



Houston City Council
Housing and Community Affairs Committee

Tiffany Thomas (Chair)

David Robinson (Vice Chair)

Karla Cisneros - Mike Knox – Martha Castex-Tatum

Michael Kubosh - Jerry Davis - Carolyn Evans-Shabazz

Monday, February 3rd, 2020, 10:00 AM
City Hall Council Chambers

I. Call to Order/Welcome

II. Multifamily

- a) Overview of 9% (Competitive) TDHCA Housing Tax Credit Selection Criteria.
- b) The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for each of the 23 multifamily applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). (Districts: A, B, C, D, F, G, H, I, & J)
- c) HCDD recommends approval of a Resolution of Support for one application in Houston's ETJ for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). (District: ETJ)
- d) HCDD recommends approval of a Priority Resolution for eight (8) multifamily applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). (Districts: A, B, D, H, & J)
- e) HCDD recommends approval of a Resolution allowing exceptions to the Texas Department of Housing and Community Affairs' (TDHCA) one-mile, three-year rule for proposed multifamily housing developments funded with 9% housing tax credits. (District: D & J)
- f) HCDD recommends approval of a Resolution allowing exceptions to the Texas Department of Housing and Community Affairs' (TDHCA) two-mile, same year rule for 13 proposed multifamily developments funded with 9% housing tax credits. (Districts: A, C, D, H, & J)

- Tom McCasland, Director, HCDD
- Ray Miller, Assistant Director

III. Public Comments

IV. Director's Comments

- Tom McCasland, Director, HCDD



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/12/2020

Districts A, B, C, D, F, G, H, I, & J

Item Creation Date: 1/24/2020

HCD20-15

Resolutions of Support for 9% Housing Tax Credit

Transactions within the City of Houston

Agenda Item: II.b.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for each of the 23 applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications will be submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which of these projects will receive HTCs until July of 2020, when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. HCDD reviewed the applications to determine whether they meet the community development policy objectives of the City and meet certain minimum standards. Applications were required to meet a total of **8 points** of the criteria outlined below to receive a Resolution of Support.

- Sites located within Houston city limits (excludes sites located within the Houston ETJ) - **2 points**
- Sites located within 4 miles of City Hall - **1 point**
- Sites located within the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points - **2 points**
- Sites located within an underserved area described as the following:
 - Within a census tract that has no other affordable housing development funded with HTCs - **1 point**
 - Within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTCs that is less than 15-years old (2004 or after) - **2 points**
- Sites that promote access to mass transportation options described as the following:
 - Sites located within 1/4 mile of any public transportation stop - **1 point**
 - Sites located within 1/2 of a high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6:00 am to 8:00 pm seven days a week - **2 points**
- Sites with reduced poverty concentration described as the following:
 - Site census tract is less than 15% - **2 points**
 - Site census tract is less than 20% - **1 point**
- Sites zoned to an A or B rated school base on Children at Risk rankings
 - Elementary School - **2 points**
 - Middle School - **2 points**
 - High School - **2 points**
- Developments which promote a mixed income composition whereas:
 - A minimum of 10% of the units to be unrestricted - **1 point**
 - A minimum of 20% of the units to be unrestricted - **2 points**
- Written documentation of community support that the applicant has sought, received and implemented (if needed) views and recommendations, regarding the proposed project, from locally organized groups formed to primarily serve the interest of the proposed neighborhood. Letters of support will not be accepted from organizations directly affiliated with the project. - **1 point**

Based on these criteria, the following projects have achieved the minimum of 8-point threshold and qualify for a Resolution of Support.

	Application Number	Development Name	Development Address	Council District	Target Population
1	20099	Westview Terrace	1222 Witte Rd	A	Elderly
2	20269	Greens on Westview	1212 W Sam Houston Pkwy N	A	Family
3	20285	The Crossing Apartments	SWC of Beltway 8 & IH45 N	B	Elderly
4	20125	Parkway Meadow	3300 block of W Gulf Bank	B	Family
5	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
6	20138	The Ella	1718 W. 26th Street	C	Family
7	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
8	20114	Magnificat Permanent Affordable Housing	3300 Caroline St	D	Supportive Housing
9	20097	Regency Lofts	3232 Dixie Drive	D	Family
10	20053	Hebron Village	7350 Calhoun Rd	D	Supportive Housing
11	20080	Trinity East Village Family Housing	2500 McGowen St.	D	Family
12	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
13	20315	Merritt Novo Senior Village	1120 Dairy Ashford	G	Elderly
14	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
15	20199	Highland Ridge Apartments	2250 Barker Oaks Dr.	G	Family
16	20011	Canal Lofts	5601 Canal Street	H	Family
17	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
18	20189	Jackson Hinds Garden	607 Thornton Rd	H	Supportive Housing
19	20128	OST Lofts	5520 Old Spanish Trail	I	Family
20	20075	New Hope Housing Savoy	6301 Savoy Drive	J	Supportive Housing
21	20141	Richmond Senior Village	5615 Richmond	J	Elderly
22	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
23	20082	Connect South Apartments	6440 Hillcroft Street	J	Family

The Housing and Community Affairs Committee reviewed this item on February 3, 2020.

Tom McCasland, Director

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/12/2020

District – ETJ

Item Creation Date: 1/24/2020

HCD20-16

Resolution of Support for a 9% HTC transaction within
Houston's Extraterritorial Jurisdiction (ETJ)

Agenda Item: II.c.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for a Resolution of Support for one application in Houston's ETJ for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications will be submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which projects will receive HTCs until the end of July 2020 when awards are announced.

Only preliminary information is available regarding the application and HCDD has not underwritten the project for financial viability. HCDD reviewed the application to determine it meets the community development policy objectives of the City and meets certain minimum standards. Applications were required to meet a total of **8 points** of the criteria outlined below to receive a Resolution of Support.

- Sites located within 4 miles of City Hall - (this excludes sites located within the Houston ETJ) – **2 points**
- Sites located within 4 miles of City Hall – **1 point**
- Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points. – **2 points**
- Sites located within an underserved area described as the following:
 - within a census tract that has no other affordable housing development funded with HTC – **1 point**
 - within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 15-year old (2004 or after) – **2 points**
- Sites that that promote access to mass transportations options described as the following:
 - Sites located within a ¼ mile of any public transportation stop – **1 point**
 - Sites located within a ¼ mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week – **2 points**
- Sites with reduced poverty concentration described as the following
 - Site census tract is less than 15% - **2 points**
 - Site census tract is less than 20% - **1 point**
- Sites zoned to and A or B rated school based on Children at Risk rankings
 - Elementary School – **2 points**
 - Middle School – **2 points**
 - High School – **2 points**
- Developments which promote a mixed income composition whereas:
 - A minimum of 10% of the units to be unrestricted - **1 point**
 - A minimum of 20% of the units to be unrestricted - **2 points**
- Written documentation of community support that the applicant has sought, received and implemented (if needed) views and recommendations, regarding the proposed project, from locally organized groups formed to primarily serve the interest of the proposed neighborhood. Letters of support will not be accepted from organizations directly affiliated with the project. Examples may include notice of support from neighborhood associations, community organizations and/or civic organizations - **1 point**

Based on these criteria, the project listed below has achieved the minimum of 8-point threshold and qualifies for a Resolution of Support.

	Application Number	Development Name	Development Address	County	Target Population
1	20246	Mariposa Apartment Homes at Champion Forest	SE of Spring Cypress Rd & Brandt Rd	Harris	Elderly

The Housing and Community Affairs Committee reviewed this item on February 3, 2020.

Tom McCasland, Director

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/12/2020

District A, B, D, H, & J

Item Creation Date: 1/24/2020

HCD20-17

Priority Resolution for 9% HTC Transactions
within the City of Houston

Agenda Item: II.d.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Priority Resolution for eight applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Applications may receive additional points if located in a Concerted Revitalization Area (CRA) that was once vital and has lapsed into a situation requiring substantial revitalization, and where a concerted revitalization plan has been developed and executed. These may include previously identified revitalization areas identified by the city (e.g. DR2 Revitalization Plan areas) or Tax Increment Reinvestment Zone (TIRZ).

Within the application, the development must be identified in a “Priority Resolution” as contributing more than any other to the concerted revitalization efforts of the municipality. Several competing applications may have been submitted in the same CRA. HCDD evaluated a number of factors in making its determination as to which application will receive a Priority Resolution. These factors are not listed in any particular order and will be reviewed on a combined basis.

- The development selected to receive HCDD competitive funds (HOME, CDBG, TIRZ)
- Poverty concentration of census tract within competing sites. Lower poverty concentration will prioritize an application.
- Elementary, Middle and High School ratings of competing sites as assessed by Children at Risk. Higher ranking of schools will prioritize an application.
- Access to public transportation as measured from the development site’s distance from closest high frequency public transportation stop.
- Proposed development is Permanent Supportive Housing and/or housing serving of special needs populations.
- Placement of an onsite resident service coordinator.
- Mixed income composition of development. HCDD will prioritize developments with a higher concentration of unrestricted market rate units.

The following applications were selected to receive a Priority Resolution within each CRA:

Application Number	Development Name	Development Address	Council District	Concerted Revitalization Area
20269	Greens on Westview	1212 W Sam Houston Pkwy N	A	TIRZ 17 - Memorial City
20285	The Crossing Apartments	SWC of Beltway 8 & IH45 N	B	TIRZ 11 - Greater Greenspoint
20125	Parkway Meadow	3300 block of W Gulf Bank	B	Acres Homes - Complete Community
20097	Regency Lofts	3232 Dixie Drive	D	TIRZ 7 - OST / Almeda
20080	Trinity East Village Family Housing	2500 McGowen St.	D	Third Ward - Complete Community
20077	Lockwood South Apartments	560' west of Lockwood Drive	H	Second Ward - Complete Community
20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	TIRZ 20 - Southwest Houston
20082	Connect South Apartments	6440 Hillcroft Street	J	Gulfton - Complete Community

The Housing and Community Affairs Committee reviewed this item on February 3, 2020.

Tom McCasland, Director

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/12/2020

Districts D & J

Item Creation Date: 1/28/2020

HCD20-18

9% HTC One Mile, Three-Year Rule Resolution

Agenda Item: II.e.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution allowing exceptions to the Texas Department of Housing and Community Affairs' (TDHCA) One Mile Three Year rule for two proposed developments.

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 following properties in this year's round of applications for 9% tax credits will be located within one mile of similar properties constructed within the last three years:

	Application Number	Development Name	Development Address	Council District	Target Population
1	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
2	20097	Regency Loft	3232 Dixie Drive	D	Family

Approval of this resolution does not guaranty the properties will receive HTCs. Even though numerous applications are submitted to TDHCA, the amount of available 9% HTCs is very limited. Only two to four developments are typically funded each year in the Houston region. It will not be known which, if any, of these projects will receive HTCs until the end of July 2020 when awards are announced at the TDHCA board meeting.

Based on the City's urgent need for affordable homes for permanent supportive housing, HCDD recommends that Council approve the resolution allowing construction of these properties.

The Housing and Community Affairs Committee reviewed this item on February 3, 2020.

Tom McCasland, Director

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/12/2020

District A, C, D, H, & J

Item Creation Date: 1/24/2020

HCD20-22

Two Mile Same Year Resolution for
9% HTC Transactions within the City of Houston
Agenda Item: II.f.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution allowing exceptions for the Texas Department of Housing and Community Affairs' (TDHCA) Two Mile Same Year rule for 13 proposed developments.

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 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. That approval must contain a written expression of support in the form of a resolution, and that resolution must be submitted by the Full Application Delivery Date of Friday, February 28, 2020.

The proposed development sites listed below are located less than two linear miles from the proposed development site of another application that is proposed for award in the same calendar year:

	Application Number	Development Name	Development Address	Council District	Target Population
1	20099	Westview Terrace	1222 Witte Rd	A	Elderly
2	20269	Greens on Westview	1212 W Sam Houston Pkwy N	A	Family
3	20204	Heritage Senior Residences	5324 Nett St	C	Elderly
4	20138	The Ella	1718 W 26 th St	C	Family
5	20116	Dian Street Villas	1433 Dian St	C	Family
6	20080	Trinity East Village Family Housing	2500 McGowen St	D	Family
7	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
8	20011	Canal Lofts	5601 Canal St	H	Family
9	20077	Lockwood South Apartments	560' west of Lockwood Dr	H	Family
10	20082	Connect South Apartments	6440 Hillcroft St	J	Family
11	20141	Richmond Senior Village	5615 Richmond	J	Elderly
12	20101	Greenridge Terrace	6000 Beverly Hill St	J	Family
13	20075	New Hope Housing Savoy (PSH)	6301 Savoy Dr	J	Permanent Supportive Housing

Approval of this resolution does not guaranty the properties will receive HTCs. Even though numerous applications are submitted to TDHCA, the amount of available 9% HTCs is very limited. Only two to four developments are typically funded each year in the Houston region. It will not be known which, if any, of these projects will receive HTCs until the end of July 2020 when awards are announced at the TDHCA board meeting.

Based on the City's urgent need for affordable homes for families, seniors, and permanent supportive housing, HCDD recommends that Council approve the resolution allowing construction of these properties.

The Housing and Community Affairs Committee reviewed this item on February 3, 2020.

Tom McCasland, Director

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