Low Income Housing Tax Credit Applications

2017 9% Cycle

City of Houston
**EaDo Lofts**
Coyle St. at Napoleon St  
Houston, TX 77003

Population: General  
Units: 80  
Bedrooms: 1-28; 2-40; 3-12  
Income levels: 30%-8; 50%-32; 60%-40  
Development type: 5-story with parking garage within 3 blocks of light rail stop

Houston ISD  
Elementary: Met Standards; B  
Middle: Met Standards; F  
High School: Met Standards; D

Concentration within 2-mile radius: 10  
Poverty rate: 23%

Owner: Mark-Dana Corporation  
Developer: David Koolger  
Other LIHTC properties: 21 LIHTC properties in Virginia & Texas, but none in Houston. Rehatted an affordable development at 208 Jenkins Road in Pasadena.

Complete Community: No – Close proximity to Second Ward and Third Ward Complete Communities  
City money already invested: None  
Other stakeholders:

Council District: 1 – Gallegos (support letter received)  
State Senate: 13 – Miles  
State House: 145 – Alvarado  
US Representative 18 – Sheila Jackson-Lee

Project Cost: $16,854,126  
Price per unit: $210,677  
Developer fee: $1,698,898 (10.1%)

Current support letters: CM Gallegos

TDHCA Self-Score: 126  
COH Self-Score Rank: 1 out of 14
The Heritage Apartments  
2666 Marilee Ln  
Houston, TX 77057

Owner: NIF Foundation  
Developer: Jonathan Campbell  
Other LIHTC properties: None in Houston, but 14 LIHTC in Texas and 4 additional affordable developments.

Population: General  
Units: 121  
Development type: 2-story apartment, Rehab  
Bedrooms: 1-56; 2-57; 3-14  
Income levels: 30%-13; 50%-49; 60%-59  
Development type: Apartment Rehab

Houston ISD  
Elementary: Met Standards; A  
Middle: Met Standards; A-  
High School: Met Standards; F

Concentration within 2-mile radius: 6  
Poverty rate: 22%

Complete Community: No  
City money already invested: None, but will have a $9,250,000 gap to fill after conventional loan.  
Other stakeholders:

Council District: G – Travis  
State Senate: 17 – Huffman  
State House: 133 – Murphy  
US Representative: 7 – Culberson

Project Cost: $22,653,183  
Price per unit: $187,216  
Developer fee: $700,000 (3.1%)

Current support letters: None

TDHCA Self-Score: 123  
COH Self-Score Rank: 2-3 out of 14
Kirkwood Senior Village
11000 Kirkwood Road
Houston, TX 77477

Owner: Brownstone Companies
Developer: Doak Brown, Brownstone
Other LIHTC properties: Braeburn Village; Gulf Coast Arms; and 29 other developments outside of Houston.

Population: Elderly
Units: 112
Bedrooms: 1-8; 2-26
Income levels: 30%-9; 50%-36; 60%-45; Mkt-22
Development type: Apartment

Concentration within 2-mile radius: 3
Poverty rate: 18%

Complete Community: No
City money already invested: None
Other stakeholders: None

Council District: F – Le
State Senate: 13 – Miles
State House: 131 – Allen
US Representative: 9 – Green

Project Cost: $15,984,636
Price per unit: $142,720
Developer fee: $1,785,504 (11.2%) of which $791,597 is deferred

Current support letters: None

TDHCA Self-Score: 123
COH Self-Score Rank: 2-3 out of 14
The Lotus at Almeda
Kingspoint Rd at Tanner Park Court
Houston, TX 77075

Owner: Herman and Kittle Properties, Inc.
Developer: Ross Merder, Herman and Kittle Properties, Inc.
Other LIHTC properties: List of 66 properties, but no details on how funded.
Other stakeholders: VN TeamWork Inc. (proposed nonprofit partner)

Population: Elderly
Units: 96
Bedrooms: 1-44; 2-52
Income levels: 30%-10; 50%-36; 60%-42; Mkt-8
Development type: 4-story apartment

Concentration within 2-mile radius: 8
Poverty rate: 30%

Complete Community: No
City money already invested: None

Council District: D – Boykins
State Senate: 6 – S. Garcia
State House: 147 – Coleman
US Representative: 29 – Green

Project Cost: $14,964,781
Price per unit: $155,883 (9.6%)
Developer fee: $1,430,000

Current support letters: None

TDHCA Self-Score: 122
COH Self-Score Rank: 4-9 of 14
Kirkway Place
North of 10100 block of S Sam Houston Pkwy E
Houston TX 77089

Owner: Hettig-Kahn
Developer: Ryan Hettig, Hettig Construction Corp.
Other LIHTC properties: The Enclave (5530 Enclave Fountains Ln); South Acres Ranch II (11409 Scott St); Cottages at South Acres (11005 Scott St) plus 16 others
Other stakeholders:

Population: Elderly
Units: 132
Bedrooms: 1-92; 2-40
Income levels: 30%-12; 50%-46; 60%-56; Mkt-18
Development type: 1 2-story building and 2 1-story “bungalow style” 8-plex buildings and 2 1-story “bungalow style” 12-plex buildings

Concentration within 2-mile radius: 6
Poverty rate: 9%

Complete Community: No
City money already invested: None
Other stakeholders: None

Council District: D – Boykins
State Senate: 11 – Larry Taylor
State House: 129 – Paul
US Representative: 22 – Olson

Project Cost: $19,507,830
Price per unit: $147,787
Developer fee: $1,959,630 (10%) of which $965,019 is deferred

Current support letters: None, but meetings are schedules with the Kirkwood Civic Group and elected officials.

TDHCA Self-Score: 122
COH Self-Score Rank: 4-9 of 14
Reserve at Catalina
Fuqua at Monroe (West of I-45)
Houston, TX 77075

Owner: Miller Valentine Group
Developer: Brian McGeady, Miller Valentine Group
Other LIHTC properties: None in Houston; 60 complexes in other cities

Population: General
Units: 84
Bedrooms: 1-12; 2-36; 3-36
Income levels: 30%-7; 50%-30; 60%-35; Mkt-11
Development type: Apartments; 4 residential buildings; 1 community building

Pasadena ISD
Elementary: Met Standards; C
Middle: Met Standards; B-
High School: Met Standards; B-

Concentration within 2-mile radius: 4
Poverty rate: 2.5%

Complete Community: No
City money already invested: None
Other stakeholders: None

Council District: D – Boykins
State Senate: 6 – Garcia
State House: 147 – Coleman
US Representative: 29 – Green

Project Cost: $15,639,695
Price per unit: $186,187
Developer Fee: $1,757,178 (11%) of which $869,058 is deferred

Current support letters: None currently

TCHCA Self-Score: 122
COH Self-Score Rank: 4-9 out of 14
Stonebrook Senior Residences
Kurland Street at I-45 (South of Fuqua)
Houston, TX 77034

Owner: Robinson Capital & Investment, Inc.
Developer: Michael Robinson
Other LIHTC properties: 2100 Memorial; Deerwood Pines Apartments; Bellfort Pines
Apartments; Copperwood Ranch Apartments; Longboat Key Apartments; Horthland Woods
Apartments; Sterling Court Senior Residences; Silvercreek II Apartments; along with 8 other
LIHTC developments outside of Houston

Population: Elderly
Units: 120
Bedrooms: 1-72; 2-48
Income levels: 30%-24; 50%-37; 60%-59; Mkt-
Development type: 4-story apartments

Concentration within 2-mile radius: 7
Poverty rate: 16%

Complete Community: No
City money already invested: None
Other stakeholders: None

Council District: E – Martin
State Senate: 6 – Garcia
State House: 145 – Alvarado
US Representative: 29 – Green

Project Cost: $19,507,319
Price per unit: $162,561
Developer fee: $1,957,000 (10%)

Current support letters: None

TDHCA Self-Score: 122
COH Self-Score Rank: 4-9 out of 14
Provision at Wilcrest
Westpark Tollway at Wilcrest Drive
Houston, TX 77082

Owner: Gardner Capital
Developer: Jervon Harris
Other LIHTC properties: Provision at Four Corners and 18 others outside Houston

Population: General
Units: 88
Bedrooms: 1-8; 2-76; 3-4
Income levels: 30%-8; 50%-32; 60%-40; Mkt-8
Development type: Garden style midrise apartments

Ailf ISD
Elementary: Met Standards; C+
Middle: Met Standards; B
High School: Random Draw Process but high schools range from A+ to F

Concentration within 2-mile radius: 3
Poverty rate: 12%

Complete Community: No
City money already invested: None
Other stakeholders:

Council District: F – Le
State Senate: 13 – Miles
State House: 137 – Wu
US Representative: 9 – Green

Project Cost: $18,886,021
Price per unit: $214,614
Developer fee: $1,729,119 (9.2%) of which $515,644 is deferred

Current support letters:

TDHCA Self-Score: 122
COH Self-Score Rank: 4-9 out of 14
Heritage Pointe
Almeda Genoa Road at Gulf Palm Street
Houston, TX 77034

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: Elderly; 12 units for persons will special needs
Units: 120
Bedrooms: 1-90; 2-30
Income levels: 30%-12; 50%-45; 60%-53; Mkt-10
Development type: ?

Concentration within 2-mile radius: 6
Poverty rate: 16%

Complete Community: No
City money already invested: None
Other stakeholders: None

Council District: E – Martin
State Senate: 6 – Garcia
State House: 145 – Alvarado
US Representative: 29 – Green

Project Cost: $18,732,669
Price per unit: $156,106
Developer fee: $1,977,961 (13.6%) of which $769,945 is deferred.

Current support letters: None. Currently seeking various letters of support.

TDHCA Self-Score: 122
COH Self-Score Rank: 4-9 out of 14
Crystal Village Apartments
8500 Fuqua
Houston, TX 77075

Owner: William D. Henson, Dwayne Henson Investments Inc.
Developer: Lily Kavthekar
Other LIHTC properties: Lafayette Plaza Apartments; Little Nell Apartments; Peninsula Park Apartments; Millstone Apartments; Brittmore Apartments; Quail Chase Apartments; Oaks of Hitchcock Apartments; Shoreham Apartments; Wood Bayou Apartments; Sprucewood Apartments; along with a total of 11 LIHTC developments.

Population: Elderly
Units: 112
Bedrooms: 1-52; 2-60
Income levels: 30%-10; 50%-40; 60%-50; Mkt-12
Development type: 48 units in 8 one-story six-plex units and 64 units in the main 3-story apartment building

Concentration within 2-mile radius: 4
Poverty rate: 2.5%

Complete Community: No
City money already invested: None
Other stakeholders: None

Council District: D – Boykins
State Senate: 6 – Garcia
State House: 147 – Coleman
US Representative: 29 – Green

Project Cost: $18,759,045
Price per unit: $167,491
Developer fee: $2,023,453 (10.8%)

Current support letters: Portfolio Resident Services (appears to provide services to apartment complexes)

TDHCA Self-Score: 121
COH Self-Score Rank: 10-11 out of 14
Holly Oak Seniors
29 Hollyoak Drive
Houston, TX 77084

Owner: Nantucket Housing, LLC – Chris Richardson
Developer: Nathan Kelly
Other LIHTC properties: Park at Yellowstone, Plum Creek Townhomes, Park at Clear Creek, Villas at Willow Springs, Timber Ridge, Churchill Place, Woodway Village, Woodway Square, Windsor Gardens, Timber Ridge II, Tranquility Bay, Providence Place, Quail Ridge, Meadows Place, Glenwood Trails, Campanile at Eldridge, Providence Town Square, Brazos Senior Villas, Campanile at Justice Park, Campanile at Jones Creek, Heritage Plaza, Meadows at Cypress Creek, The Brittmoore, and Providence at Kuykendahl Court.

Population: Elderly
Units: 150
Bedrooms: 1-97; 2-53
Income levels: 30%- 11; 50%- 44; 60%- 55; Mkt- 40
Development type: Garden style apartment complex

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

Complete Community: None
City money already invested: None
Other stakeholders: None

Council District: A – Stardig
State Senate: 7 – Bettencourt
State House: 138 – Bohac
US Representative: 7 – Culberson

Project Cost: $22,254,691
Price per unit: $148,364.61
Developer fee: $2,322,986 (10%)

Current support letters: None

TDHCA Self-Score: 121
COH Self-Score Rank: 10-11 out of 14

[Submitted application late]
Oasis on Ella
0 Ella Blvd
Houston, TX 77014

Owner:
Developer: Andrew Armour
Other LIHTC properties:

Population: General
Units: 135
Bedrooms: 1-45; 2-78; 3-12
Income levels: 30%-11; 50%-41; 60%-50; Mkt-33
Development type:

Spring ISD
Elementary: Met Standards; F
Middle: Met Standards; F
High School: Met Standards; F

Concentration within 2-mile radius: 4
Poverty rate: 18%

Complete Community: No
City money already invested: None
Other stakeholders:

Council District: B – Davis
State Senate: 15 – Whitmire
State House: 141 – Thompson
US Representative: 18 – Sheila Jackson-Lee

Project Cost: $19,944,832
Price per unit: $147,739
Developer Fee: $2,385,630 (14.98%)

Current support letters: Northwest Assistance Ministries; Mission Greenspoint; Mission Centers of Houston

TCHCA Self-Score: 117
COH Self-Score Rank: 12 out of 14
Bellfort Park Apartments
4135 W Bellfort Avenue
Houston, TX 77025

Owner: Rise Residential Construction
Developer: Melissa Adami
Other LIHTC properties: Champion Town Homes on the Green; Villas at Winkler; along with 27 other affordable developments in Texas

Population: General
Units: 64
Bedrooms: 1-26; 2-38
Income levels: 30%-7; 50%-27; 60%-30
Development type: Rehab of existing HUD HAP property

Houston ISD
Elementary: Met Standards; D
Middle: Met Standards; B
High School: Improvement Required; F

Concentration within 2-mile radius: 0
Poverty rate: 19%

Complete Community: No
City money already invested:
Other stakeholders:

Council District: K – Green
State Senate: 13 – Miles (supported in 2013)
State House: 146 – Shawn Thiery
US Representative: 7 – Culberson

Project Cost: $8,096,591
Price per unit: $126,509
Developer fee: $626,281 (7.7%) of which $33,284 will be deferred

Current support letters: No current, but submitted support letter from then Rep. Miles (2013); Westwood Civic Club (2014)

TDHCA Self-Score: 118
COH Self-Score Rank: 13 out of 14
2222 Cleburne
2222 Cleburne St (Cleburne at Hwy 288)
Houston, TX 77004

Owner: Montrose Center
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: Elderly (62 and older)
Units: 112
Bedrooms: 1-48; 2-64
Income levels: 30%-23; 50%-45; 60%-44
Development type: Apartment to include a geriatric primary care clinic for community

Concentration within 2-mile radius: 9
Poverty rate: 18%

Complete Community: Third Ward
City money already committed: $2,500,000 in TIRZ
Other stakeholders: Midtown TIRZ – contributed land

Council District: D – Boykins
State Senate: 13 – Miles
State House: 147 – Coleman
US Representative: 18 – Sheila Jackson-Lee

Project Cost: $16,895,247
Price per unit: $150,850.42
Developer fee: $1,505,790 (8.9%)

Current support letters: Houston Area Community Services (HACS)/Avenue 360; Neighborhood Centers Inc.

TDHCA Self-Score: 117
COH Self-Score Rank: 14 out of 14 (likely to increase dramatically if Complete Community is deemed to have a concerted revitalization plan)