SE Corner of Halpern and Elysian

Houston , Texas

Maury Street Lofts

Up to 120 / Upscale Affordable Units

Serving the Workforce of Houston

Proposed 9% Housing Tax Credit Development
by CSH Maury Street Lofts, Ltd.

[DISCLAIMER: all photos, numbers, units, calculations, and development concept/scope are subject to change. For informational purposes only.]

SE Corner of Halpern and Elysian

Maury Street Lofts

Houston , Texas

OWNER
Texas Inter-Faith Housing – Non-Profit / TEXAS (501c3)

DEVELOPER
Texas Inter-Faith Housing – Non-Profit / TEXAS (501c3)

GENERAL CONTRACTOR
Brownstone Construction, Ltd. / TEXAS

ARCHITECT
Cross Architects , PLLC / TEXAS

MANAGEMENT
Texas Inter-Faith Management Corporation / TEXAS (501c3)

RESIDENT SERVICES
Portfolio Resident Services, Inc. / TEXAS (501c3)

DEVELOPMENT CONSULTANT
SuperUrban Realty Ventures, LLC / Jervon Harris / TEXAS (HUB)

Team

SE Corner of Halpern and Elysian

Houston , Texas

Maury Street Lofts

Brief Narrative

CSH Maury Street Lofts, Ltd. is proposing to secure an award of housing tax credits from TDHCA to acquire and develop +/- 2 acres along the SE Corner of Halpern and Elysian for the working families and citizens of Houston. CSH Maury Street Lofts, Ltd. will own, operate and provide premium resident services for Maury Street Lofts, its family residential community of upscale four-story elevator-loaded apartment homes. Thoughtfully planned and positioned in the Near Northside Complete Community revitalization area along new infrastructure and bike trails, Maury Street Lofts offers luxury living amenities. Texas Inter-Faith Housing Corporation – serving as the developer – will engage best in class design team professionals for quality interior finishes and exterior facades. Maury Street Lofts could inject over $18 million worth of new construction and housing revitalization into this city council district and neighborhood.

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Houston , Texas

Maury Street Lofts

Proposed amenities may include:

- Gated Community
- Fitness Center
- Business Center
- Pool
- Balconies
- Patios
- Resident Gardens
- Controlled Building Access
- On-Site Maintenance
- Spacious Walk-In Closets
- Library
- Washer & Dryer Connections
- Energy Efficient Appliances
- Premium Counter Tops
- Wood Plank Flooring
- Theater
- Wi Fi
- Dog Park
- Barbeque & Picnic Areas
- Walking Trails

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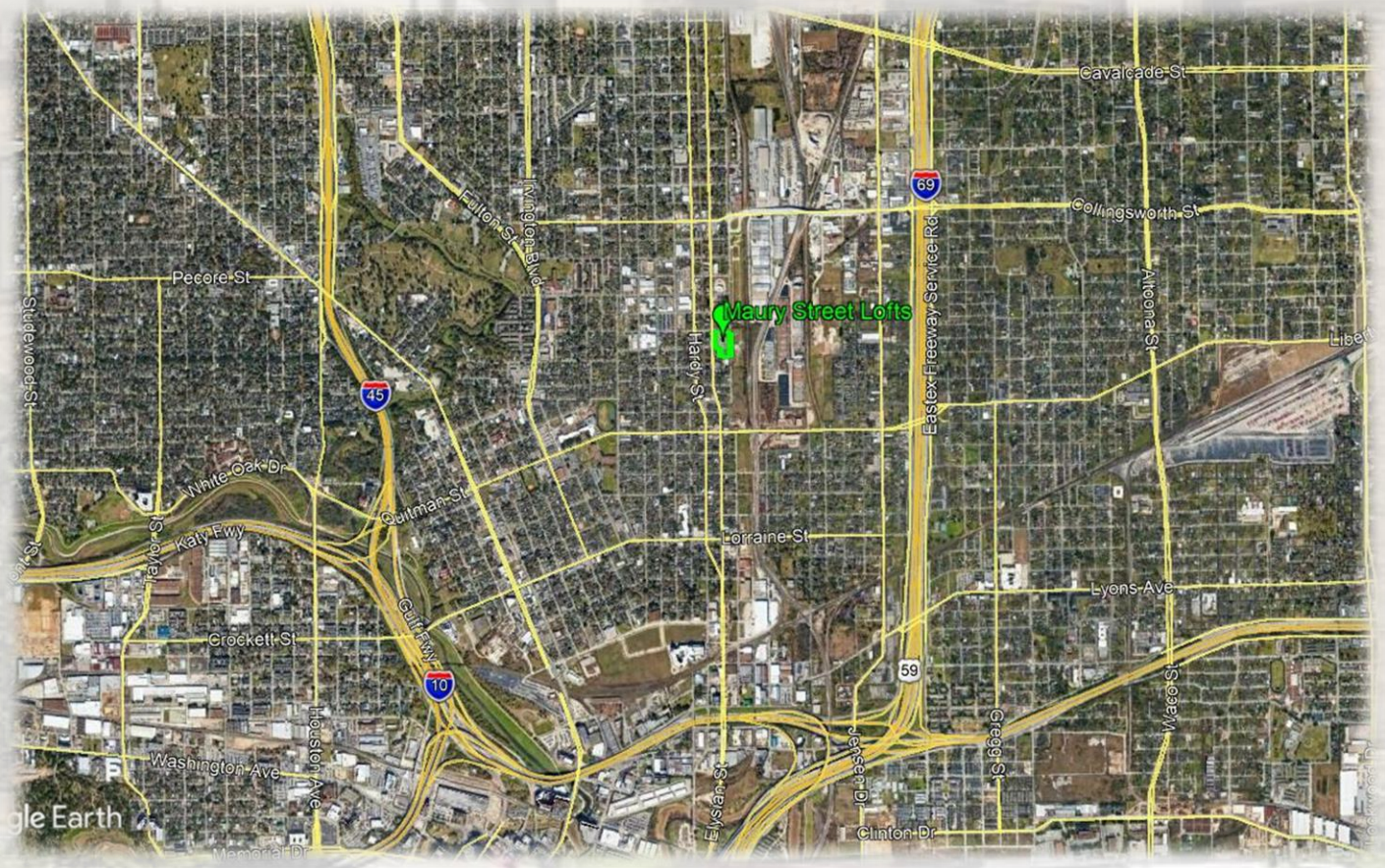
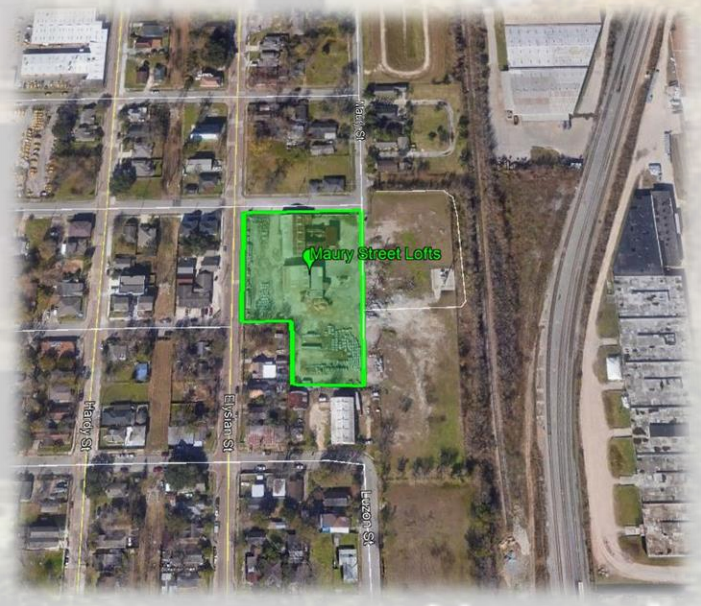
Houston , Texas

Maury Street Lofts



Location



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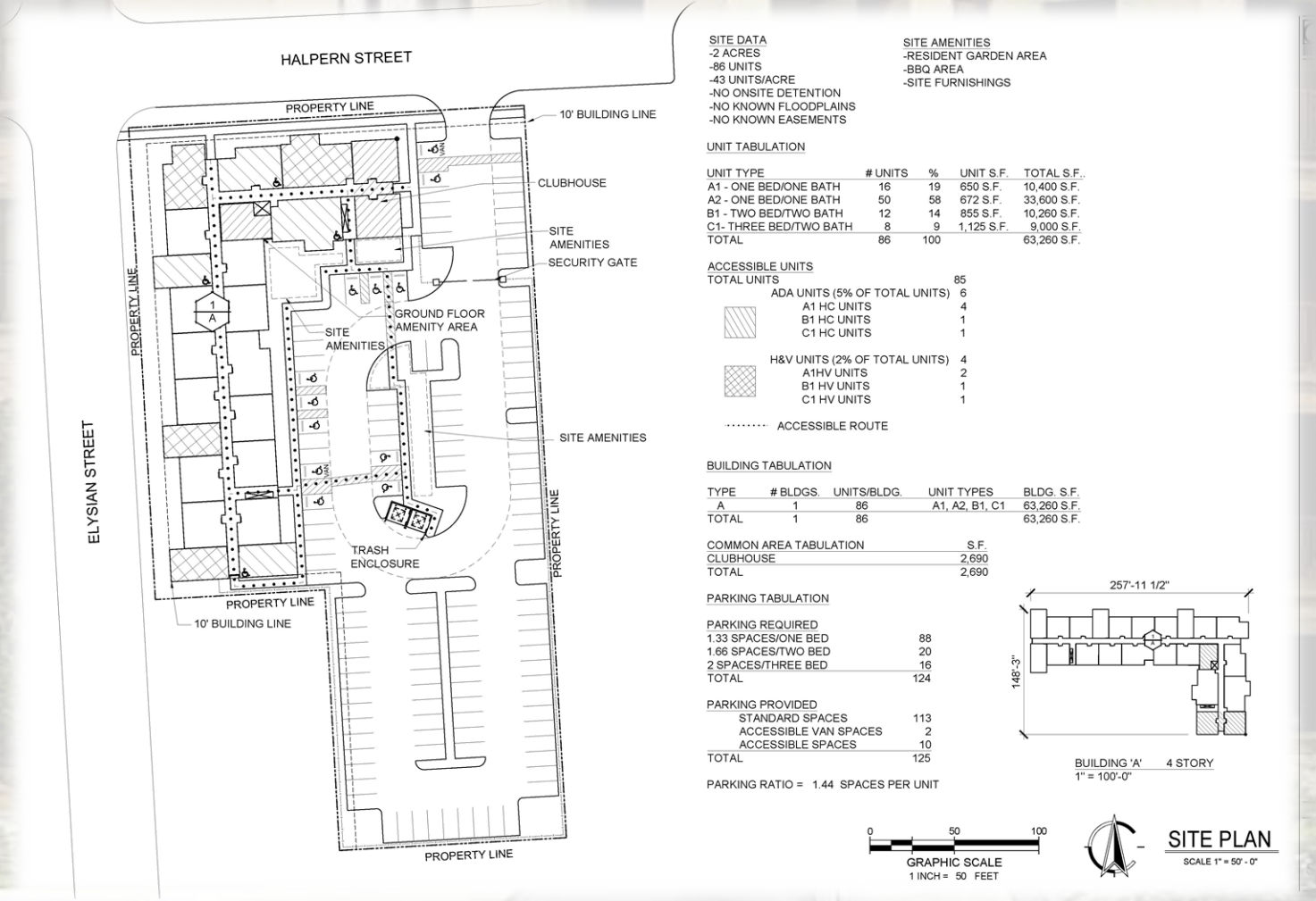
Maury Street Lofts



SITE DATA
-2 ACRES
-86 UNITS
-43 UNITS/ACRE
-NO ONSITE DETENTION
-NO KNOWN FLOODPLAINS
-NO KNOWN EASEMENTS

SITE AMENITIES
-RESIDENT GARDEN AREA
-BBQ AREA
-SITE FURNISHINGS

UNIT TABULATION

UNIT TYPE	# UNITS	%	UNIT S.F.	TOTAL S.F.
A1 - ONE BED/ONE BATH	16	19	650 S.F.	10,400 S.F.
A2 - ONE BED/ONE BATH	50	58	672 S.F.	33,600 S.F.
B1 - TWO BED/TWO BATH	12	14	855 S.F.	10,260 S.F.
C1- THREE BED/TWO BATH	8	9	1,125 S.F.	9,000 S.F.
TOTAL	86	100		63,260 S.F.

ACCESSIBLE UNITS

TOTAL UNITS	85
ADA UNITS (5% OF TOTAL UNITS)	6
A1 HC UNITS	4
B1 HC UNITS	1
C1 HC UNITS	1
H&V UNITS (2% OF TOTAL UNITS)	4
A1HV UNITS	2
B1 HV UNITS	1
C1 HV UNITS	1

ACCESSIBLE ROUTE

BUILDING TABULATION

TYPE	# BLDGS.	UNITS/BLDG.	UNIT TYPES	BLDG. S.F.
A	1	86	A1, A2, B1, C1	63,260 S.F.
TOTAL	1	86		63,260 S.F.

COMMON AREA TABULATION	S.F.
CLUBHOUSE	2,690
TOTAL	2,690

PARKING TABULATION

PARKING REQUIRED	
1.33 SPACES/ONE BED	88
1.66 SPACES/TWO BED	20
2 SPACES/THREE BED	16
TOTAL	124

PARKING PROVIDED	
STANDARD SPACES	113
ACCESSIBLE VAN SPACES	2
ACCESSIBLE SPACES	10
TOTAL	125

PARKING RATIO = 1.44 SPACES PER UNIT

BUILDING 'A' 4 STORY
1" = 100'-0"

0 50 100
GRAPHIC SCALE
1 INCH = 50 FEET

SITE PLAN
SCALE 1" = 50' - 0"

Site Plan

86 Unit Concept

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Units: +/- 86 units (conceptual)

Value of Housing Credits: +$14M (Tax Credit Allocation -- $1.5M to $2M)

Total Development Cost: + $18,000,000

Anticipated Project Schedule:

Jan 1, 2022	/ HTC Pre-Application
Mar 1, 2022	/ HTC Application
Aug 1, 2022	/ HTC Award
Mar 1, 2023	/ Construction Start
Mar 1, 2024	/ Lease-up Begins
Aug 1, 2024	/ Construction Complete

unit mix

86 unit / concept

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TOTAL	86	100	

subject to change +/- units & mix

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Request for Support

Without an allocation of TDHCA housing tax credits, Maury Street Lofts cannot go forward. Therefore, CSH Maury Street Lofts, Ltd. is requesting your support. Thank you for your consideration!

Contact

CSH Maury Street Lofts, LTD.

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jervonharris@yahoo.com

CSH MAURY STREET LOFTS, LTD.
3701 Kirby Drive, Suite 860, Houston, Texas 77098

December 9, 2021

Councilmember Karla Cisneros
City of Houston
900 Bagby – City Hall Annex
1st Floor
Houston, TX 77002
DistrictH@houstontx.gov

Dear Councilmember Cisneros,

CSH Maury Street Lofts, Ltd. is making an application for 9% Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs for Maury Street Lofts, located at 2918 Elysian Street, Houston, Texas 77009 in Harris County. This new construction is an apartment community and composed of approximately 120 units of which 108 will be for low-income tenants. The residential density of the Development, i.e., the number of Units per acre is approximately 60.00.

In the spring, the Department will hold public hearings in various locations around the state or virtually to gather input on Competitive Housing Tax Credit applications. The hearing schedule along with contact information for written public comment will be posted on TDHCA's Public Comment Center website later this year.
An interested party or Neighborhood Organization can provide comments on any and all applications at each hearing, or can provide written comments to the Department by email at HTCPC@tdhca.state.tx.us, or by mail at:

Texas Department of Housing and Community Affairs
Public Comment - Multifamily Finance Division
P.O. Box 13941
Austin, Texas 78711-3941

Note that in order for input on Competitive Housing Tax Credit applications to be included in the materials relating to presentation for awards to be provided to the Governing Board of the Texas Department of Housing and Community Affairs; **such input must be received by the Department by 5:00 p.m., Austin local time, on June 1, 2022.**

Sincerely,

Russ Michaels, Esq.

Consultant for Applicant / CSH Maury Street Lofts, Ltd.
Consultant Email: russ@CSH-Vault.com
Consultant Phone: (212) 960-3913