



Interoffice

Memo



From Housing and Community Development Department
Multifamily Division

Date: February 12, 2025

Subject: 2025 Resolutions for 9% Housing Tax Credit Applications

The following is a summary of applications eligible for a resolution of support required for 9% Housing Tax Credits applications submitted to the Texas Department of Housing and Community Affairs. These recommendations will be presented to Housing Committee of February 4, 2025. Applicants are encouraged to attend Housing Committee to respond to any questions posed by Housing Committee. Additional information on the meeting can be found at this link. <https://www.houstontx.gov/council/committees/housing.html>

The items will be presented to City Council February 12, 2025, agenda to approve the following items:

- 11 applications located within the city limits eligible for a resolution of support.
- 4 applications located within the ETJ eligible for a resolution of support.

The following is a list of eligible applications located within the city limits that are eligible for a resolution of support:

	Application Number	Development Name	Development Address	Council District	Total Units	Target Population
1	25150	Kingfield Trails	15606 Kingfield Dr	A	99	Family
2	25074	Cedar Brook Village	NEC Little York Rd and Cheeves Dr	B	96	Family
3	25125	Lofts at Little York	SEC of E Little York and Castleton St	B	90	Senior
4	25090	Trinity East Senior	2620 Live Oak St	D	90	Senior
5	25073	The Ashbourne	9677 S Kirkwood Rd	F	96	Family
6	25203	Westmond Flats	NEQ of Westheimer Rd & Richmond Ave	F	90	Family
7	25250	New Hope Housing Bissonnet	Bissonnet and Hwy 6 at Castlemont	F	90	Family
8	25126	Silverleaf Senior Living	SEC of Blackhawk Blvd & Texas Sage Dr	I	90	Senior
9	25178	Connect Hillcroft	6420 Hillcroft Ave	J	90	Senior
10	25091	Fairways at Fuqua	14600 Blk of Ambrose St	K	120	Family
11	25149	Labrador Trails	14201 Labrador Dr	K	90	Family

The list below are eligible applications located within the ETJ for a resolution of support:

	Application Number	Development Name	Development Address	County	Total Units	Target Population
1	25003	Lafayette Village	4822 E Sam Houston Pkwy N	Harris	250	Family
2	25031	Hartwood at Windstone	19735 Clay Rd	Harris	125	Family
3	25128	Riverside Garden Villas	SWC of Riverside Grove Dr & Addicks Clodine Rd	Fort Bend	90	Senior
4	250092	The Village at Veterans Memorial	11415 Veterans Memorial	Harris County	90	Family

The charts below summarize the distribution of resolutions by council district and housing type.

Council District	Total Applications	Limit*	Total Resolutions	Number of Family	Number of Elderly
A	1	2	1	1	0
B	3	2	2	1	2
C	0	3	0	0	0
D	1	2	1	0	1
E	0	3	0	0	0
F	3	3	3	3	0
G	0	3	0	0	0
H	0	2	0	0	0
I	1	2	1	0	1
J	1	2	1	0	1
K	6	2	2	6	0
ETJ	6	N/A	4	4	2
Total	22	26	15	15	7

To avoid unjustified concentrations of competitive 9% housing tax credits 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 site located less than two linear miles from the proposed development site of another application within the same calendar year. The proposed development sites listed below are located less than two linear miles from the proposed development site of another supported application.

	Application Number	Development Name	Development Address	Council District	Total Units	Target Population
1	25125	Lofts at Little York	SEC of E Little York and Castleton St	B	90	Senior
2	25074	Cedar Brook Village	NEC of Little York and Cheeves Dr	B	96	Family

3	25073	The Ashbourne	9677 S Kirkwood Rd	F	96	Family
4	25091	Fairways at Fuqua	14600 Block of Ambrose	K	120	Family
5	25149	Labrador Trails	14201 Labrador Dr	K	90	Family

To avoid unjustified concentrations of competitive 9% housing tax credits (HTCs) 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 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. The proposed development site below is located within one mile of a similar property constructed within the last three years.

	Application Number	Development Name	Development Address	Council District	Total Units	Target Population
1	25090	Trinity East Senior	2620 Live Oak St	D	90	Senior
2	25073	The Ashbourne	9677 S Kirkwood Rd	F	96	Family

Applicants are required to disclose a development site that is located within a census tract that has a poverty rate above 40% for individuals. Mitigation may be in the form of a resolution from the governing body of the municipality containing the development, acknowledging the high poverty rate and authorizing the development to move forward. The two properties listed below are located in a census tract that has a poverty rate above 40% for individuals. Based on the initiatives being taken within the Alief-Westwood and Gulfton Complete Communities, HCD recommends that Council approve the resolution allowing construction of these properties.

	App Number	Development Name	Development Address	District	Total Units	Target Population	Notes
1	25073	The Ashbourne	9677 S Kirkwood Rd	F	96	Family	Alief-Westwood CC
2	25178	Connect Hillcroft	6420 Hillcroft Ave	J	90	Senior	Gulfton CC

A total of 22 applications for resolutions of support were received with 15 applications being recommended. Below is a summary of the remaining (7) applications with a summary of their application status or why it is not recommended for a resolution of support. Applications determined eligible but not recommended due to a limitation within a council district, may be considered for a resolution in the event recommended transactions withdraw a request for a resolution of support.

	App Number	Development Name	Development Address	District	Total Units	Target Population	Notes
1	25247	Senior Homes at Ella	867 Rushcreek Dr	B	144	Senior	Withdrawn by applicant

2	25016	Almeda Village	3214 Anderson Rd	K	90	Family	Withdrawn by applicant
3	25151	Clarke Crossing	4615 W Fuqua St	K	99	Family	Withdrawn by applicant
4	25147	Clark Lofts	3900 Block of W Fuqua	K	90	Family	Application determined eligible, but limit of two deals in District K
5	25148	Fellow Crossing	627 Fellows Rd	K	99	Family	Application determined eligible, but limit of two deals in District K
6	25231	Retreat at Schroder	East Quadrant of Schroeder Rd and Middlebury Ln	ETJ	103	Senior	Withdrawn by applicant
7	25032	Hartwood at Woodland Trails	~9600 N Houston Rosslyn Rd	ETJ Harris County	125	Family	Withdrawn by applicant

Updates on Application

HCD requests applicants notify HCD as soon as possible if they decide not to move forward on their application. Changes in application status may impact determination for other applicants.

Appeals

Applicants have the right to appeal the determination. Appeals may only be made in writing. To be considered complete, an appeal must contain the following information:

- Applicant Name
- Mailing Address
- Phone
- Email Address
- Development Name
- Property Address
- Reason for Appeal

Appeals may be submitted in any of the following methods:

- Website – Request an Appeal <https://houstontx.gov/housing/appeals.html>
- Email – HCDDComplaintsAppeal@houstontx.gov
- Mail – Address listed below
- In person – During regular business hours, Monday – Friday from 8 A.M. – 5 P.M., at our address below:

Housing and Community Development
Department 2100 Travis St., 9th Floor
Houston, TX 77002
Attn: Multifamily Division/Appeal

Due to the time-sensitivity and accelerated timeline to review Low Income Housing Tax Credits, the deadline date to file an appeal must be received no later than **Thursday, February 6, 2025, at 3:00 pm**. Upon receipt of an appeal, HCD will respond in writing to the appellant of the program area's decision regarding the appeal and provide the basis thereof as early as five (5) days, as practicable, from the date of the determination. If additional time to issue a response is needed, you will be notified as soon as feasible.