021-93; 03/30/2022 (O) 2022-235; 12/11/2024 (O) 2024-950

Amount of Funding:
$3,500,000.00 - Uptown TIRZ Series 2021 Affordable Homes Fund (2430)

Contact Information:
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CITY OF HOUSTON – CITY COUNCIL
Meeting Date: TBD
District: B
Item Creation Date: 08/14/2026

HCD26-67
Brittons Place Apartments
Agenda Item: VI.a.

Background:
The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing $2,400,000.00 in CDBG-DR funds for a Loan Agreement between the City of Houston (City) and Brittons Place 2023, LP (Owner), an affiliate of Volunteers of America National Services (VOANS), (Developer), for the acquisition and rehabilitation costs of an existing affordable multifamily apartment complex known as Brittons Place, located at 3730 Lyons Avenue, Houston, TX 77020.

Brittons Place was originally developed in 2002 by Pleasant Hill Community Development Corporation, a faith-based nonprofit formed in 1995 to revitalize Houston's Historic Fifth Ward. VOANS, one of the nation's largest nonprofit providers of affordable housing for families, older adults, and people with disabilities, will lead the current effort as developer and guarantor. The Houston Housing Authority will be purchasing the underlying land through its subordinate nonprofit, Victory Redevelopment Corporation, in order to secure a property tax exemption and five project-based voucher units.

The 48-unit, mixed-income community consisting of studios, one-, two-, and three-bedroom units will undergo comprehensive rehabilitation at an estimated cost of $16,086,772.00. Improvements will include kitchen and bath remodels, new energy-efficient HVAC systems, all-new windows and roofing, and the conversion of four units to fully accessible and auditory/visually-impaired-accessible standards. The renovation will also add a backup generator to maintain critical functions, including water and fire suppression, during power outages.

Sources	Amount	Uses	Amount
City of Houston Request	$2,400,000.00	Hard Cost	$4,454,413.00
Conventional Loan	$4,483,967.00	Soft Cost	$4,482,055.00
LIHTC Syndication Proceeds	$4,919,681.00	Acquisition Cost	$4,900,000.00
Other Loan or Grant	$200,000.00	Developer Fee	$1,904,090.00
In-Kind Equity/ Deferred Developer Fee	$350,499.00	Reserves	$346,214.00
Seller Bank Note	$3,400,000.00		
Accrued Seller Note Interest	$102,000.00		
Bond Reinvestment Earnings	$230,625.00		
Total Source of Funds:	$16,086,772.00	**Total Project Cost**:	$16,086,772.00

Financing is structured through 4% Low-Income Housing Tax Credits, tax-exempt bonds, HUD 221(d)(4) financing, and CDBG-DR funds, bringing total development costs to approximately $16 million.

Brittons Place is currently advancing through HCD's underwriting process, with architectural plans already approved for permitting by the City in April 2026. The project sits within walking distance of Legacy Health, Jam Park, Mickey Leland College Prep, and Lyons Supermarket, with a METRO stop directly in front of the property connecting residents to major employment centers across Houston.

Houston’s Fifth Ward has faced decades of disinvestment, and Brittons Place represents a continuation of Pleasant Hill CDC's original mission to stabilize the neighborhood it was built to serve. Rather than displacing an aging community asset, this rehabilitation preserves 48 units of affordable housing already woven into the neighborhood's fabric. Brittons Place will be paired with on-site supportive services — from job training to senior wellness programming, which will be delivered through VOANS' Service Coordination model.

This item will be reviewed by the Housing and Affordability Committee on September 15, 2026

Fiscal Note:
No Fiscal Note is required on grant items.

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Michael Nichols, Director

Amount of Funding:
$2,4000,000.00 Federal Government – Grant Funded (5000)

Contact Information:
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CITY OF HOUSTON – CITY COUNCIL
Meeting Date: TBD
District: B
Item Creation Date: 08/14/2026

HCD26-66
Pleasant Hill Village
Agenda Item: VI.b.

Background:

The Housing and Community Development Department (HCD) recommends that Council approve an Ordinance authorizing $6,000,000.00 in a combination of CDBG-DR Funds and Homeless and Housing Consolidated Funds (Fund 4501) for a Loan Agreement between the City of Houston (City) and Pleasant Hill Village 2023, LP (Owner), an affiliate of Volunteers of America National Services (Developer), for the acquisition and rehabilitation of an existing affordable multifamily community known as Pleasant Hill Village, located at 3814 Lyons Avenue, Houston, TX 77020.

Pleasant Hill Village opened in 1998 as a purpose-built senior (55+) community developed by Pleasant Hill Community Development Corporation, a faith-based nonprofit formed in 1995 to revitalize Houston's Historic Fifth Ward. The 165-unit, four-story property is currently operating under an existing Land Use Restriction Agreement (LURA) that restricts 100% of units — 50 at 50% AMI and 115 at 60% AMI — with rents held below market regardless of area rent growth.

Re-syndication will generate a new LURA maintaining these same restrictions, expected to be finalized by December 2026. VOANS will serve as developer and guarantor, while Houston Housing Authority will structure a ground lease through its subordinate nonprofit, Victory Redevelopment Corporation, securing a 100% property tax exemption and contributing five project-based voucher units.

Sources	Amount	Uses	Amount
City of Houston Request (DR24)	$2,740,000.00	Hard Cost	$14,331,278.00
City of Houston Request (HHB 4501)	$3,260,000.00		
Conventional Loan	$11,608,121.00	Soft Cost	$8,765,634.00
LIHTC Syndication Proceeds	$13,614,519.00	Acquisition Cost	$12,624,201.00
		Developer Fee	$4,268,322.00
In-Kind Equity/ Deferred Developer Fee	$1,083,584.00	Reserves	$1,042,230.00
Seller Bank Note	$7,600,000.00		
Accrued Seller Note Interest	$304,000.00		
Bond Reinvestment Earnings	$821,441.00		
Total Source of Funds:	$41,031,665.00	**Total Project Cost**:	$41,031,665.00

Rehabilitation will include a new backup generator to sustain water and fire suppression systems during outages, alongside broader building system upgrades. Total development costs are estimated at $41,031,665.00, financed through 4% Low-Income Housing Tax Credits, tax-exempt bonds, HUD 221(d)(4) financing in the amount of $11.6 million, and CDBG-DR funds.

This project is currently advancing through HCD's underwriting process, with architectural plans approved for permitting by the City in May 2026. Pleasant Hill Village sits within a quarter mile of Legacy Health, Jam Park, and Lyons Supermarket, with direct METRO access connecting residents to employment centers across Houston.

Pleasant Hill Village's supportive services model is tailored specifically to its senior population, addressing the documented health risks of social isolation among older adults through VOANS' HUD 202 service-coordination framework — including wellness check-ins, Meals on Wheels coordination, fall-prevention training, and partnerships with local food banks and volunteer groups. Rather than adding new units to the neighborhood, this rehabilitation preserves a long-standing, deeply affordable senior community whose rent protections would otherwise be at risk without re-syndication and reinvestment.

This item will be reviewed by the Housing and Affordability Committee on September 15, 2026

Fiscal Note:
No Fiscal Note is required on grant items.

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Michael Nichols, Director

Amount of Funding:
$2,740,000.00 CDBG-DR24 (PY2025)
$1,630,000.00 HHB 4501 (PY2025)
$1,630,000.00 HHB 4501 (PY2026)

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CITY OF HOUSTON – CITY COUNCIL
Meeting Date: 10/7/2026
District: H
Item Creation Date: 8/28/2026

HCD26-76
4% HTC Motion to Hold a Public Hearing
Agenda Item: VI.c.

Background:
The Housing and Community Development Department (HCD) recommends Council approve a Motion establishing a date for a Public Hearing to provide a Resolution of No Objection for one applicant seeking 4% Housing Tax Credits (HTCs) for the following multifamily development:

TDHCA APP#	Development Name	Development Address	Council District	Construction Type	Target Population
26449	Hays Street Apartments	1400-1500 Hays Street	H	New Construction	Family

The 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.

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

- Hays Street Apartments – located in the Near Northside Complete Community

HCD requests a Motion to hold a public hearing on October 14, 2026, on the 4% tax credit Resolution of No Objection.

This item will be reviewed by the Housing and Affordability Committee on September 15, 2026.

Michael Nichols, Director

Contact Information:
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CITY OF HOUSTON – CITY COUNCIL
Meeting Date: 10/21/2026
District: H
Item Creation Date: 8/28/2026

HCD26-77
4% HTC Resolution of No Objection
Agenda Item: VI.d.

Background:
The Housing and Community Development Department (HCD) recommends Council approve a Resolution of No Objection for one applicant seeking 4% Housing Tax Credits (HTCs) for the multifamily development listed below:

TDHCA APP#	Development Name	Development Address	Council District	Construction Type	Target Population
26449	Hays Street Apartments	1400-1500 Hays Street	H	New Construction	Family

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.

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

- Hays Street Apartments – located in the Near Northside Complete Community

A public hearing on this Resolution was held on October 14, 2026.

This item will be reviewed by the Housing and Affordability Committee on September 15, 2026.

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Michael Nichols, Director

Contact Information:
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CITY OF HOUSTON – CITY COUNCIL
Meeting Date: 9/23/2026
District: J
Item Creation Date: 8/26/2026

HCD26-74
9% HTC Resolution of Support for Amended Application
Agenda Item: VI.e.

Background:
The Housing and Community Development Department (HCD) recommends Council approve a Resolution of Support for Connect Hillcroft, an affordable rental housing development, for the Applicant's amended 2025 Competitive 9% Housing Tax Credit application, due to a foundational change in ownership structure involving the Harris County Housing Finance Corporation (HCHFC).

Connect Hillcroft, LLC received 9% Housing Tax Credits in 2025 from the Texas Department of Housing and Community Affairs (TDHCA) Application #25178 for the development of a 90-unit affordable rental housing complex for seniors at 6420 Hillcroft Avenue. To address a financing gap, the Applicant plans to partner with HCHFC, which will provide capital funding resulting in an anticipated 100% property tax exemption. This partnership requires admitting a member solely owned by HCHFC into the ownership structure, creating a foundational change under the TDHCA rules.

The City of Houston previously supported the Development as part of its original tax credit application. Because the Applicant is amending its ownership structure prior to issuance of IRS Form 8609s, TDHCA requires a Resolution of Support confirming continued local government support.

Based on the development's location within the Gulfton Complete Community and its alignment with the City's affordable housing goals for the area, HCD recommends that Council approve the Resolution allowing construction of Connect Hillcroft.

This item will be reviewed by the Housing and Affordability Committee on September 15, 2026.

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Michael Nichols, Director

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Prior Council Action:
February 12, 2025 (R) 2025-4 & (R) 2025-7