



Interoffice

Memo



From **Housing and Community Development Department**
Multifamily Division

Date: **January 30, 2026**

Subject: **2026 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 5, 2026, at 2pm. Applicants are encouraged to attend 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 on February 11, 2026, agenda to approve the following items:

- 20 applications located within the city limits are eligible for a resolution of support.
- 06 applications located within the ETJ are 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. (Please note that PSH and Rehabs are not included in the Council District limits.)

	Application Number	Development Name	Development Address	Council District	Total Units	Target Population
1	26070	Greens at Retton	NWC of Retton Dr. & Northwest Frwy	A	90	Family
2	26004	The Laurel at Westview	NWC Westview Dr & Conrad Sauer Dr	A	70	Senior
3	26019	Vista Arbor Trace	NE of Conrad Sauer Dr and Brooktree Dr	A	120	Family
4	26214	New Hope Housing Little York	5716 Little York Rd	B	100	PSH
5	26198	Regency Trails	NEC of Regency Green Dr & Regency Wood Dr	B	72	Senior
6	26024	Residences at Sakowitz	1702 Sakowitz St	B	80	Senior
7	26200	Victory Lofts	1821 Victory Dr	B	72	Family
8	26104	Travis Street Plaza	4500 Travis St	C	192	Family (Rehab)
9	26001	Emancipation West	2718 Emancipation Ave	D	80	Senior
10	26018	The Heritage at Reed	SE of Reed Rd & Rosehaven	D	95	Senior

11	26060	South Acres Senior Village	SWQ South Acre Dr & 8 th St	D	90	Senior
12	26076	South Union Place	7210 Scott St	D	125	Senior (Rehab)
13	26074	West Fork Place	West Side of Kingwood Place Dr	E	79	Senior
14	26164	Dashwood Senior Living	0 Dashwood	F	80	Senior
15	26066	The Hill	3838 Hillcroft Ave	F	77	PSH
16	26075	Legacy Park Senior Living	2460 Barker Oaks Dr	G	78	Senior
17	26238	The Sunstone	1711 Hwy 6	G	72	Family
18	26021	Chapman Heights Garden Villas	3333 Chapman St	H	90	Seniors
19	26017	Lofts at Wayfarer	0 Wayfarer Ln	I	80	Family
20	26012	Lofts at Stancliff	NWQ of Stancliff St and Heatherbloom	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	26073	Aldine Station	SEC of Aldine Mail Rt Rd & Fall Meadow Ln	Harris	78	Family
2	26002	The Grove at Deerbrook	SEQ Deerbrook Park Blvd & Orchard Ridge Ln	Harris	108	Family
3	26005	Hartwood at Barker Cypress	~2501 Barker Cypress Rd	Harris	126	Family
4	26006	Hartwood at Cypresswood	~22815 Cypresswood Dr	Harris	126	Family
5	26014	Lofts at Riverside	SWC Riverside Grove Dr & Addicks Clodine Rd	Fort Bend	60	Family
6	26039	Pecan Lofts Crossing	SWQ FM 1464 & W Airport Blvd	Fort Bend	90	Senior

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	Number of PSH
A	6	3	3	5	1	0
B	7	3	4	2	4	1
C	1	4	1	1	0	0
D	6	3	4	1	5	0
E	3	4	1	0	3	0
F	4	4	2	1	1	1
G	2	4	2	1	1	0
H	1	3	1	0	1	0
I	3	3	1	2	1	0

J	1	3	0	1	1	0
K	2	3	1	2	0	0
ETJ	8	N/A	6	6	2	0
Total	44	37	26	22	20	2

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	26004	The Laurel at Westview	NWC of Retton Dr & Northwest Frwy	A	70	Senior
2	26019	Vista at Arbor Trace	NE of Conrad Sauer Dr & Brooktree Dr	A	120	Family
3	26200	Victory Lofts	1821 S Victory Dr	B	72	Family
4	26104	Travis Street Plaza	4500 Travis St	C	192	Family
5	26001	Emancipation West	2718 Emancipation Ave	D	80	Senior
6	26018	The Heritage at Reed	SE of Reed Rd & Rosehaven	D	95	Senior
7	26076	South Union Place	7210 Scott St	D	125	Senior (Rehab)
8	26164	Dashwood Senior Living	0 Dashwood	F	80	Senior
9	26075	Legacy Park Senior Living	2460 Barker Oaks Dr	G	78	Senior
10	26238	The Sunstone	1711 Hwy 6	G	72	Family
11	26017	Lofts at Wayfarer	0 Wayfarer Ln	I	80	Family
12	26012	Lofts at Stancliff	NWC of Stancliff St & Heatherbloom	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	26001	Emancipation West	2718 Emancipation Ave	D	80	Senior

A total of 44 applications for resolutions of support were received with 26 applications being recommended. Below is a summary of the remaining (18) 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	26003	The Grove at Spring Branch	6401 Long Point Rd	A	110	Family	Withdrawn by applicant
2	26108	Little York Lofts	3340 Little York	A	72	Family	Application determined eligible, but limit of three deals in District A
3	26201	NHH Inwood Park	SW Quadrant of Holder Forest Dr & Inwood Park Dr	A	80	Family	Application determined eligible, but limit of three deals in District A
4	26033	Northcliff Crossing	South of Blackpool at Veterans Memorial	B	90	Family	Application determined eligible, but limit of three deals in District B
5	26199	Regency Woods	SEC of Regency Green Dr & Regency Wood Dr	B	72	Seniors	Withdrawn by applicant
6	26253	Senior Homes at Ella	867 Rushcreek Dr	B	62	Senior	Withdrawn by applicant
7	26026	Charleston Senior Village	SWC Charleston St & Ardmore St	D	85	Senior	Withdrawn by applicant
8	26126	Scott Street Townhomes	7245 Scott St	D	96	Family (Rehab)	Withdrawn by applicant
9	26232	Genoa Apartments	3210 Genoa Red Bluff Rd	E	70	Senior	Withdrawn by applicant
10	26065	Oasis Atascocita	18003 Lago Forest Dr	E	92	Senior	Withdrawn by applicant
11	26069	Oasis Garden	12709 Beechnut St	F	92	Senior	Within two miles of another application serving the same population that has a higher HCD score and generator
12	26219	The Reserve at Parkview	1000 West Oaks Mall	F	68	Family	Withdrawn by applicant
13	26218	Glenbrook Lofts	8635 Glen Valley Dr	I	72	Seniors	Withdrawn by applicant
14	26022	Vista at Fuqua	SW of Fuqua St and Monroe Rd	I	95	Family	Withdrawn by applicant
15	26013	Vista Park	SE of Bissonnet St & Boone Loop Rd	J	120	Family	Withdrawn by applicant
16	26064	Oasis on the Bayou	14604 Ambrose St	K	74	Family	Withdrawn by applicant
17	26260	Westfield Oaks	23400 Aldine Westfield Rd	ETJ	72	Family	Withdrawn by applicant
18	26197	Westgreen Trails	NEQ of Westgreen & Highland Knolls	ETJ	72	Senior	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://houstonx.gov/housing/appeals.html>
- Email – HCDDComplaintsAppeal@houstonx.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 to file an appeal must be received no later than **Friday, February 6, 2026, 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.