



# CITY OF HOUSTON

Housing and Community Development Department

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## Disclaimer

It is the sole responsibility of the Applicant to certify and submit information as true and correct. The City of Houston is not responsible for the submission of this document to the State on behalf of the Applicant.

Any questions regarding the form or its requirements should be submitted to the Texas Department of Housing and Community Affairs (TDHCA). TDHCA can be contacted at 512-475-3800.

# For Information Only

## Pre-Clearance Requests

### Part I. Community Revitalization Plan (Competitive HTC only)

Complete the section below as it relates to the community revitalization plan that is proposed to be eligible for points under §11.9(d)(6)(A) or (B)(i). Applicants seeking points under §11.9(d)(6)(B)(ii) or (C) will not be considered for a pre-clearance determination.

- Community revitalization plan has been adopted by the municipality or county in which the Development is proposed to be located, in a process that afforded the public an opportunity for input and comment on the plan.

Name of Plan: Areas for Community Reinvestment - City of Houston 2012 Annual Action Plan

Date of Plan Adoption: 12/5/2012

- The community revitalization plan, or its web address is provided behind this tab.

<http://www.houstontx.gov/housing/multisingle.html>

- The municipality or county which adopted the plan performed, in a process that allowed for public input, an assessment of the following factors in need of being addressed as part of the community revitalization plan. Check all that apply and include a reference to the page(s) of the plan where the factor(s) are addressed.

adverse environmental conditions (refer to §11.9(d)(6)(A)(i)(II)(-a-));

Page Reference:

presence of blighted structures;

Page Reference:

presence of inadequate transportation;

Page Reference:

lack of accessibility to and/or presence of inadequate health care facilities, law enforcement and fire fighting facilities, social and recreational facilities, and other public facilities comparable to those typically found in neighborhoods containing comparable but unassisted housing;

Page Reference:

presence of significant crime;

Page Reference:

presence, condition, and performance of public education;

Page Reference:

presence of local business providing employment opportunities;

Page Reference:

Identify any other factors considered in the plan that are not identified above and the corresponding page reference:

Concentration of Multifamily Housing Stock; The Land Assemblage Redevelopment Authority (LARA) owned lots - assemblage of property through tax foreclosure or deed in lieu of tax foreclosure.

Did the adopting municipality or county include coordination with any other authorities, jurisdictions, or the like, such as school boards or hospitals, in the plan?

If "Yes," identify with whom the adopting municipality or county coordinated:

The City of Houston is working with SPARKS Parks program and the Houston Independent School District to provide funding for school park rehabilitation. The City also coordinates with LARA and the Houston Housing Authority.

- The adopted plan specifically addresses how the providing of affordable rental housing fits into the overall plan and is a necessary component thereof.

Page Reference:

- The target areas are identified in the plan and do not encompass large areas of the city or county.

Page Reference:

- The adopted plan describes the planned sources and uses of funds to accomplish its purpose.

Total budget or projected economic value of plan: 5 215,867,776

Page Reference:

- A certification from the appropriate local official is provided behind this tab stating:

the plan was duly adopted with the required public comment processes followed;

the funding and activity under the plan has already commenced; and

the adopting municipality or county has no reason to believe that the overall funding for the full and timely implementation of the plan will be unavailable.

- The Applicant acknowledges that the revitalization plan provided may not meet all of the requirements of §11.9(d)(6)(A). The Applicant is requesting that the Department's Governing Board determine whether the submitted revitalization plan substantively and meaningfully satisfies a revitalization effort.

### Part II. Undesirable Area Features

Pursuant to §10.101(a)(4) of the Uniform Multifamily Rules, an Applicant has the ability to disclose the presence of Undesirable Area Features located within 1,000 feet of the Development Site and request Department pre-clearance of a particular Site despite those features. Please identify below any such undesirable area features and include behind this tab a map indicating the location of the proposed Site as well as the undesirable feature(s). Any details regarding the undesirable feature(s) should also be included behind this tab. See application manual for further instructions.

- A history of significant or recurring flooding



- Significant presence of blighted structures
- Fire hazards that could impact the fire insurance premiums for the proposed Development
- Locally known presence of gang activity, prostitution, drug trafficking, or other significant criminal activity that rises to the level of frequent police reports
- A hazardous waste site or a source of localized hazardous emissions, whether corrected or not
- Heavy industrial use
- Active railways (other than commuter trains)
- Landing strips or heliports

Mark box below if applicable:

- Evidence that the Site is eligible for points under §11.9(c)(4) of the Qualified Allocation Plan, related to Opportunity Index, is included behind this tab.\*



\*The standard to be applied in making a determination of pre-clearance is whether the undesirable area feature is of a nature that would not be typical in a neighborhood that would qualify under the Opportunity Index pursuant to §11.9(c)(4) of Qualified Allocation Plan.