

Low Income Housing Tax Credit Applications

2017 9% Cycle

City of Houston ETJ

Mariposa at Woodedge Park

FM 1960 Rd and Woodedge Park Dr
Houston, TX 77070

Owner: Mariposa Woodedge Park LP

Developer: Stuart Shaw, Bonner Carrington

Other LIHTC properties: Cypress Creek at Reed , Mariposa Apartments Homes at Ella Boulevard, and 15 other properties throughout Texas.

Population: Elderly (55 and older)

Units: 220

Bedrooms: 1-147; 2-73

Income levels: 60% - 121; Market Rate - 99

Development type: Apartment

Concentration within 2-mile radius: 4

Poverty rate: 8%

Harris County Commissioner: Precinct 4 – Cagle

State Senate: 7 - Bettencourt

State House: 126 - Roberts

US Representative: 2 – Poe

Project Cost: \$32,843,208

Price per unit: \$149,287.31

Developer fee: \$3,795,753 (13%)

Current support letters: Cypress Fairbanks ISD

TDHCA Self-Score: 123

COH Self-Score Rank: 1 of 10

Willow Grove Apartments

Bellaire Blvd. and S. Peek rd.
Houston, TX 77407

Owner: Texas Willow Grove LP

Developer: Stephan Fairfield, Covenant Community Capital

Other LIHTC properties: Women's Home; Orchard at Westchase; Orchard at Oak Forest;
Orchard Park at Willowbrook; and 9 other apartments in the Greater Houston area.

Population: General

Units: 112

Bedrooms: 1-44; 2-40; 3-40

Income levels: 30%-10; 50%-40; 60%-50; Mkt-12

Development type: Apartment

LAMAR CISD

Elementary: Met Standards; A

Middle: Met Standards; A

High School: Met Standards; A

Concentration within 2-mile radius: 0

Poverty rate: 6%

Fort Bend County Commissioner: Precinct 3 – Andy Meyer

State Senate: 18 – Kolkhorst

State House: 28 – Zerwas

US Representative: 22 – Olson

Project Cost: \$19,996,991

Price per unit: \$161,266.06

Developer fee: \$2,153,900 (12%)

Current support letters: Coalition For The Homeless; Fort Bend Family Promise

TDHCA Self-Score: 121

COH Self-Score Rank: 2-7 of 10

Catalon at Havest Green

Hwy 99 & Harlem Rd
Houston, TX 77407

Owner: MG Group
Developer: Mark Musemeche
Other LIHTC properties: 28 properties throughout Texas

Population: General
Units: 143

Bedrooms: 1 - 50; 2 - 94; 3 - 8
Income levels: 30%-10; 50%-40; 60%-50; Mkt-43
Development type: Apartment

Fort Bend ISD
Elementary: Met Standards; A
Middle: Met Standards; A
High School: Met Standards; A

Concentration within 2-mile radius: 0
Poverty rate: 7%

Fort Bend County Commissioner : Precinct 4 – Patterson
State Senate: 18 – Kolkurst
State House: 28 – Zerwas
US Representative: 22 – Olson

Project Cost: \$25,558,267
Price per unit: \$178,729
Developer fee: \$1,161,027 (5%)

Current support letters:

TDHCA Self-Score: 121
COH Self-Score Rank: 2-7 of 10

Westview Place Apartments

3700 N. Fry Rd.
Katy, TX 77449

Owner: HSHA GP

Developer: Locke Braly has developed two multifamily properties. Parkside Apartments in Sugar Land, and Heritage at Hooper Hill Apartments in Conroe

Other LIHTC properties: none

Population: Elderly

Units: 122

Bedrooms: 1 - 84; 2 - 38;

Income levels: 30%-12; 50%-48; 60%-60; Mkt-2

Development type: Apartment

Concentration within 2-mile radius: 1

Poverty rate: 7%

Harris County Commissioner: Precinct 3 – Radack

State Senate: 7 – Bettencourt

State House: 132 – Schofield

US Representative: 7 – Culberson

Project Cost: \$17,188,292

Price per unit: \$140,887.64

Developer fee: \$1,960,719 (13%)

Current support letters:

TDHCA Self-Score: 121

COH Self-Score Rank: 2-7 of 10

Reserve at Copperfield

Kentwick Drive ~620' NE of Langham Dr
Houston, TX 77095

Owner: Atlantic Pacific

Developer: Dan Wilson, Madhouse Development Services (33 LIHTC as developer or development manager)

Other LIHTC properties: Langwick Senior Residences and 12 other properties outside of Houston

Population: General; veterans; 10% set aside for persons with special needs

Units: 129

Bedrooms: 1-81; 2-27; 3-21

Income levels: 30%-11; 50%-43; 60%-52; Mkt-23

Development type:

Cypress-Fairbanks ISD

Elementary: Met Standards; C+

Middle: Met Standards; B+

High School: Met Standards; B+

Concentration within 2-mile radius: 1

Poverty rate: 16%

Harris County Commissioner: Precinct 4 – Cagle

State Senate: 7 – Bettencourt

State House: 138 – Bohac

US Representative: 2 – Poe

Project Cost: 19,163,871

Price per unit: \$148,557

Developer fee: \$2,070,313

Current support letters:

TDHCA Self-Score: 121

COH Self-Score Rank: 2-7 out of 10

Campanile at Mission Bend

NWC of Beechnut and Lobera Drive
Houston, TX 77083

Owner: Kilday Realty

Developer: Les Kilday (developed/co-developed 10 properties)

Other LIHTC properties: Park Yellowstone, Campanile on Eldridge, Campanile on Justice Park, and Greens at Brentford

Population: Elderly

Units: 144

Bedrooms: 1-80; 2-64

Income levels: 30%-9; 50%-36; 60%-45; Mkt-24

Development type: Units will be in single story 6-unit cottages with attached garages and multi-story elevator-served buildings.

Concentration within 2-mile radius: 1

Poverty rate: 6%

Fort Bend County Commissioner: Precinct 2 – Prestage

State Senate: 18 – Kolkhorst

State House: 28 – Zerwas

US Representative: 9 – Green

Project Cost: \$21,314,415

Price per unit: \$150,297

Developer fee: \$2,324,562 (11%)

Current support letters: Commissioner Grady Prestage and Fort Bend County Meals on Wheels

TDHCA Self-Score: 121

COH Self-Score Rank: 2-7 out of 10

Colonial Villas

SEC of Colonial Pkwy and Katy Fort Bend Rd
Katy, TX 77493

Owner: KCG Ventures

Developer: Ina Spokas

Other LIHTC properties: Bluffs Landing Senior Village, Creekside Villas, Leander Station Senior Village, Merritt Lakeside Senior Village, and Merritt Legacy

Population: Elderly

Units: 144

Bedrooms: 1-80; 2-64

Income levels: 30%-11; 50%-44; 60%-53; Mkt-36

Development type: New Construction

Concentration within 2-mile radius: 4

Poverty rate: 9.6%

Harris County Commissioner: Precinct 3 – Radack

State Senate: 17 – Huffman

State House: 132 – Schofield

US Representative: 10 – McCaul

Project Cost: \$22,091,838

Price per unit: \$153,416

Developer fee: \$2,382,300 (11%)

Current support letters:

TDHCA Self-Score: 121

COH Self-Score Rank: 2-7 out of 10

[Submitted application late]

Timberedge Lofts

SEC of Budde Rd and Rye St
Spring, TX 77380

Owner: Mark-Dana Corporation

Developer: David Koogler

Other LIHTC properties: Trebah Village, Spring Trace, and 19 other properties outside of the Houston area

Population: Elderly

Units: 115

Bedrooms: 1-56; 2-57

Income levels: 30%-10; 50%-40; 60%-47; Mkt-18

Development type: Five story building with elevator. The ground floor will serve as a parking garage, with 4-stories of units stacked above.

Concentration within 2-mile radius: 4

Poverty rate: 10.42%

Montgomery County Commissioner: Precinct 3 – Noack

State Senate: 4 – Creighton

State House: 15 – Keough

US Representative: 8 – Brady

Project Cost: \$19,161,364

Price per unit: \$169,569.59

Developer Fee: \$2,117,888 (11%)

Current support letters:

TCHCA Self-Score: 119

COH Self-Score Rank: 8-9 out of 10

Crosby Plaza Apartments

6616 FM 2100

Crosby, TX 77532

Owner: Think Housing and Preservation Partners

Developer: Christian Szymczak

Other LIHTC properties: 47 properties outside of Houston

Population: General

Units: 86

Bedrooms: 1-36; 2-36; 3-14

Income levels: 30%-7; 50%-18; 60%-61

Development type: Rehab of existing property

Crosby ISD

Elementary: Met Standards; D+

Intermediate: Met Standards; C+

Middle: Met Standards; C

High School: Met Standards; D

Concentration within 2-mile radius: 1

Poverty rate: 5%

Harris County Commissioner: Precinct 2 – Morman

State Senate: 4 – Creighton

State House: 128 – Smith

US Representative: 36 – Babin

Project Cost: \$18,325,021

Price per unit: \$213,081.64

Developer fee: \$1,063,677.75 and \$121,922.74 deferred

Current support letters:

TDHCA Self-Score: 119

COH Self-Score Rank: 8-9 out of 10

The Terraces at Arboretum

15928 Old Richmond Rd
Sugar Land, TX 77498

Owner: Atlantic Pacific

Developer: Dan Wilson, Madhouse Development Services (33 LIHTC as developer or development manager)

Other LIHTC properties: Langwick Senior Residents; and 12 others outside of Houston

Population: General

Units: 112

Bedrooms: 1-44; 2-44; 3-24

Income levels: 30%-11; 50%-45; 60%-61; Mkt-15

Development type:

Fort Bend ISD

Elementary: Met Standards; C-

Middle: Met Standards; A+

High School: Met Standards; A+

Concentration within 2-mile radius: 5

Poverty rate: 8%

Fort Bend County Commissioner: Precinct 4 – Patterson

State Senate: 18 – Kolkhorst

State House: 28 – Zerwas

US Representative: 22 – Olson

Project Cost: \$18,785,464

Price per unit: \$167,727

Developer fee: \$2,024,953 (10.78%)

Current support letters:

TDHCA Self-Score: 119

COH Self-Score Rank: 10 out of 10