



# Housing Tax Credits

Tom McCasland  
Director



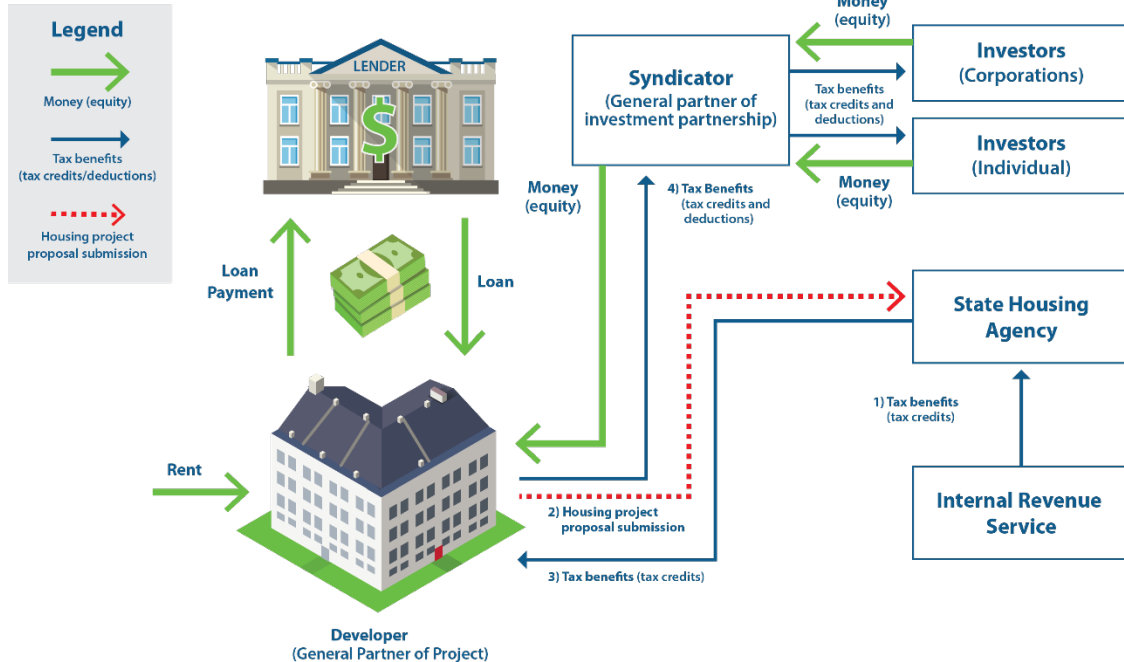
CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

# What Are Tax Credits?

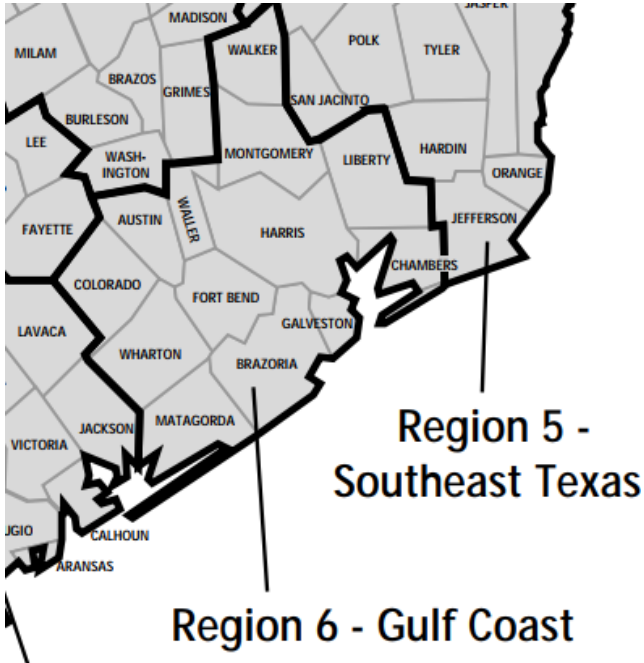


- Not funded by The City
- An important resource for building affordable homes
- Created through the Tax Reform Act of 1986
- Administered by Texas Department of Housing and Community Affairs (TDHCA)
- Private equity for construction of affordable homes
- 9% tax credits allocated through competitive process
- Credits can be sold on the open market
- Market determines price

# Mechanics of Tax Credit Allocation



# TDHCA 9% Allocation



- TDHCA allocates HTC among 12 regions- Houston is in Region 6
- In 2020, Houston MSA expected to receive \$15.1M in annual credits
- Represents \$150M+ in total equity over a 10 year period

# TDHCA 9% Allocation



## 2021 pre-applications:

- Over 50 proposals
- \$80M in annual credits requested



## Region 6:

- \$15.3M allocation

Applications to Available Credits



# Schedule for Tax Credit Resolutions

## 9% Tax Credit Resolution Process

| <u>Date</u>       | <u>Action</u>                              |
|-------------------|--|
| December 8, 2020  | Application for resolutions posted by HCDD |
| January 8, 2021   | Pre-applications due to TDHCA              |
| January 8, 2021   | Applications due to HCDD                   |
| February 3, 2021  | Presentation to Housing Committee          |
| February 10, 2021 | Preferred City Council date                |
| February 17, 2021 | Alternative City Council date              |
| March 1, 2021     | TDHCA Full Application Delivery Date       |



# TDHCA 9% Allocation

## Scoring

- Highly competitive scoring system
- Applicants in the ETJ
  - ½ their points from City
  - ½ from County
  - Resolutions required from both

## Support

**17**  
points

# TDHCA 9% Allocation

## TDHCA Application Contingent Items

| <u>Points</u> | <u>Action</u>   |
|---------------|---|
| 17            | Local Government Support  |
| 4             | Community Participation   |
| 8             | Support from State Representative   |
| 9             | Input from Community Organizations  |
| 7             | Community Revitalization Plan (requires the following) <ul style="list-style-type: none"> <li>• Letter from local official documenting measurable improvements within CRA (4 points)</li> <li>• Priority Resolution (2 points)</li> <li>• Opportunity metric (1 point)</li> </ul> |



# TDHCA 9% Allocation

## Timing

- Very tight timeline
- Applications (**with Resolutions**) due to TDHCA – 3/1/2021
- Credit awards announced in July 2021



# March 1

## Applications Due

# HCDD Support Criteria

- Low poverty area
- Zoned to quality schools
- Permanent Supportive Housing
- Transit oriented developments
- Preservation of affordable housing



# 2021 MULTIFAMILY

## Updates to 2020 Housing Tax Credit Guidelines

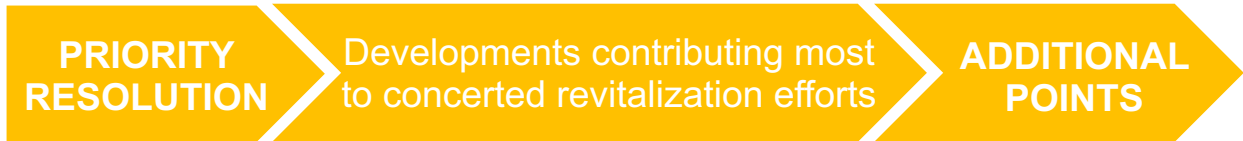
(All Districts)

| Applications Must Meet a Minimum of 10 Points out of 24 Eligible Points | Points                          |
|---|---------------------------------|
| Located in a Complete Community or TIRZ                                 | 2                               |
| Availability of affordable housing in the area                          | 1 - 2                           |
| Proximity to mass transportation  | 1 – 2                           |
| Low poverty concentration   | 1                               |
| High performing schools   | 2 – 6                           |
| Mixed income composition  | 1 - 2                           |
| Documentation of community support                                      | 1                               |
| Neighborhood beautification efforts                                     | 1                               |
| Onsite recycling  | 1                               |
| Various low-cost resiliency feature                                     | 1 -5 (1 point for each feature) |
| Rehabilitation of existing housing                                      | 1                               |



# Concerted Revitalization Areas

CRA



## Priority Resolution Section Criteria

(for competing applications in same CRA)

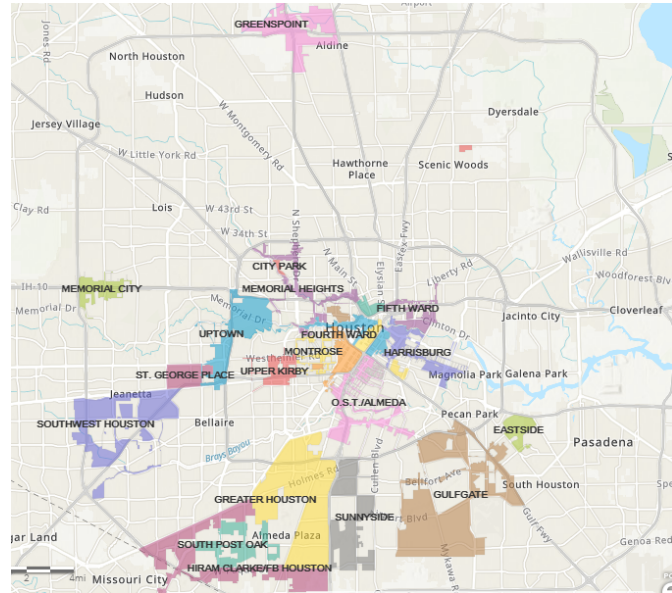
- Poverty concentration
- School ratings
- Access to public transportation
- Permanent Supportive Housing
- Composition of mixed income households



# Concerted Revitalization Areas (CRA)

## Requests for Priority Resolutions - TIRZ

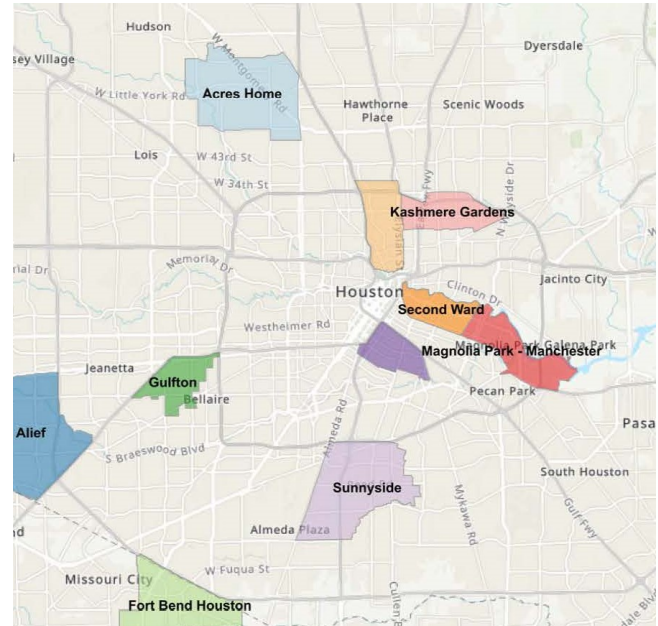
| TIRZ                        | Number of Applications |
|-----------------------------|------------------------|
| TIRZ 1 – St. George Place   | 1                      |
| TIRZ 7 – OST/Almeda         | 1                      |
| TIRZ 11 - Greenspoint       | 1                      |
| TIRZ 17 – Memorial City     | 1                      |
| TIRZ 20 – Southwest Houston | 1                      |



# Requests for Priority Resolutions

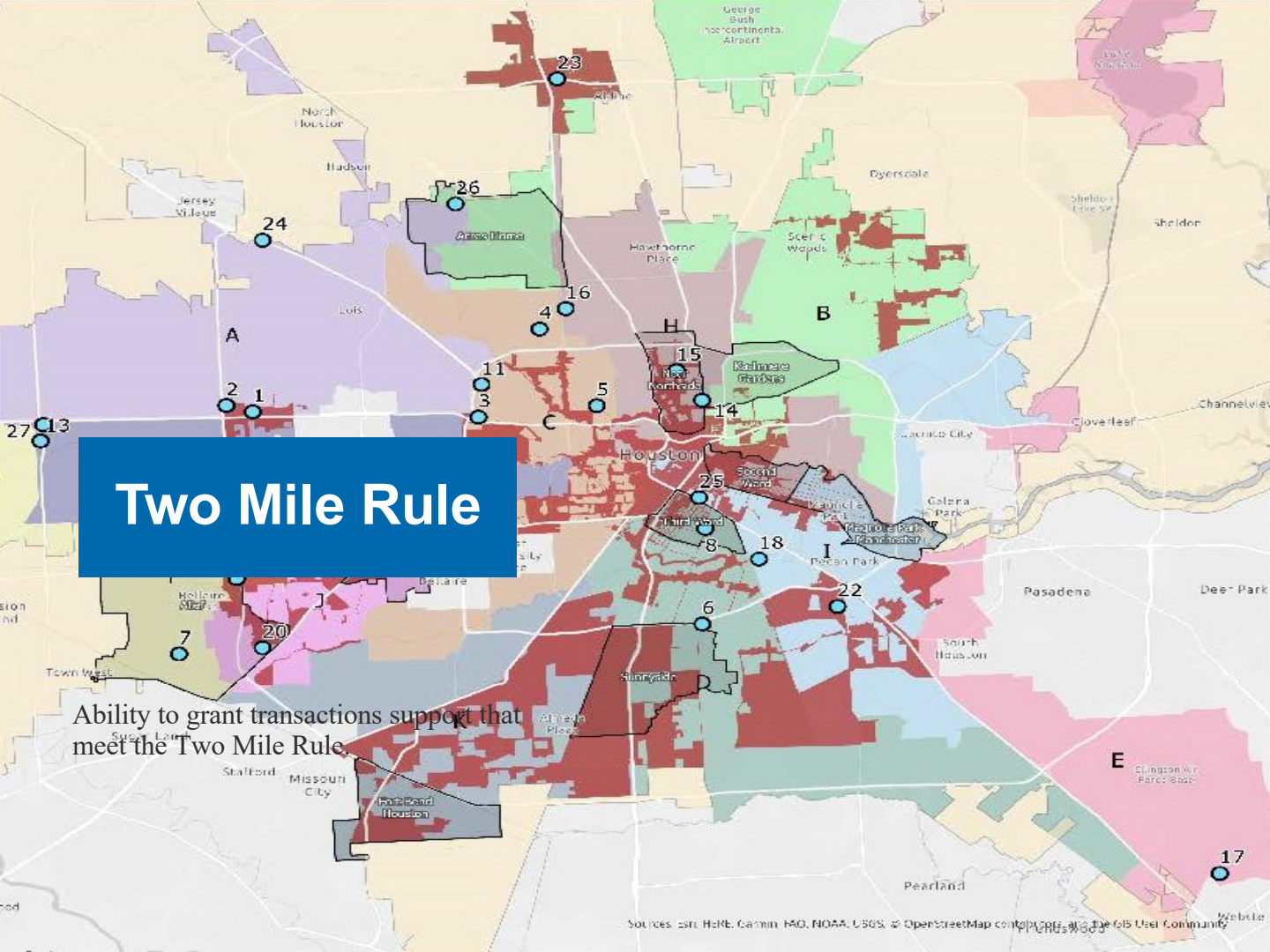
## Complete Communities

| Complete Community | Number of Applications |
|--------------------|------------------------|
| Acres Home         | 1                      |
| Third Ward         | 1                      |
| Near Northside     | 1                      |



# Two Mile Rule

Ability to grant transactions support that meet the Two Mile Rule.



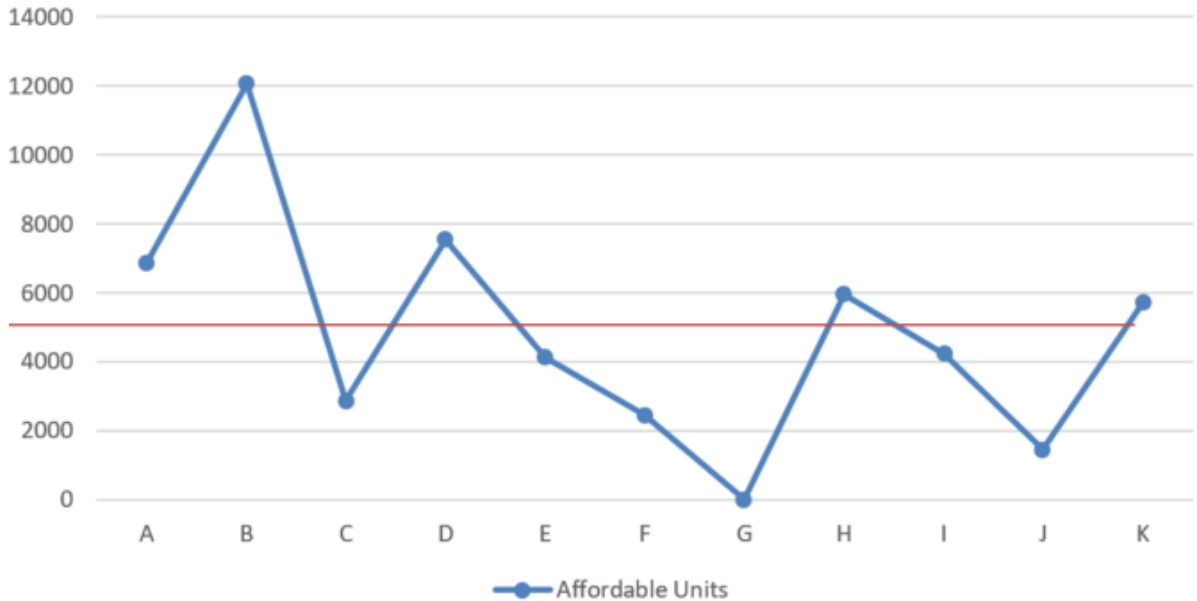
# Equitable Dispersion Policy

HCDD aims to reflect a policy to equitably disperse assisted multifamily developments throughout Houston as it aims to create greater housing choice.

The policy will establish a procedure for the approval and endorsement of affordable housing projects.



# Affordable Units Per Council District



# Equitable Dispersion Policy

- Council Districts A, B, D, H, and K, endorsements will only be given to applications located in recognized Concerted Revitalization Areas (e.g. Complete Community, TIRZ) with plans.
- Council Districts C, E, F, G, I, & J will be eligible for a maximum of 3 endorsements by resolution.
- Exceptions – Specialized Housing (e.g. PSH, disabled, women, veterans, etc.) and rehabilitations

# Equitable Dispersion Policy

- Competitive factors:
- Availability of financing
- Poverty concentration
- School ratings
- Access to public transportation
- Placement of an onsite resident service coordinator
- Composition of unrestricted market rate units
- Likelihood to receive other financing

# Appeals Process



Please submit written appeals to:  
**HCDDComplaintsAppeal@houstontx.gov**

# Applicants for Resolutions

| Council District | Total Applications | Resolutions of Support | Priority Resolutions |
|------------------|--------------------|------------------------|----------------------|
| District A       | 7                  | 2                      | 1                    |
| District B       | 3                  | 2                      | 2                    |
| District C       | 9                  | 4                      | 0                    |
| District D       | 4                  | 2                      | 1                    |
| District E       | 1                  | 1                      | 0                    |
| District F       | 5                  | 3                      | 1                    |
| District G       | 3                  | 3                      | 0                    |
| District H       | 3                  | 3                      | 1                    |
| District I       | 5                  | 3                      | 1                    |
| District J       | 6                  | 3                      | 1                    |
| District K       | 1                  | 0                      | 0                    |
| ETJ              | 1                  | 1                      | 0                    |
| <b>Total</b>     | <b>48</b>          | <b>27</b>              | <b>8</b>             |



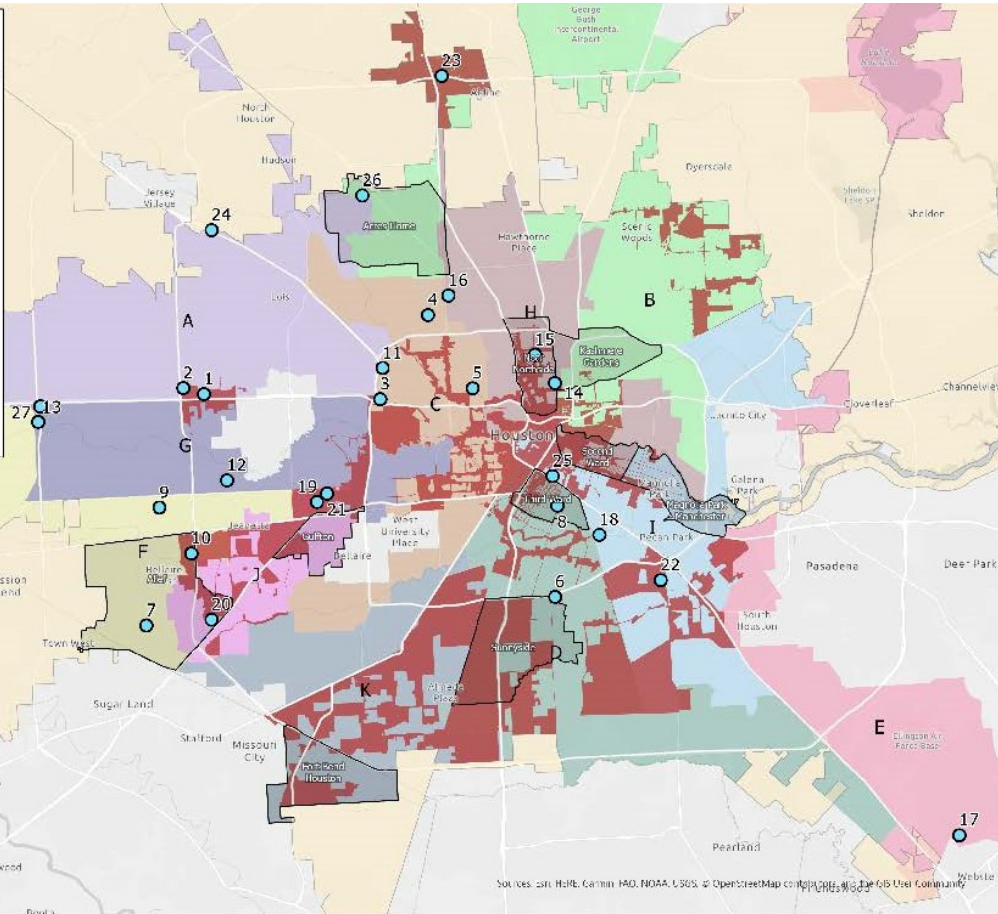
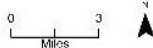
# Applicants for Resolutions

All Districts

## 2021 9% Tax Credit Applications

- |  |                                    |
|--|------------------------------------|
| 1 Laurel Terrace                           | 15 William Booth Apartments        |
| 2 Westview Lofts                           | 16 Jackson Hines Gardens (At Risk) |
| 3 Houston 150 (Bayou Apartments) (At Risk) | 17 Huntington at Bay Area          |
| 4 Fisher Street Apartments                 | 18 OST Lofts                       |
| 5 Harvard Street Lofts                     | 19 Boulevard 61                    |
| 6 Hebron Village Supportive Housing        | 20 Fairways at Westwood            |
| 7 Evening Star Apartments (At Risk)        | 21 Westheimer Garden Villas        |
| 8 Mansan Place Apartments                  | 22 Vista at Park Place             |
| 9 Hawhorn Terrace                          | 23 Greens Way Villas               |
| 10 Dove Gardens                            | 24 Co e Cree Estates               |
| 11 Campanile on Minimax                    | 25 New Hope Housing at Ennis       |
| 12 El a Grand                              | 26 Parkway Meadows                 |
| 13 The Rushmore                            | 27 Azalea Terrace                  |
| 14 Maury Street Lofts                      |                                    |

- Applicant
- Complete Communities
- TIRZ
- ETJ
- Major Roads



Data Sources: Creative & Community Development Department, and the City of Houston GIS

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WebDesign & Mapping solutions



# Applicants for Resolutions

District A

| Application Number | Development Name | Development Address       | Total Units | Target Population |
|--------------------|------------------|---------------------------|-------------|-------------------|
| 21091              | Laurel Terrace   | 1041 Conrad Sauer Dr      | 120         | Elderly           |
| 21223              | Westview Lofts   | 1212 W Sam Houston Pkwy N | 95          | Elderly           |

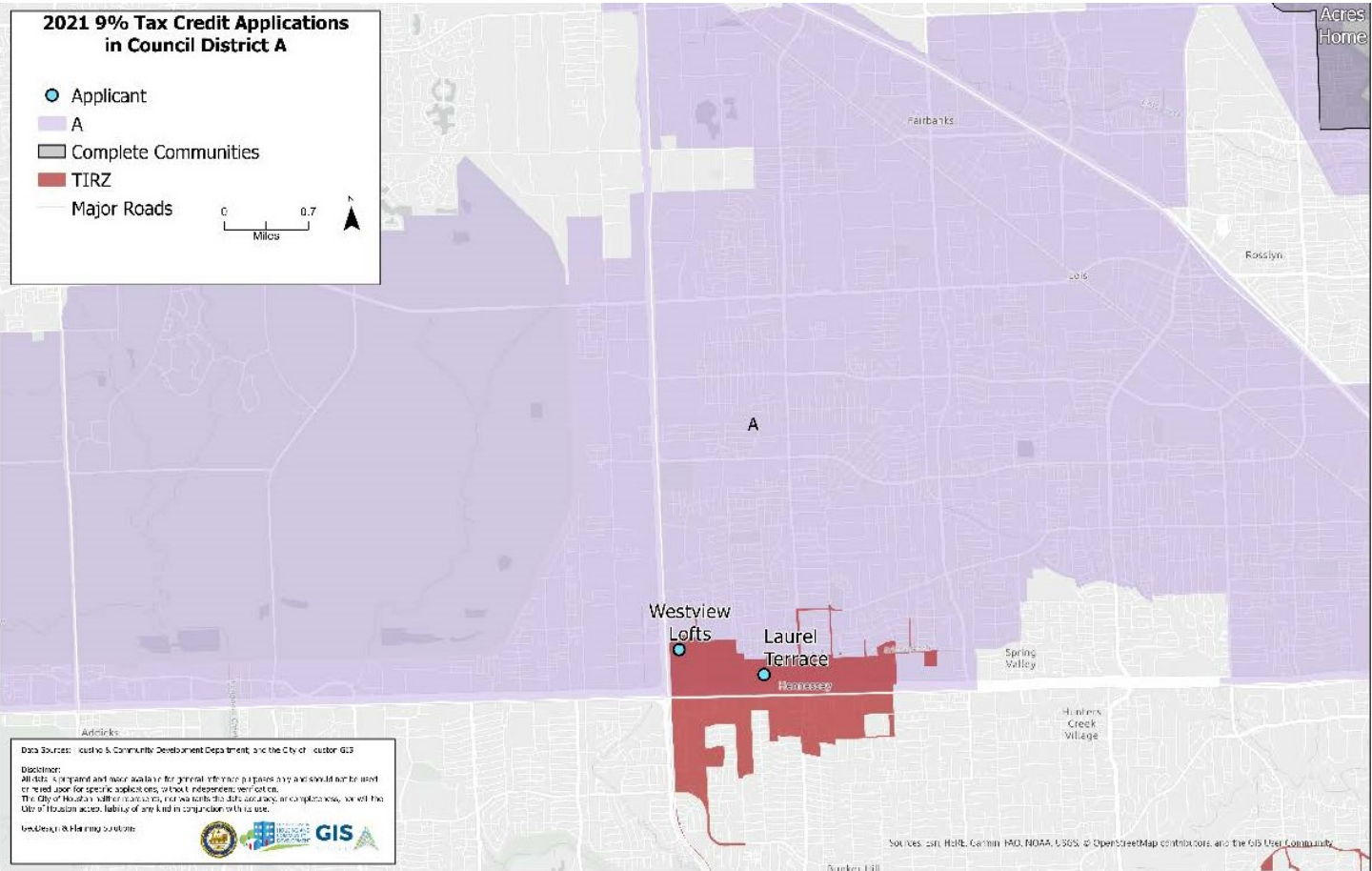


# Applicants for Resolutions

District A

## 2021 9% Tax Credit Applications in Council District A

- Applicant
- A
- Complete Communities
- TIRZ
- Major Roads



Data Sources: local vs. Community Development Department, and the City of Fairbanks GIS

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Geography & Planning solutions



Sources: Garmin, HERE, Garmin, HDX, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



# Applicants for Resolutions

District B

| Application Number | Development Name | Development Address                                     | Total Units | Target Population |
|--------------------|------------------|---|-------------|-------------------|
| 21133              | Parkway Meadows  | ~ 3300 blk of W Gulf Bank                               | 82          | Family            |
| 21183              | Green Way Villas | Intersection of N Sam Houston Pkwy & Interstate 45 Frwy | 120         | Family            |

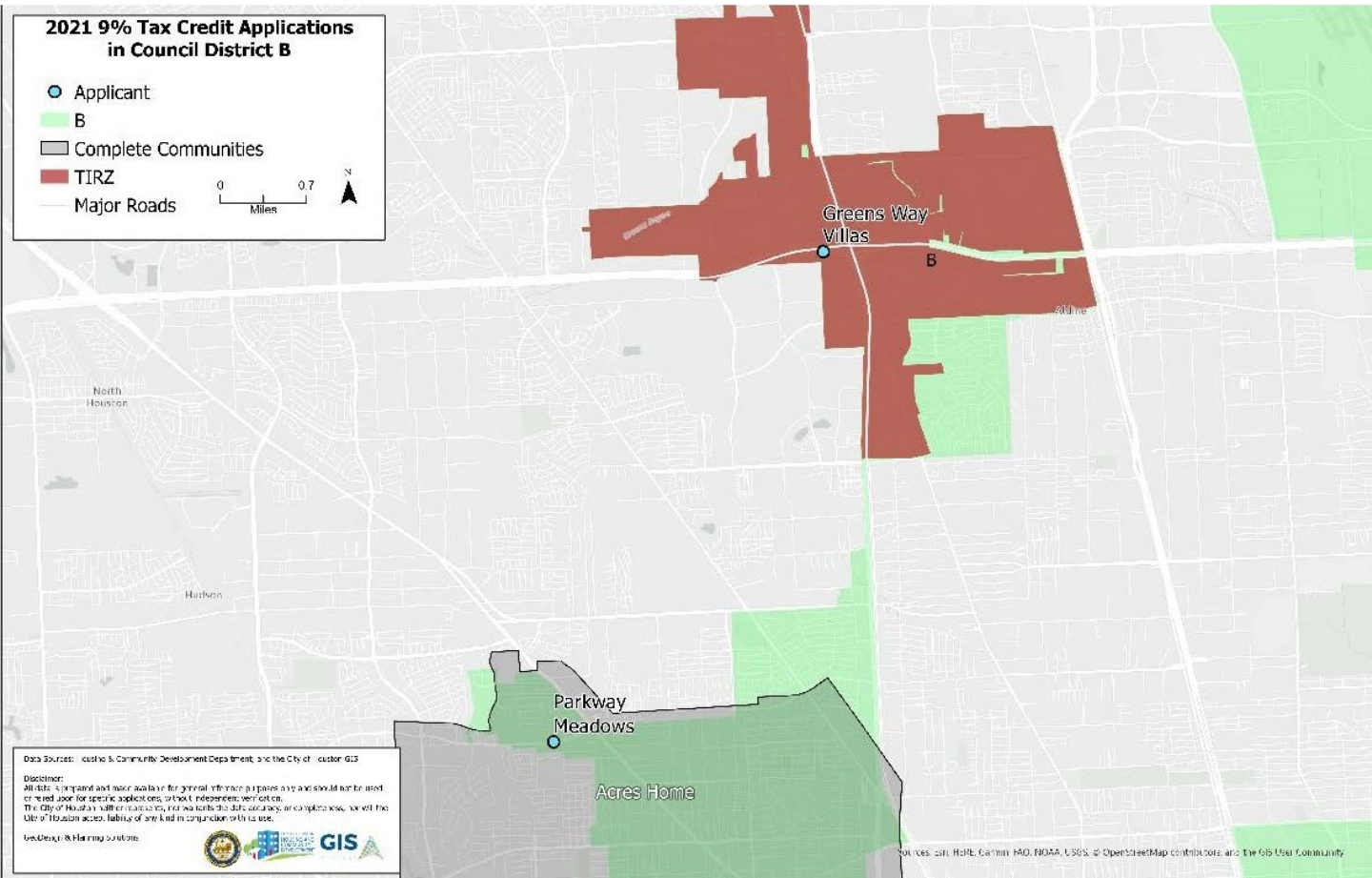
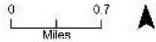


# Applicants for Resolutions

District B

## 2021 9% Tax Credit Applications in Council District B

- Applicant
- B
- Complete Communities
- TIRZ
- Major Roads



Data Sources: Housing & Community Development Department, and the City of Houston GIS

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GIS Design & Mapping Solutions



Sources: City of Houston, Garmin, NOAA, USGS, © OpenStreetMap contributors, and The Map User Community

# Applicants for Resolutions

District C

| Application Number | Development Name             | Development Address  | Total Units | Target Population |
|--------------------|------------------------------|--|-------------|-------------------|
| 21038              | Houston 150 Bayou Apartments | ~ 6970 Portwest Dr   | 150         | Family            |
| 21292              | Campanile on Minimax         | SE Corner of Minimax Dr<br>& West Loop 610                   | 114         | Elderly           |
| 21128              | Fisher Street Apartments     | 909 Fisher St  | 60          | Family            |
| 21001              | Harvard Street Lofts         | 815 Harvard St<br>(NEC of Heights Blvd & 8 <sup>th</sup> St) | 60          | Family            |

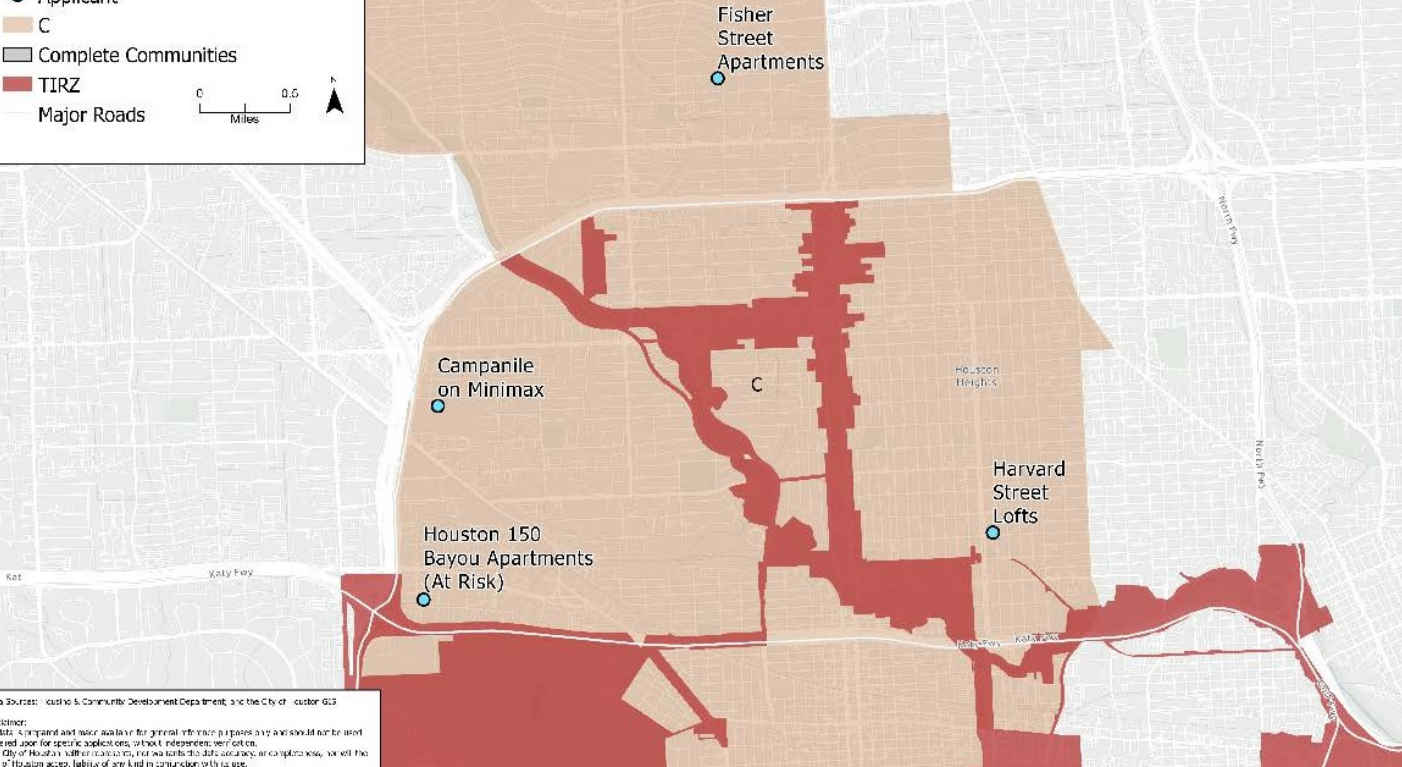


# Applicants for Resolutions

District C

## 2021 9% Tax Credit Applications in Council District C

- Applicant
- C
- Complete Communities
- TIRZ
- Major Roads



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Geography & Planning Solutions



# Applicants for Resolutions

District D

| Application Number | Development Name                  | Development Address         | Total Units | Target Population |
|--------------------|-----------------------------------|-----------------------------|-------------|-------------------|
| 21210              | Hebron Village Supportive Housing | 7350 Calhoun Rd             | 72          | PSH               |
| 21035              | Manson Place Apartments           | SWQ of Reeves St & Scott St | 80          | Family            |

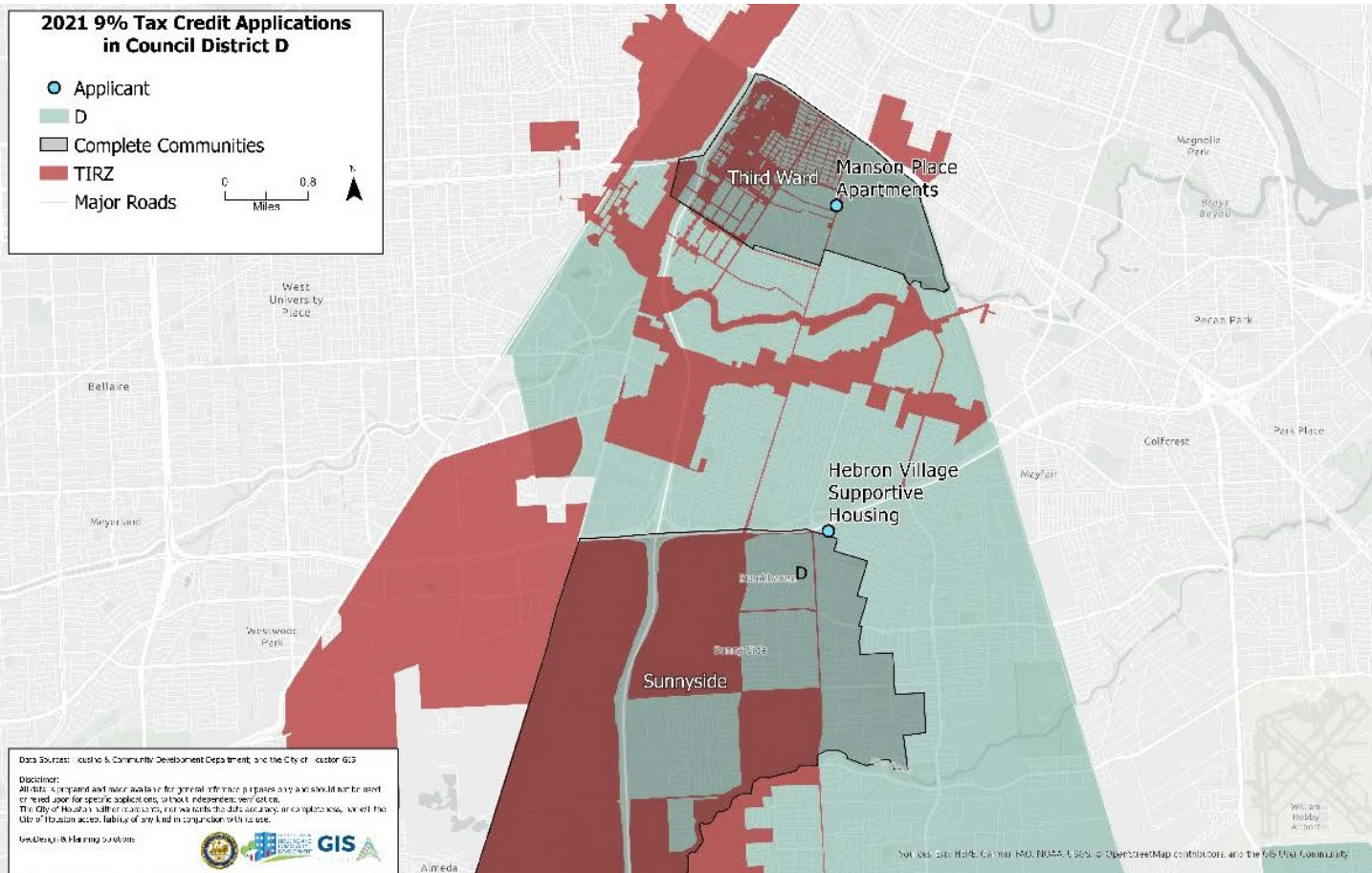


# Applicants for Resolutions

District D

## 2021 9% Tax Credit Applications in Council District D

- Applicant
- D
- Complete Communities
- TIRZ
- Major Roads



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# Applicants for Resolutions

District E

| Application Number | Development Name       | Development Address                        | Total Units | Target Population |
|--------------------|------------------------|--|-------------|-------------------|
| 21020              | Huntington at Bay Area | SE corner of Bay Area Blvd<br>& Seawolf Dr | 148         | Elderly           |

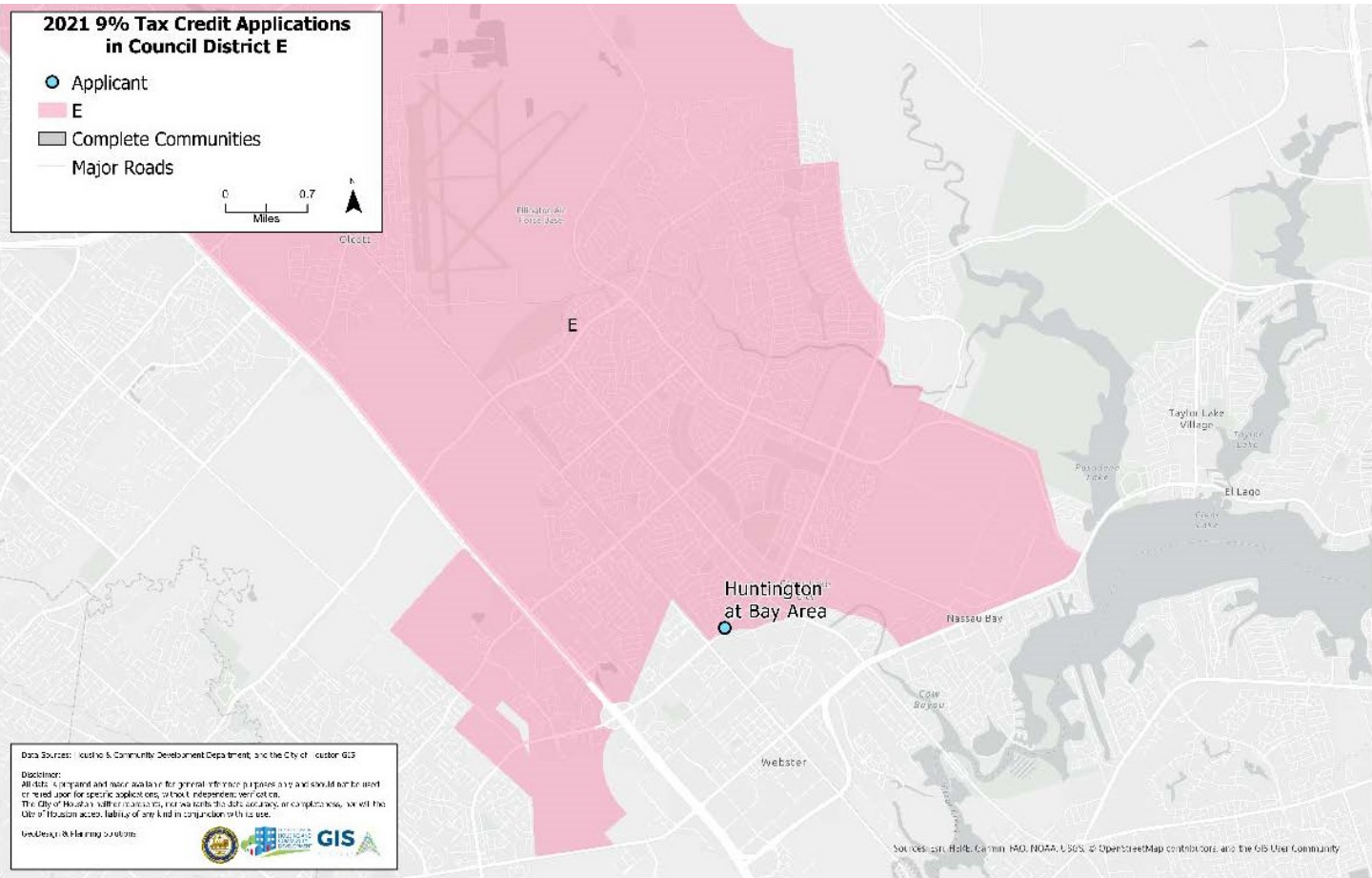
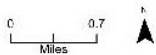


# Applicants for Resolutions

District E

## 2021 9% Tax Credit Applications in Council District E

- Applicant
- E
- Complete Communities
- Major Roads



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GIS  
Geographic Information Systems



# Applicants for Resolutions

District F

| Application Number | Development Name                  | Development Address                               | Total Units | Target Population |
|--------------------|-----------------------------------|---|-------------|-------------------|
| 21058              | Evening Star Apartments (At Risk) | 11800 South Glen Dr                               | 62          | Elderly           |
| 21134              | Hawthorn Terrace                  | ~ 3101 blk Hayes Rd                               | 90          | Elderly           |
| 21188              | Dove Gardens                      | SWC of Westchase Way Dr<br>& W Sam Houston Pkwy S | 104         | Elderly           |

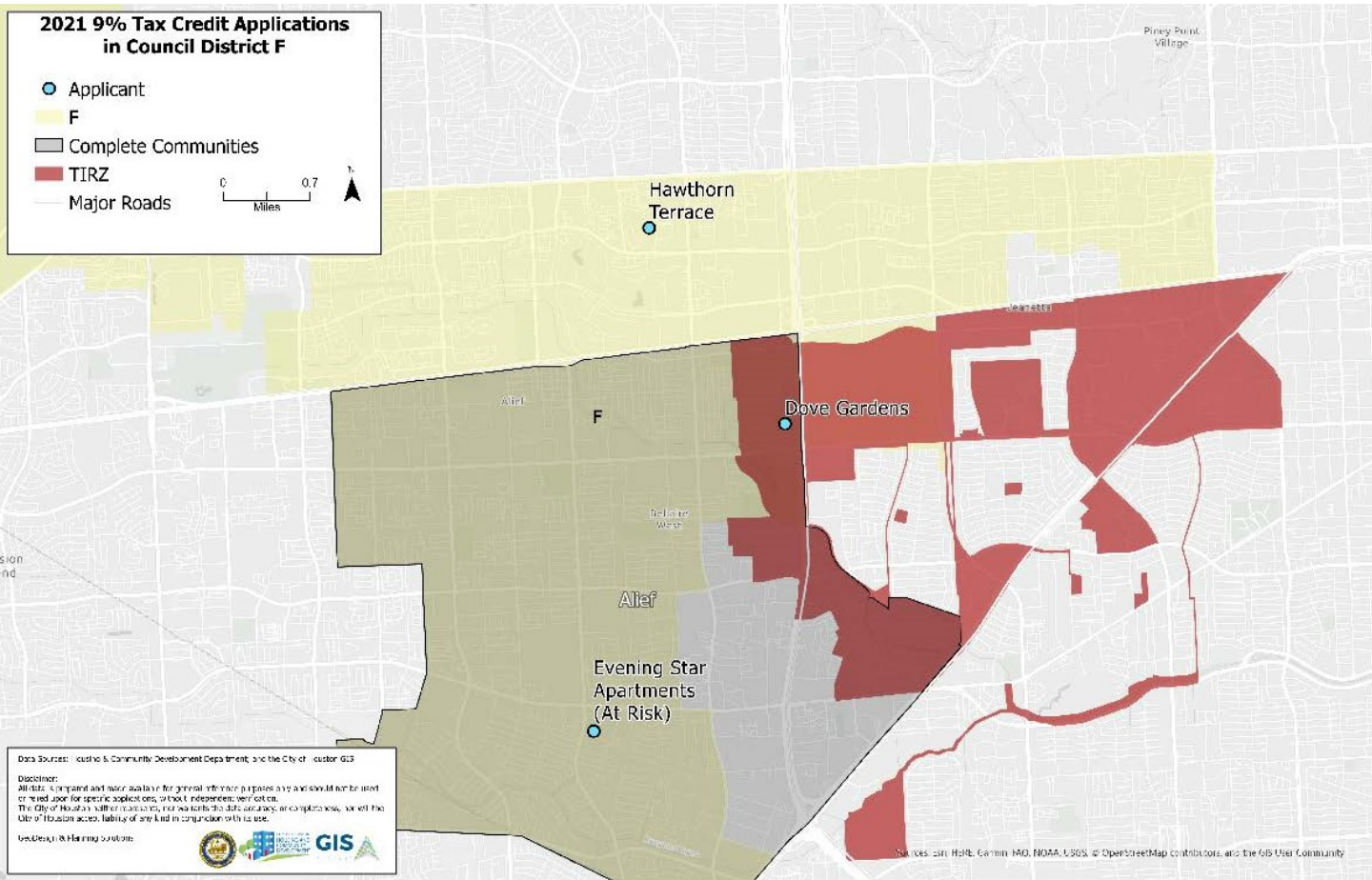


# Applicants for Resolutions

District F

## 2021 9% Tax Credit Applications in Council District F

- Applicant
- F
- Complete Communities
- TIRZ
- Major Roads



Data Sources: Public & Community Development Department, and the City of Houston GIS

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GIS Design & Mapping Solutions



Data Sources: HDR, Garmin, NOAA, USGS, © OpenStreetMap contributors, and the Map User Community

# Applicants for Resolutions

District G

| Application Number | Development Name | Development Address | Total Units | Target Population |
|--------------------|------------------|---------------------|-------------|-------------------|
| 21108              | Azalea Terrace   | 601 Hwy 6 South     | 110         | Elderly           |
| 21137              | Ella Grand       | 2077 S Gessner Rd   | 145         | Elderly           |
| 21245              | The Rushmore     | 800 Hwy 6 South     | 120         | Family            |



# Applicants for Resolutions

District G

## 2021 9% Tax Credit Applications in Council District G

- Applicant
- G
- Complete Communities
- TIRZ
- Major Roads



Azalea Terrace

The Rushmore

G

Hempstead

Bunker Hill Village

Ella Grand

Spring Valley

Hunters Creek Village

Firey Point Village

Data Sources: Housing & Community Development Department, and the City of Houston - District G/3

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GIS Design & Mapping solutions



Sources: City of Houston, Garmin, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

# Applicants for Resolutions

District H

| Application Number | Development Name                  | Development Address | Total Units | Target Population |
|--------------------|-----------------------------------|---------------------|-------------|-------------------|
| 21010              | Maury Street Lofts                | 5601 Canal Street   | 86          | Family            |
| 21011              | William Booth Apartments          | 808 Frawley         | 64          | Elderly           |
| 21238              | Jackson Hinds Garden<br>(At Risk) | 607 Thornton Rd     | 111         | PSH               |

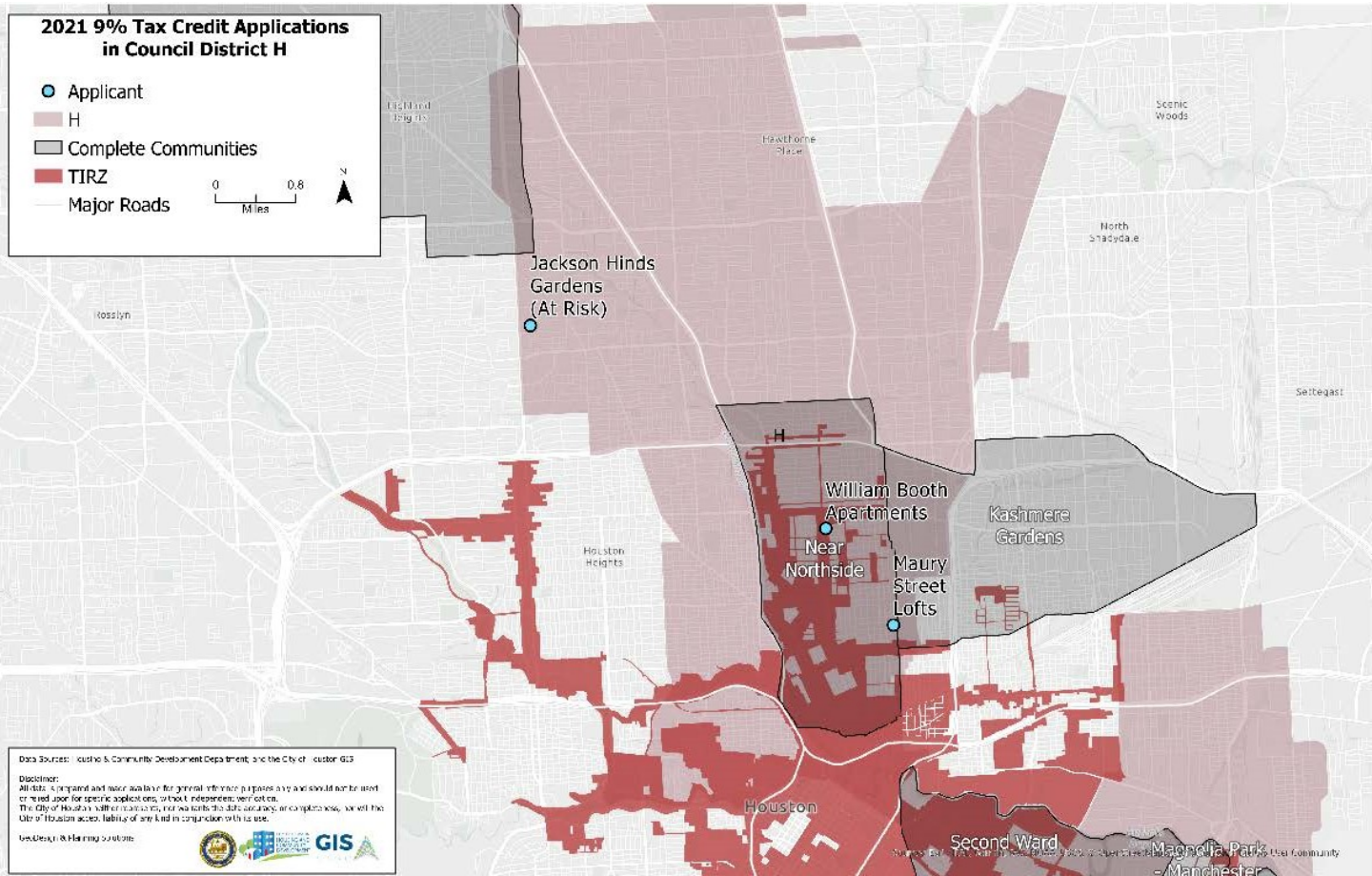
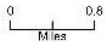


# Applicants for Resolutions

District H

## 2021 9% Tax Credit Applications in Council District H

- Applicant
- H
- Complete Communities
- TIRZ
- Major Roads



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Accessibility & Hearing options:



Source: City of Houston, 2021. Magnolia Park - Manchester Community

# Applicants for Resolutions

District I

| Application Number | Development Name          | Development Address                 | Total Units | Target Population |
|--------------------|---------------------------|-------------------------------------|-------------|-------------------|
| 21027              | New Hope Housing at Ennis | 1846 Ennis St                       | 120         | Elderly           |
| 21132              | OST Lofts                 | 5520 Old Spanish Trail              | 125         | Family            |
| 21026              | Vista at Park Place       | NWC Park Place Blvd<br>& Juniper St | 80          | Family            |



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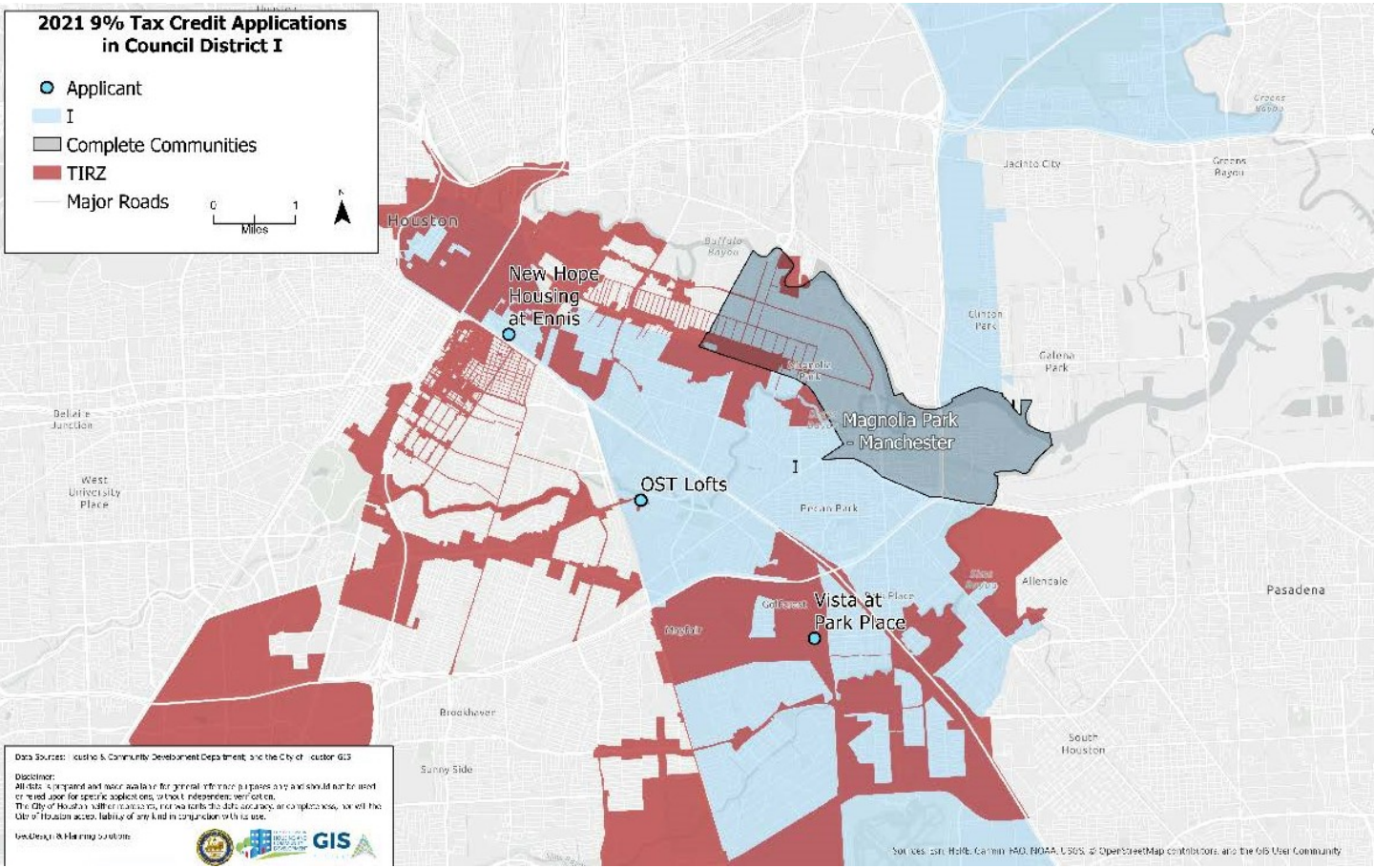


# Applicants for Resolutions

District I

## 2021 9% Tax Credit Applications in Council District I

- Applicant
- I
- Complete Communities
- TIRZ
- Major Roads



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Uses: Design & Planning systems





# Applicants for Resolutions

District J

| Application Number | Development Name         | Development Address | Total Units | Target Population |
|--------------------|--------------------------|---------------------|-------------|-------------------|
| 21131              | Boulevard 61             | 6101 Richmond Ave   | 114         | Family            |
| 21213              | Fairways at Westwood     | 9745 Bissonnet      | 120         | Family            |
| 21006              | Westheimer Garden Villas | 5811 Winsome Ln     | 90          | Elderly           |

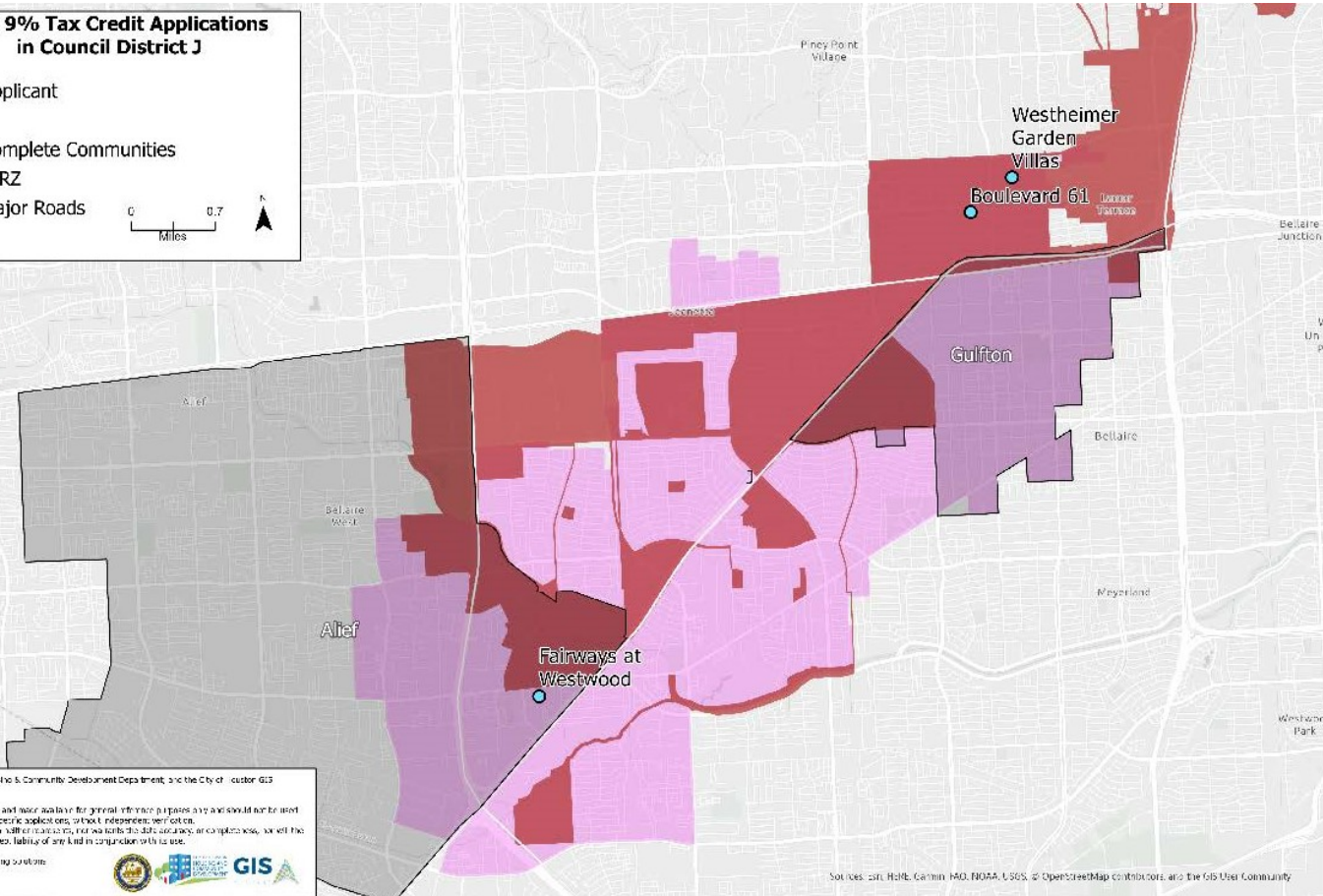
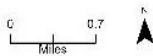


# Applicants for Resolutions

District J

## 2021 9% Tax Credit Applications in Council District J

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- J
- Complete Communities
- TIRZ
- Major Roads



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GeoDesign & Planning solutions



Sources: aerial, HDR, Camlin IAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# Applicants for Resolutions

ETJ

| Application Number | Development Name   | Development Address   | Total Units | Target Population |
|--------------------|--------------------|-----------------------|-------------|-------------------|
| 21042              | Cole Creek Estates | 6850 block of Gessner | 110         | Elderly           |

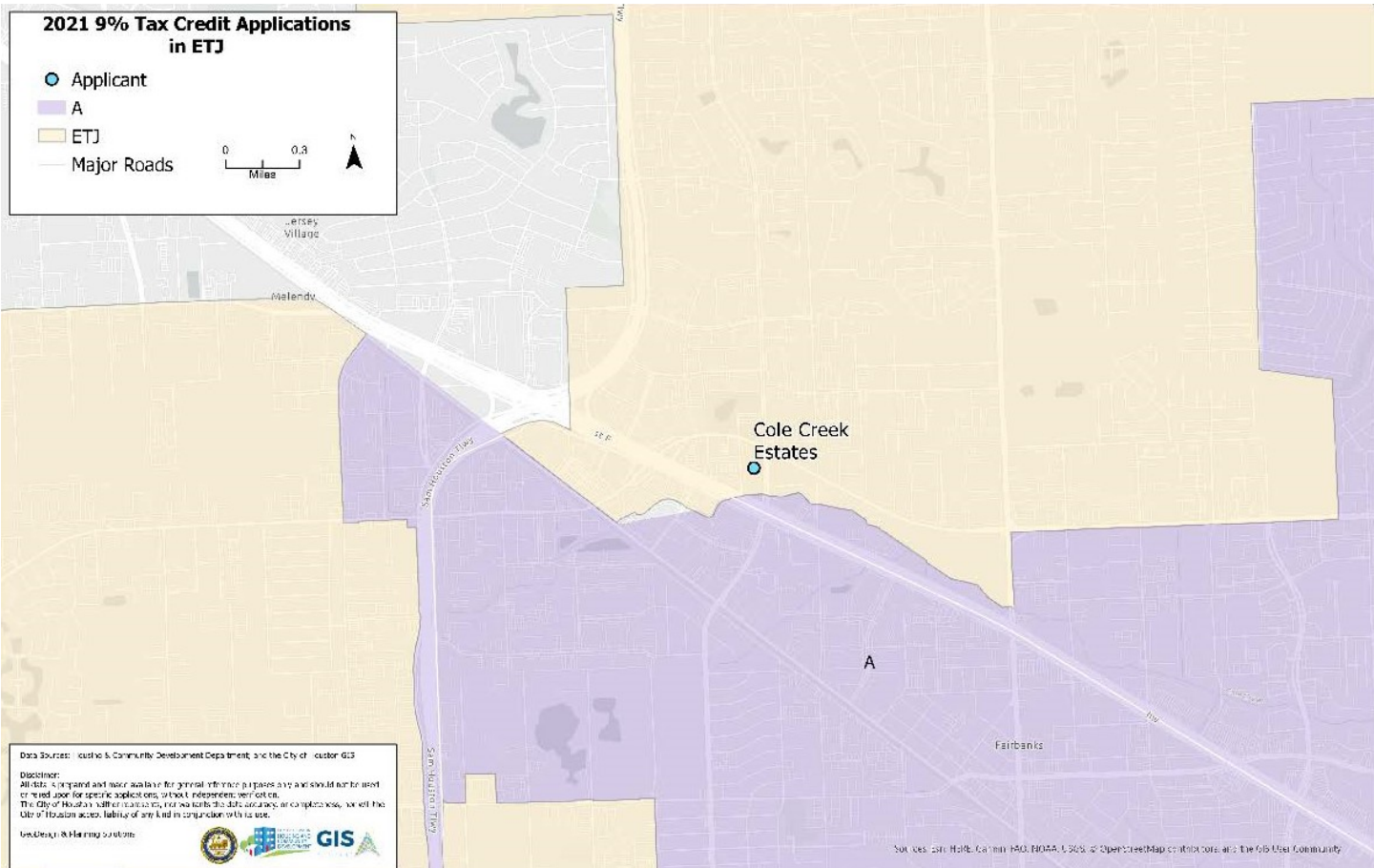
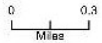


# Applicants for Resolutions

ETJ

## 2021 9% Tax Credit Applications in ETJ

- Applicant
- A
- ETJ
- Major Roads



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City of Houston



# Comments & Questions





2100 Travis Street, 9th floor, Houston, TX 77002  
832-394-6200 | [www.houstontx.gov/housing](http://www.houstontx.gov/housing)



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