Housing and Community Affairs Committee

Committee Members

Mike Laster (Chair)  Robert Gallegos (Vice Chair)
Jerry Davis  Larry Green
David W. Robinson  Ed Gonzalez
Richard Nguyen  Dwight A. Boykins

AGENDA
Wednesday, March 4, 2015 1:30 PM
City Hall Chambers

Call to Order/Welcome Remarks – Council Member Mike Laster, Chair

I. Multifamily
   For review and possible authorization:

   a. Resolution of Support (District – B, D, K) – Approval of a Resolution of Support for
      seven applicants, with projects located in the City limits, for competitive 9% housing tax
      credits (HTCs) allocated by the Texas Department of Housing and Community Affairs
      (TDHCA)

   b. Resolution of Support (District – None) – Approval of a Resolution of Support for
      twelve applicants, with projects located in the ETJ, for competitive 9% housing tax
      credits (HTCs) allocated by the Texas Department of Housing and Community Affairs
      (TDHCA)

   Presentation:
   • Neal Rackliff, Director, Housing and Community Development Department
   • Joel North, Deputy Director
   • Susan Speer, Staff Analyst

II. Public Comments
   Action may be taken on any or all of the above items.
   Committee meetings are open to the public.
   For information about this committee, contact Jonny Flores 832.393.3015.

III. Director’s Comments
    Neal Rackliff, Director, Housing and Community Development Department
TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Approval of a Resolution of Support for seven applicants, with projects within the City limits, for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA)

FROM: Neal Rackleff, Director
Housing and Community Development Department

DIRECTOR’S SIGNATURE:

FOR ADDITIONAL INFORMATION CONTACT: Stephen Tinnermon
Phone: 832-394-6261

Council Districts affected:
B, D, K

Date and Identification of Prior Authorizing Council Action:
N/A

RECOMMENDATION: Approval of a Resolution of Support for seven applicants, with projects within the City limits, for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA)

AMOUNT OF FUNDING: None

FINANCE BUDGET:

SOURCE OF FUNDING:
- [ ] General Fund
- [ ] Grant Fund
- [ ] Enterprise Fund
- [X] Other

No Funding Required

SPECIFIC EXPLANATION:
The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for seven applicants seeking 9% Texas Housing Tax Credits (HTCs) for multifamily developments within the City of Houston. The developments are listed on Page 2 of this RCA.

Even though numerous applications are submitted to TDHCA, the amount of available HTCs is very limited in the 9% tax credit program. Only two to four developments are typically funded each year in Houston. It will not be known which, if any, of these projects will receive HTCs until the end of July 2015 when awards are announced at the TDHCA board meeting.

In 2013, the Texas Legislature dramatically changed the HTC program to give cities the unprecedented discretion to determine whether or not applicants will receive a significant number of points in the competitive 9% tax credit program. The governing body of each municipality may choose to provide (1) a Resolution of Support for 17 points, (2) a Resolution of No Objection for 14 points, or (3) no resolution at all for zero points, for proposed HTC sites within its jurisdiction. Projects located in the ETJ will receive one-half of the points from the City’s resolution, and one-half from the County’s resolution.

Only preliminary information is available regarding the applications. Therefore, HCDD has not underwritten these projects for financial viability, but rather reviewed them to determine only if they meet the overall community development policy objectives of the City. Given (a) the Mayor’s priority to solve chronic homelessness, (b) the intense planning process in which HCDD engaged to develop community revitalization areas and outreach areas where the second round of disaster recovery funds from the State would jumpstart neighborhood revitalization, (c) community feedback regarding the significant unmet need for large families, (d) HUD’s emphasis on affordable housing development in areas of higher income and low concentrations of poverty and minorities, and (e) the City’s interest in renovating older affordable housing properties, HCDD recommends that proposed developments receive a Resolution of Support if they include one of the following elements:

1. Permanent Supportive Housing (PSH) units for the homeless,
2. Location in the Community Revitalization Areas (including CRA Outreach Areas),
3. Four or more bedroom units that provide housing to large families,
4. Location in a High Opportunity Area as defined by the TDHCA, or
5. Renovation of an existing property.

The seven projects listed on the next page qualify for a Resolution of Support under the above criteria.

The details of these resolutions were presented to the Housing and Community Affairs Committee on March 4, 2015.

REQUIRED AUTHORIZATION

Finance Director: Other Authorization:

Other Authorization:
Subject: Approval of a Resolution of Support for seven applicants, with projects within the City limits, for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA)

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Address</th>
<th>Developer</th>
<th>Criteria Met</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cleme Manor Apartments</td>
<td>5300 Coke Street</td>
<td>NHP Foundation</td>
<td>1, 2, 3</td>
<td>B</td>
</tr>
<tr>
<td>Cypress Creek at Reed Phase II</td>
<td>Approx. the southeast quadrant of Reed Road and Park South View</td>
<td>Bonner Carrington</td>
<td>2</td>
<td>D</td>
</tr>
<tr>
<td>Palm Parque</td>
<td>5915 Schroeder</td>
<td>ReWard 3rd Ward</td>
<td>2</td>
<td>D</td>
</tr>
<tr>
<td>Selinsky Street</td>
<td>6013 Selinsky Road</td>
<td>ReWard 3rd Ward</td>
<td>2</td>
<td>D</td>
</tr>
<tr>
<td>Zion Bayou</td>
<td>5300 Airport Blvd.</td>
<td>ReWard 3rd Ward</td>
<td>2</td>
<td>D</td>
</tr>
<tr>
<td>Altura Heights</td>
<td>Approx. 12912 S. Post Oak</td>
<td>DMA Development</td>
<td>4</td>
<td>K</td>
</tr>
<tr>
<td>Bellfort Park - Rehab</td>
<td>4135 West Bellfort</td>
<td>Odyssey Residential Construction</td>
<td>5</td>
<td>K</td>
</tr>
</tbody>
</table>

Criteria:
1. Permanent Supportive Housing
2. Comm. Revitalization Area
3. Four bedroom units
4. High Opportunity Area
5. Renovation

NR:JN:EP:SS

Cc: City Secretary
    Finance Department
    Legal Department
    Mayor's Office
TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Approval of a Resolution of Support for twelve applicants, with projects located in the ETJ, for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA)

FROM: Neal Rackleff, Director
Housing and Community Development Department

DIRECTOR’S SIGNATURE:

For additional information contact: Stephen Tinnermon
Phone: 832-394-6261

Origination Date: 2-9-2015

Council Districts affected: None

Date and identification of prior authorizing Council action: N/A

RECOMMENDATION: Approval of a Resolution of Support for twelve applicants, with projects located in the ETJ, for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA)

Amount of Funding: None

SOURCE OF FUNDING: [ ] General Fund [ ] Grant Fund [ ] Enterprise Fund [ X ] Other

No Funding Required

SPECIFIC EXPLANATION:
The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for 12 applicants seeking 9% Texas Housing Tax Credits (HTCs) for developments located in the ETJ. The developments are listed on Page 2 of this RCA.

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 Houston. It will not be known which, if any, of these projects will receive HTCs until the end of July 2015 when awards are announced at the TDHCA board meeting.

In 2013, the Texas Legislature dramatically changed the HTC program to give cities the unprecedented discretion to determine whether or not applicants will receive a significant number of points in the competitive 9% tax credit program. The governing body of each municipality may choose to provide (1) a Resolution of Support for 17 points, (2) a Resolution of No Objection for 14 points, or (3) no resolution at all for zero points, for proposed HTC sites within its jurisdiction. Projects located in the ETJ will receive one-half of the points from the City’s resolution and one-half from the County’s resolution.

Only preliminary information is available regarding the applications. Therefore, HCDD has not underwritten these projects for financial viability, but rather reviewed them to determine only if they meet the overall community development policy objectives of the City. Given (a) the Mayor’s priority to solve chronic homelessness, (b) the intense planning process in which HCDD engaged to develop community revitalization areas and outreach areas where the second round of disaster recovery funds from the State would jumpstart neighborhood revitalization, (c) community feedback regarding the significant unmet need for large families, (d) HUD’s emphasis on affordable housing development in areas of higher income and low concentrations of poverty and minorities, and e) the City’s interest in renovating older affordable housing properties, HCDD recommends that proposed developments receive a Resolution of Support if they include one of the following elements:

1. Permanent Supportive Housing (PSH) units for the homeless,
2. Location in the Community Revitalization Areas (including CRA Outreach Areas),
3. Four or more bedroom units that provide housing to large families,
4. Location in a High Opportunity Area as defined by the TDHCA, or
5. Renovation of an existing property.

The 12 projects listed on Page 2 qualify for a Resolution of Support under the above criteria. However, HCDD’s recommendation for support would be withdrawn if the county withholds support of a project. Five of the projects are located within a Limited Purpose Annexation (LPA) area. Although these areas are assigned to specific City Council districts, the City’s Legal Department has determined that, for the purposes of the HTC resolutions, the locations should be considered part of the ETJ.

The details of these resolutions were presented to the Housing and Community Affairs Committee on March 4, 2015.

REQUIRED AUTHORIZATION

Finance Director: 
Other Authorization:
Other Authorization:
<table>
<thead>
<tr>
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<th>Criteria Met</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenhouse Place</td>
<td>Southwest quadrant of W. Little York &amp; Greenhouse Rd</td>
<td>ITEX</td>
<td>4</td>
<td>A/LPA/ETJ</td>
</tr>
<tr>
<td>Providence Stoneforest</td>
<td>4914 Spring Cypress</td>
<td>Blazer</td>
<td>4</td>
<td>A/LPA/ETJ</td>
</tr>
<tr>
<td>Retreat at Westlock</td>
<td>S. Quad. of TX 249 Access Rd. &amp; Westlock Dr.</td>
<td>ITEX</td>
<td>4</td>
<td>A/LPA/ETJ</td>
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<tr>
<td>Riverbrook Village</td>
<td>Approx. 5500 block of Atascocita Road</td>
<td>Steve Ford</td>
<td>4</td>
<td>E/LPA/ETJ</td>
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<tr>
<td>Provision at Four Corners</td>
<td>15014 Old Richmond Road</td>
<td>Gardner Capital Development</td>
<td>3, 4</td>
<td>F/LPA/ETJ</td>
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<tr>
<td>Campanile at St. William</td>
<td>NEC of Clay Road and St. William</td>
<td>Hettig-Kahn</td>
<td>4</td>
<td>ETJ</td>
</tr>
<tr>
<td>Lodge at Westlake</td>
<td>Near SWC of FM 1960 and Atascocita Shores Drive</td>
<td>KG Residential</td>
<td>4</td>
<td>ETJ</td>
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<tr>
<td>Northwest Village</td>
<td>NWQ FM 529 &amp; Queenston</td>
<td>Robinson Capital</td>
<td>4</td>
<td>ETJ</td>
</tr>
<tr>
<td>Providence Pinehurst</td>
<td>NWQ of FM 1960 &amp; Pinehurst Trail Drive</td>
<td>Blazer</td>
<td>4</td>
<td>ETJ</td>
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<tr>
<td>Terraces at Arboretum</td>
<td>15298 Old Richmond Road</td>
<td>Atlantic Pacific Communities</td>
<td>3, 4</td>
<td>ETJ</td>
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<td>The Brittmoore</td>
<td>6725 Brittmoore Road</td>
<td>Blazer</td>
<td>4</td>
<td>ETJ</td>
</tr>
<tr>
<td>Woodridge Place</td>
<td>15912 Telge Road</td>
<td>LDG Development</td>
<td>4</td>
<td>ETJ</td>
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</tbody>
</table>

Criteria:
1. Permanent Supportive Housing
2. Comm. Revitalization Area
3. Four bedroom units
4. High Opportunity Area
5. Renovation

NR: JN: EP: SS

Cc: City Secretary
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