



Housing and Community Affairs Committee

Committee Members

Mike Laster (Chair)
Jerry Davis
David W. Robinson
Richard Nguyen

Robert Gallegos (Vice Chair)
Larry Green
Ed Gonzalez
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 Rackleff, Director, Housing and Community Development Department
 - Joel North, Deputy Director
 - Susan Speer, Staff Analyst
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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 Rackleff, Director, Housing and Community Development Department

A.

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

15 – Support-City

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)		Category #	Page 1 of 2	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 2-9-2015		Agenda Date
DIRECTOR'S SIGNATURE:		Council Districts affected: B, D, K		
For additional information contact: Stephen Tinnermon Phone: 832-394-6261		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: <p style="text-align: center;">None</p>				Finance Budget:
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input checked="" type="checkbox"/> Other				
No Funding Required				
SPECIFIC EXPLANATION:				
<p>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.</p> <p>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.</p> <p>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.</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>The seven projects listed on the next page qualify for a Resolution of Support under the above criteria.</p> <p>The details of these resolutions were presented to the Housing and Community Affairs Committee on March 4, 2015.</p>				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:

Date 2-9-2015	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)	Originators Initials	Page 2 of 2
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Project Name	Project Address	Developer	Criteria Met	Council District
Cleme Manor Apartments	5300 Coke Street	NHP Foundation	1, 2, 3	B
Cypress Creek at Reed Phase II	Approx. the southeast quadrant of Reed Road and Park South View	Bonner Carrington	2	D
Palm Parque	5915 Schroeder	ReWard 3rd Ward	2	D
Selinsky Street	6013 Selinsky Road	ReWard 3rd Ward	2	D
Zion Bayou	5300 Airport Blvd.	ReWard 3rd Ward	2	D
Altura Heights	Approx. 12912 S. Post Oak	DMA Development	4	K
Bellfort Park - Rehab	4135 West Bellfort	Odyssey Residential Construction	5	K

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

B.

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

15 – Support ETJ

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)		Category #	Page 1 of 2	Agenda Item #	
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 2-9-2015	Agenda Date		
DIRECTOR'S SIGNATURE:		Council Districts affected: None			
For additional information contact: Stephen Tinnermon Phone: 832-394-6261		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: <p style="text-align: center;">None</p>			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 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:	

Date 2-9-2015	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)	Originators Initials	Page 2 of 2
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Project Name	Project Address	Developer	Criteria Met	Council District
Greenhouse Place	Southwest quadrant of W. Little York & Greenhouse Rd	ITEX	4	A/LPA/ETJ
Providence Stoneforest	4914 Spring Cypress	Blazer	4	A/LPA/ETJ
Retreat at Westlock	S. Quad. of TX 249 Access Rd. & Westlock Dr.	ITEX	4	A/LPA/ETJ
Riverbrook Village	Approx. 5500 block of Asascocita Road	Steve Ford	4	E/LPA/ETJ
Provision at Four Corners	15014 Old Richmond Road	Gardner Capital Development	3, 4	F/LPA/ETJ
Campanile at St. William	NEC of Clay Road and St. William	Hettig-Kahn	4	ETJ
Lodge at Westlake	Near SWC of FM 1960 and Atascocita Shores Drive	KG Residential	4	ETJ
Northwest Village	NWQ FM 529 & Queenston	Robinson Capital	4	ETJ
Providence Pinehurst	NWQ of FM 1960 & Pinehurst Trail Drive	Blazer	4	ETJ
Terraces at Arboretum	15298 Old Richmond Road	Atlantic Pacific Communities	3, 4	ETJ
The Brittmoore	6725 Brittmoore Road	Blazer	4	ETJ
Woodridge Place	15912 Telge Road	LDG Development	4	ETJ

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
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