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: HHHA 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