



Housing and Affordability Committee

Council Member Tiffany D. Thomas, Chair

Council Member Willie Davis, Vice Chair

Tuesday, February 4, 2025, 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.

Presentation handouts will also be available at

<https://www.houstontx.gov/council/committees/housing.html>

I. Call to Order/Welcome

II. Overview of Multifamily Housing Tax Credit (HTC) Applications Process

Michael Nichols, Director

Ryan Bibbs, Deputy Assistant Director

III. Proposed Housing Tax Credit (HTC) Applications for 2025

- a. The Housing and Community Development Department (HCD) recommends Council approval of a Resolution of Support for competitive 9% Housing Tax Credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA), for each of the applications in the attached table located within the City of Houston. Applications will be submitted to TDHCA from across the state, and the number of available 9% HTCs is limited. (Districts: A, D, E, F, I, J, & K)
- b. HCD recommends Council approval of a Resolution of Support for competitive 9% Housing Tax Credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA), for each of the applications in the attached table located in Houston's Extraterritorial Jurisdiction (ETJ). Applications will be submitted to TDHCA from across the state, and the number of available 9% HTCs is limited. (District: ETJ)
- c. HCD recommends Council approval of a Resolution allowing exceptions to the Texas Department of Housing and Community Affairs' (TDHCA) "Two Mile Same Year" "Two Mile Same Year" rule for the attached proposed developments. 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 another proposed development within the same calendar year. (Districts: B)
- d. HCD recommends approval of a Resolution allowing exceptions to the Texas Department of Housing and Community Affairs' (TDHCA) One Mile Three Year rule for the attached proposed development(s) (District B).
- e. HCD recommends approval of a Resolution allowing construction of two properties applying for competitive 9% Housing Tax Credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA) that will be located in a census tract that has a poverty rate above 40% for individuals. (Districts F & J)

IV. Director's Comments, Michael Nichols, Director

V. Public Comments