



Houston City Council  
**Housing and Community Affairs Committee**

**Mike Laster (Chair)**

**Robert Gallegos (Vice Chair)**

Dwight A. Boykins - David W. Robinson - Michael Kubosh

Karla Cisneros - Mike Knox – Martha Castex-Tatum

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Tuesday, December 18, 10:00 AM  
City Hall Council Chambers

**I. Call to Order/Welcome – Council Member Mike Laster, Chair**

**II. Public Services**

**a. Brentwood Community Foundation – Residence and Rental Assistance**

The Housing and Community Development Department (HCDD) recommends Council approval of an Contract between the City of Houston and Brentwood Community Foundation, providing up to \$650,789.10 in Housing Opportunity for Persons With AIDS (HOPWA) funds for a community residence and rental assistance program for persons living with HIV/AIDS. (District K)

**b. Educational Programs Inspiring Communities (H.E.A.R.T.)**

HCDD recommends Council approval of a contract between the City of Houston and Educational Programs Inspiring Communities providing up to \$200,000.00 in Community Development Block Grant (CDBG) funds for the administration and operation of the Housing Entrepreneurial and Readiness Training (H.E.A.R.T.) job training program for developmentally disabled adults. (District H)

**c. Healthcare for the Homeless, Houston – Project Access**

HCDD recommends Council approval of an Contract between the City of Houston and Healthcare for the Homeless-Houston (HHH), providing up to \$170,000.00 in Community Development Block Grant (CDBG) funds to operate the Project Access homeless transportation program. (All Districts)

**d. Houston Housing Authority - HOME Tenant Based Rental Assistance**

HCDD recommends Council approval of a First Contract Amendment between the City of Houston and Houston Housing Authority, providing an additional 12-month extension and up to \$1,235,935.00 in additional HOME Tenant Based Rental Assistance (TBRA) funds and \$234,000.00 in Homeless Housing and Service Program (HHSP) funds for the Financial Assistance Intermediary (FAI). (All Districts)

**e. Houston Housing Authority - Financial Assistance Intermediary**

HCDD recommends Council approval of an Interlocal Agreement between the City of Houston and Houston Housing Authority to provide up to \$411,000.00 in Homeless Housing Services Program (HHSP) funds and Tax Increment Reinvestment Zone (TIRZ) funds for the Rapid Rehousing Financial Assistance Intermediary (FAI). (All Districts)

**f. Coalition for the Homeless of Houston and Harris County, Case Management Intermediary**  
HCDD recommends Council approval of contract between the City of Houston and the Coalition for the Homeless of Houston and Harris County to fund up to \$1,000,000.00 in Homeless Housing and Service Program (HHSP), Emergency Solutions Grant (ESG) and in Tax Increment Reinvestment Zone (TIRZ) funds to finance the Rapid Rehousing Case Management Intermediary (CMI). (All Districts)

- Tom McCasland, Director, HCDD
- Melody Barr, Deputy Assistant Director, HCDD

**III. Multifamily**

**a. Montrose Counseling Center, Inc. - 2222 Cleburne (New Construction)**

HCDD recommends Council approve an amendment to the original Loan Agreement between the City of Houston and Montrose Counseling Center, Inc. increasing the original commitment amount by \$2,206,000.00 to fund cost overruns. The original commitment amount was \$2,500,000.00. (District D)

- Tom McCasland, Director, HCDD
- Ray Miller, Executive Staff Analyst, HCDD

**IV. Public Comments**

**V. Director's Comments**

Tom McCasland, Director, HCDD

- HCDD Priorities for Housing Tax Credit Developments
- Monthly Report



**CITY OF HOUSTON – CITY COUNCIL**  
Meeting Date: [Click here to enter a date](#)  
District K  
Item Creation Date: 10/31/2018  
HCD18-111  
Brentwood Community Foundation  
Agenda Item #: II.a.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of a Contract between the City of Houston and Brentwood Economic Community Development Corp, dba Brentwood Community Foundation (Brentwood), providing up to \$650,789.10 in Housing Opportunity for Persons With AIDS (HOPWA) funds for the administration and operation of a community residence and an emergency rental assistance program with supportive services.

This project will assist up to 498 low-income households affected by HIV/AIDS with rental assistance, case management, counseling, a substance abuse program and nutritional services.

<b>Category</b>	<b>FY2019 Total Contract Amount</b>	<b>FY2019 Client Goal</b>	<b>Percentage</b>
Administrative	\$41,116.60	--	6.3%
Supportive Services	\$142,485.28	135	21.9%
STRMUA	\$371,267.22	338	57.0%
Operations: Community Residence	\$95,920.00	25	17.8%
<b>Total</b>	<b>\$650,789.10</b>	<b>498</b>	<b>100.00%</b>

HCDD conducted a Request for Proposals (RFP) for HOPWA contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. The term of this contract will be February 1, 2019-January 31, 2020. Brentwood was one of the agencies selected. Brentwood has received HOPWA funding through the City of Houston for various contracts since 1995.

No Fiscal Note is required on grant items. This item was reviewed by the Housing & Community Affairs Committee on December 18, 2018.

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Tom McCasland, Director

**Amount of Funding:**

\$650,789.10

Federal Government – Grant Funded 5000

**Contact Information:**

Roxanne Lawson

832-394-6307





**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 10/25/2018

District H

Item Creation Date:

HCD18-94

Educational Programs Inspiring Communities

Agenda Item#: II.b.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of a contract between the City of Houston and Educational Programs Inspiring Communities for the Housing Entrepreneurial and Readiness Training (H.E.A.R.T.), program and providing up to \$200,000 in Community Development Block Grant (CDBG) funds for the administration and operation of a job training program serving 42 developmentally disabled adults.

The CDBG funds will support a special education certified teacher, job training instructors, program manager, training facility, and administration costs of the program. Participants will receive a customized training curriculum consisting of life skills, social skills, job readiness, hands-on training, on-the-job training, classroom training, and community-based vocational instruction.

<b>Category</b>	<b>Contract</b>	<b>Percentage</b>
Program Administration	\$33,928.00	17.0%
Program Services	\$166,072.00	83.0%
Total	\$200,000.00	100.0%

HCDD conducted a Request for Proposals (RFP) for CDBG contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. Educational Programs Inspiring Communities was one of the agencies selected. The term of this contract will be February 1, 2019-January 31, 2020. H.E.A.R.T. has received CDBG funding through the City of Houston for various contracts since 2005.

CDBG funds are providing 46% of the program cost. H.E.A.R.T. also receives funding from Federal Transit Administration in the amount of \$100,540, and Texas Council on Developmental Disabilities in the amount of \$125,000 to support this program.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on December 18, 2018.

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Tom McCasland Director

**Amount of Funding:**

\$200,000.00

Federal Government-Grant Funded 5000

**Contact Information:**

Roxanne Lawson

(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: [Click here to enter a date](#)

District ALL

Item Creation Date: 10/24/2018

HCD18-95

Healthcare for the Homeless-Houston

Agenda Item #: II.c.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of a Contract between the City of Houston and Healthcare for the Homeless-Houston (HHH), providing up to \$170,000.00 in Community Development Block Grant (CDBG) funds to operate the Project Access homeless transportation program.

Project Access is a transportation program designed for homeless persons, utilizing a 40-passenger wheelchair accessible bus traveling a scheduled route with stops at 21 health and social service providers. The bus will run from 7 a.m. to 5 p.m., 52 weeks a year, and will serve a minimum of 2,700 unduplicated homeless persons, totaling more than 31,000 trips annually.

HHH will provide a community health worker to serve as a resource for riders, collect data to improve the program, reduce barriers, share data with the community, act as a liaison with other homeless providers, coordinate information, ensure the program's procedural integrity, serve as a face of the program, promote ridership and improve outreach.

HCDD conducted a Request for Proposals for Public Service contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. HHH was one of the agencies selected. The term of this contract will be February 1, 2019-January 31, 2020. HHH has received CDBG funding through the City of Houston for various contracts since 2003.

No fiscal note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on December 18, 2018.

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Tom McCasland, Director

**Amount of Funding:**

\$170,000.00

Federal Government – Grant Funded 5000

**Contact Information:**

Roxanne Lawson

832-394-6307





**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 1/9/2019

District All

Item Creation Date: 10/28/2018

HCD18-123

Houston Housing Authority – HOME TBRA

Agenda Item#: II.d.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of a First Contract Amendment between the City of Houston and Houston Housing Authority, providing an additional 12-month extension and up to \$1,235,935.00 in additional HOME Tenant Based Rental Assistance (TBRA) funds and \$234,000.00 in Homeless Housing and Service Program (HHSP) funds for the administration and operation of the Financial Assistance Intermediary (FAI).

The FAI helps homeless households achieve immediate and long-term housing stability by providing short-to medium-term rental assistance, rental and utility deposits, and utility payments, as needed. This funding will assist up to 200 of the most vulnerable individuals, living on our streets and in shelters, move into permanent housing.

The Houston Housing Authority will deliver the following program services: (1) Management of the Houston/Harris County Continuum of Care Rapid Rehousing Collaborative financial assistance funds, and (2) Operation of direct rental and utility assistance to a minimum of 200 chronic or near chronic homeless clients.

The City is providing less than 59% of the budget for this program and the remaining 41% is from other federal funding sources. It should be noted that support services, including case management, will be provided to everyone served through The Way Home program.

<b>Activity</b>	<b>Amount</b>	<b>Percentage</b>
Administration	\$0.00	0%
HHSP	\$234,000.00	15.92%
HOME TBRA	\$1,235,935.00	84.08%
<b>Total</b>	<b>\$1,469,935.00</b>	<b>100.00%</b>

The current contract period expires on January 20, 2019 and this Ordinance will extend it to December 31, 2019, making the contract term July 20, 2017 to December 31, 2019.

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee reviewed this item on December 18, 2018.

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Tom McCasland, Director

**Amount of Funding**

\$1,469,935.00 Total  
\$1,235,935.00 HOME Initiative Partnerships (HOME) - Fund 5000  
\$234,000.00 Homeless Housing and Services Program (HHSP) - Fund 5010

**Contact Information:**

Roxanne Lawson  
(832) 394-6307



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 1/9/2019

District ALL

Item Creation Date: 11/28/2018

HCD18-121

Houston Housing Authority  
Financial Assistance Intermediary

Agenda Item#: II.e.

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Interlocal Agreement between the City of Houston and Houston Housing Authority. This agreement will provide up to \$411,000.00 in Homeless Housing Services Program (HHSP) funds and Tax Increment Reinvestment Zone (TIRZ) funds for the administration and operation of the Rapid Rehousing Financial Assistance Intermediary (FAI).

The FAI helps homeless households achieve immediate and long-term housing stability by providing short-to medium-term rental assistance, rental and utility deposits, and utility payments, as needed. The City will grant Houston Housing Authority \$240,000.00 in HHSP funds and \$171,000.00 in TIRZ funds to provide financial oversight of the rapid rehousing program.

The Houston Housing Authority will deliver the following program services:

- (1) Management of the Houston/Harris County Continuum of Care Rapid Rehousing Collaborative financial assistance funds, and
- (2) Administration of direct rental and utility assistance to a minimum of 200 Rapid Rehousing households. The City provides 12% of the budget for this program and the remaining 88% is from other funding sources.

The term of this contract will be from February 1, 2019 – January 31, 2020. Houston Housing Authority has received HHSP funding through the City of Houston for various contracts since 2017.

No fiscal note is required on grant items. This item was reviewed by the Housing & Community Affairs Committee on December 18, 2018.

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Tom McCasland, Director

### **Amount of Funding**

\$411,000.00 Total

\$240,000.00 Homeless Housing and Services Program (HHSP) - Fund 5010

\$171,000.00 Tax Increment Reinvestment Zone (TIRZ) – Fund 2409

### **Contact Information:**

Roxanne Lawson

(832) 394-6307





**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 1/9/2019

District ALL

Item Creation Date: 11/28/2018

HCD18-122

Coalition for the Homeless

Agenda Item#: II.f.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of a contract between the City of Houston and the Coalition for the Homeless of Houston and Harris County (Coalition) for up to \$1,000,000.00 (\$204,000.00 in HHSP funds, \$692,112.00 in ESG funds and \$103,888.00 in TIRZ funds) for management and financial oversight of multiple vendor agencies for case management and navigation services for homeless individuals and families through the Rapid Rehousing Case Management Intermediary (CMI).

The CMI helps homeless individuals and families achieve immediate and long-term housing stability by:

- Conducting a Request for Proposals process to select providers of Case Management and Housing Navigation services to a minimum of 300 Rapid Rehousing clients,
- Negotiating contracts with providers,
- Processing reimbursement requests,
- Monitoring performance and compliance with HUD regulations, and
- Providing technical and management assistance and training.

Activity	Amount	Percentage
Administration	\$64,600.00	6.46%
Direct Program Cost	\$935,400.00	93.54%
Total	\$1,000,000.00	100%

The Coalition has been granted the designation of Case Management Intermediary for the calendar years 2019 and 2020 by The Way Home Continuum of Care Steering Committee. As such the Coalition is a sole source agency providing the work of the CMI. The term of this contract will be February 1, 2019 – January 31, 2020. The City provides 25% of the budget for this program.

No Fiscal Note is required on grant items. This item was reviewed by the Housing & Community Affairs Committee on December 18, 2018.

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Tom McCasland, Director

**Amount of Funding**

\$1,000,000.00 Total  
\$204,000.00 Homeless Housing and Services Program (HHSP) - Fund 5010  
\$692,112.00 Emergency Solutions Grant (ESG) - Fund 5000  
\$103,888.00 Tax Increment Reinvestment Zone (TIRZ) - Fund 2409

**Contact Information:**

Roxanne Lawson  
(832) 394-6307





**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: TBD

District D

Item Creation Date: 12/04/2018

HCD18-76

2222 Cleburne - New Construction

Agenda Item #: III.a.

**Background:**

The Housing and Community Development Department recommends Council approval of an amendment to the original Loan Agreement executed December 17, 2015, between the City of Houston and Montrose Counseling Center, Inc. The amendment will allow for a \$2,206,000.00 increase to the original commitment amount in order to fund cost overruns the project is experiencing; the original commitment amount was for \$2,500,000.00. The total cost for the development is \$26,696,966.00, which equates to \$238,365.77 price per unit. Price per unit for City of Houston funding is \$42,017.86.

The new multifamily development at 2222 Cleburne will be a with a mix of one-bedroom and two-bedroom floor plans catering to low-income seniors, 62 years of age and above. The owner will restrict 112 units specifically to tenants earning 60% of Area Median Income or below. The development will include a 1,600-square-foot clinic for Legacy Community Healthcare, which will have the capacity for two full-time medical specialists serving residents and senior citizens in the neighborhood. This development will provide licensed onsite social workers to help tenants with personal care, healthcare, money management, community participation and empower them to live at their highest potential.

Montrose Counseling Center, Inc. was created in 1978 to provide outpatient mental health care services, substance abuse treatment and case management services in the Houston area. Stephan Fairfield is a principal at Covenant Community Capital and will be the developer for this multifamily housing project.

<b>Sources &amp; Uses</b>			
<b>Sources:</b>		<b>Uses:</b>	
<b>City of Houston TIRZ funds</b>	<b>\$4,706,000.00</b>	Hard Cost	\$19,887,000.00
BBVA - Permanent Lender	\$3,780,000.00	Soft Cost	\$3,465,834.00
National Equity Fund - 9% Housing Tax Credit Proceeds	\$13,873,613.00	Developer Fee	\$2,843,404.00
Private Contributions	\$1,700,000.00	Reserves	\$500,728.00
Kinder Foundation	\$1,500,000.00		
In-Kind Equity/ Deferred Developer Fee	\$1,137,353.00		
<b>Total Source of Funds:</b>	<b>\$26,696,966.00</b>	<b>Total Project Cost:</b>	<b>\$26,696,966.00</b>

No fiscal note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on December 18, 2018.

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Tom McCasland, Director  
Housing and Community Development Department

**Prior Council Action:**  
12/09/15 (O) 2015-1240

**Contact Information:**  
Roxanne Lawson  
(832) 394-6307



## **Housing and Community Development Department's 2019 Housing Tax Credit Resolution Priorities**

The Housing & Community Development Department (HCDD) seeks to provide guidance for obtaining a Resolution of Support or Resolution of No Objection for developments pursuing Housing Tax Credits (HTC). The shortage of affordable rental housing was exacerbated by Hurricane Harvey. HCDD aims to address this shortage and meet the needs of disaster impacted rental households by supporting HTC developments that meet Minimum Standards and HCDD Multifamily Priorities.

### HCDD Multifamily Priorities

- Support HCDD's efforts to meet the unmet needs for public housing and affordable housing outlined in the Needs Assessment and Local Action Plan for Disaster Recovery: Hurricane Harvey
- Support rehabilitation and reconstruction activities to damaged multifamily properties resulting from the storm's impact
- Support new construction that promote higher standards of environmental and economic resiliency within the following areas:
  - i. Complete Communities and other CRA's (e.g. TIRZ)
  - ii. Areas of low poverty concentrations and high performing schools
  - iii. Areas experiencing high rental costs that cause displacement of LMI households
  - iv. Sites qualified to support Transit Oriented Developments (TOD's) that promote access to mass transportations options
  - v. Areas underserved with affordable housing options
- Support purchase of existing quality multifamily housing and converting into affordable housing or preserving existing affordable housing stock
- Support permanent supportive housing and/or housing serving special needs populations

### Minimum Standards

HCDD has financed affordable multifamily developments leveraged with other capital sources, primarily Housing Tax Credits ("HTCs"). The rules and qualifications for LIHTCs are governed by the Texas Department of Housing and Community Affairs ("TDHCA") within the Uniform Multifamily Rules TAC Chapter 10 ("Multifamily Rules") and Housing Tax Credit Program Qualified Allocation Plan Chapter 11 ("QAP"). The Multifamily Rules and QAP identify minimum qualifications and threshold requirements for site and neighborhood characteristics outlining a variety of standards including environmental hazards, nuisances, poverty concentration, blight, school performance and other impacts. The Multifamily Rules and QAP also outline cost guidelines for HTC developments. HCDD may consider cost as a factor when deciding whether to issue a resolution of support or no objection; however, HCDD will not underwrite development costs for transactions not financed by HCDD.





To the extent HCDD issue Resolutions of Support or Resolutions of No Objection that are financed by HTC's, the TDHCA site and neighborhood qualifications and thresholds will be met (any negative characteristics to be adequately mitigated to the TDHCA's satisfaction). HCDD will impose additional site and neighborhood qualifications and threshold requirements in addition to those not outlined within the Multifamily Rules or QAP subject to the following conditions. These, along with TDHCA standards for HTC financed transactions, will be hereafter referred to as Minimum Standards.

- a. **Floodway and Floodplain Development** - HCDD will not provide Resolutions of Support or Resolutions of No Objection to developments located within any identified floodway.

Developments with improvements within 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA) will also be ineligible unless the applicant can demonstrate flood mitigation practices to avoid adverse impacts to residents, impacts to the floodplain and restore natural and beneficial values. Sites not located within 100-year floodplain but reported flooding events within the past 10 years may be subject to these requirements.

Mitigation efforts to include Chapter 19 of the City's Code of Ordinances. Mitigation efforts may include, but not limited to, elevating building site out of the floodplain, elevated podium construction, restricting ground floor space for residential use, pier and beam foundations for single-family units, etc. Any mitigation efforts will be evaluated on a case by case basis by HCDD.

- b. HCDD will not provide Resolutions of Support or Resolutions of No Objection to proposed applications for **purchase or new construction** where the poverty concentration of the site's census tract is greater than 25% unless the site is located within the boundaries of a recognized Concerted Revitalization Area. Applications for **rehabilitations** where poverty concentrations are > 25% will be considered on a case-by-case basis.
- c. HCDD will not provide Resolutions of Support or Resolutions of No Objection to purchase, **reconstruction or new construction** of multifamily developments **for families** zoned to any school on the TEA Improvement Required List, unless the proposed development is for Seniors, Single Room Occupancy, Permanent Supportive Housing, or site is located within the boundaries of a Concentrated Revitalization Area. Requests for Resolutions of No Objection for **rehabilitations** of existing developments zoned to any school on the TEA Improvement Required List will be considered on a case-by-case basis.



### Concerted Revitalization Areas

The TDHCA acknowledges Housing Tax Credits applications located in a distinct area that was once vital and has lapsed into a situation condition requiring concerted revitalization and where a concerted revitalization plan (CRP) has been developed and executed may be eligible for scoring with in the 9% round. In 2019, HCDD recognizes the following areas as Concerted Revitalization Areas that will include:

- Complete Communities - Acres Homes, Third Ward, Second Ward, Near Northside and Gulfton. Maps, plans and other information may be found on the city's planning website located at <https://www.houstontx.gov/completecommunities/>
- TIRZ – The city of Houston holds 27 separate areas created to facilitate economic investment in areas of the city. Additional information that includes maps, budgets, plans agendas and other documents may be located at <https://www.houstontx.gov/ecodev/tirz.html>

The TDHCA places certain conditions regarding these plans which HCDD has reviewed. However, applicants of HTC transactions take responsibility for ensuring these plans meet TDHCA requirements. If the applicant requests a letter of measurable improvements in the CRA for the application, please provide information to cite documented investments within the CRA. HCDD will also review internal data to ensure the areas have experienced measurable statistical improvements.

### Extraterritorial Jurisdiction areas

§11.9(d)1(B)(i) and (ii) of the QAP requires applications within the extraterritorial jurisdiction (ETJ) of a municipality to secure resolutions of support or no objection from the governing body of the municipality. Note the criteria outlined in HCDD's Multifamily Priorities do apply for applications located within the ETJ of Houston. HCDD will recognize Concerted Revitalization Areas identified by Harris County CSA and Ft. Bend County or Montgomery County located within the Houston ETJ. Applications must provide proper evidence to support the counties serving these areas recognize the area as a Concerted Revitalization Area and meet the TDHCA's standards outlined in the QAP.

### 9% and 4% Resolutions of No Objections

Applications for 9% and 4% Resolutions of No Objection must meet Minimum Standards to qualify. Any 9% application that does not meet the criteria outlined below for Resolutions of Support will receive a Resolution of No Objection.





### 9% Resolutions of Support

An application that secures competitive funds by HCDD will receive a Resolution of Support. Requests for Resolutions of Support in the 2019 9% application round will undergo the following evaluation. Each request must meet Minimum Standards to qualify for an award. Applications must meet a total of **8 points** to receive a Resolution of Support.

1. Sites located within Houston city limits (this excludes sites located within the Houston ETJ). – **2 points**
2. Sites located within 4 miles of City Hall – **1 point**
3. Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points. – **2 points**
4. Sites located within an underserved area described as the following:
  - i. within a census tract that has no other affordable housing development funded with LIHTC – **1 point**
  - ii. within a census tract if the contiguous census tracts do not have any affordable housing developments funded with LIHTC that is less than 15-year old (2004 or after) – **2 points**
5. Sites that that promote access to mass transportations options described as the following:
  - i. Sites located within a ¼ mile of any public transportation stop – **1 point**
  - ii. Sites located within a ¼ mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week – **2 points**
6. Sites with reduced poverty concentration described as the following
  - i. Site census tract is less than 15% - **2 points**
  - ii. Site census tract is less than 20% - **1 point**
7. Sites zoned to and A or B rated school based on Children at Risk rankings
  - i. Elementary School – **2 points**
  - ii. Middle School – **2 points**
  - iii. High School – **2 points**
8. Developments which promote a mixed income composition whereas:
  - i. A minimum of 10% of the units to be unrestricted - **1 point**
  - ii. A minimum of 20% of the units to be unrestricted - **2 points**
9. Written documentation of community support that the applicant has sought, received and implemented (if needed) views and recommendations, regarding the proposed project, from locally organized groups formed to primarily serve the interest of the proposed neighborhood. Letters of support will not be accepted from organizations directly affiliated with the project. Examples may include notice of support from neighborhood associations, community organizations and/or civic organizations. **1 point**



**Concerted Revitalization Area Tie Breakers.** HCDD may only provide one resolution explicitly identifying a development as contributing more than any other development towards the revitalization efforts taking place in Concerted Revitalization Areas (CRA) (individually a “**Priority Resolution**”). If multiple applications compete within a CRA, HCDD will evaluate several factors in making their determination as to which application will receive a Priority Resolution. These factors are not listed in any order and will be reviewed on a combined basis.

- The development was previously selected by HCDD to receive competitive funds (HOME, CDBG, TIRZ, CDBG-DR)
- Poverty concentration of census tract within competing sites. Lower poverty concentration will prioritize an application.
- Elementary, Middle and High School ratings of competing sites as assessed by Children at Risk. Higher ranking of schools will prioritize an application.
- Access to public transportation as measured from the development site’s distance from the closest high frequency public transportation stop.
- Proposed development is Permanent Supportive Housing and/or housing serving of special needs populations.
- Mixed income composition of the development. HCDD will prioritize developments with a higher concentration of unrestricted market rate units.