



Texas Department of Housing and  
Community Affairs

Report 7

Public Input regarding  
2020 Competitive Housing Tax Credit  
Applications

July 16, 2020

## Community Input Scoring Items

TDHCA#: 20002

Self Score Total: 141

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from  
Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Austin recovery

Name of Community Organization

Laura Sovine

Contact Name

Support  
 Opposition

B. Youth and Family Alliance (AKA Lifeworks)

Name of Community Organization

Susan McDowell

Contact Name

Support  
 Opposition

C. Meals on Wheels and More Inc.

Name of Community Organization

Adam Hauser

Contact Name

Support  
 Opposition

D.

Name of Community Organization

Contact Name

Support  
 Opposition

E.

Name of Community Organization

Contact Name

Support  
 Opposition

F.

Name of Community Organization

Contact Name

Support  
 Opposition

**RESOLUTION NO. 20200206-031**

**WHEREAS**, FC Zilker Housing, LP (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development of approximately 110 units to be located at or near 1508 S Lamar Blvd., Austin, TX 78704 (Proposed Development) within the City; and

**WHEREAS**, Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development to be known as South Lamar Studios; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

Pursuant to Section 11.3(c) of Texas' 2020 Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, the City Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Sections 11.3 and 11.4 of Texas' 2020 Qualified Allocation Plan, the City Council supports the Proposed Development; approves the construction of the Proposed Development; authorizes an allocation of Housing Tax Credits for the Proposed Development; and authorizes the Proposed Development to move forward.

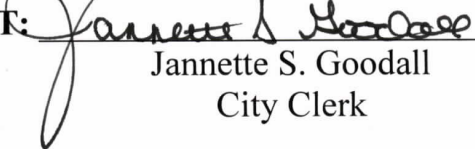
**BE IT FURTHER RESOLVED:**

Pursuant to Section 11.9(d)(1) of Texas' 2020 Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, the City Council confirms that it supports the Proposed Development.

**BE IT FURTHER RESOLVED:**

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

**ADOPTED:** February 6, 2020

**ATTEST:**   
Jannette S. Goodall  
City Clerk

February 21, 2020

Texas Department of Housing and Community Affairs  
P.O. BOX 13941  
Austin, TX 78711-3941

To Whom It May Concern,

On behalf of Lifeworks, I am pleased to write this letter of support for Foundation Communities and their proposed Armadillo Studios (#20002) located at 1508 S Lamar Blvd, Austin, TX 78704

Lifeworks is a nonprofit, tax exempt community organization based in Austin, Texas. Lifeworks is a fearless advocate for youth and families seeking their path to self-sufficiency with programs in counseling, housing, education/workforce, and youth development. We serve the community where these proposed apartments are located. We have been partners with Foundation Communities over many years to offer our services to their residents.

Please see our attached 501(c)(3) determination letter. We have also attached our Annual Report which shows that we serve the Austin community and the area where this proposed project is located. Our website is [www.lifeworksaustin.org](http://www.lifeworksaustin.org) and it provides more information about our services and community

Thank you for your consideration of their application for funding.

Sincerely,



Susan McDowell  
Chief Executive Officer



**Administration &  
Outpatient Offices**  
4201 South Congress  
Suite 202  
Austin, TX 78745  
512-697-8500

**Hicks Family Ranch**  
13207 Wright Road  
Buda, TX 78610  
512-697-8600

---

**Austin Recovery  
Board of Directors  
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*Chair*

Dawn Crouch  
*Vice Chair*

Guy Grace  
*Treasurer*

Charlie Hill  
*Secretary*

Bill McLellan

Bob Ellis

Donny Hall

Amanda Chapman

Darryl Simchak

Mark Spacht

Kyle Walker

Dr. Carlos Tirado

Garrett Higley

Maryann Espiritu

Bill Jacaruso

February 26, 2020

Texas Department of Housing and Community Affairs  
P.O. BOX 13941  
Austin, TX 78711-3941

To Whom It May Concern,

On behalf of Austin Recovery, I am pleased to write this letter of support for Foundation Communities and their proposed Armadillo Studios (#20002) located at 1508 S Lamar in Austin, Texas.

Austin Recovery is a nonprofit, tax exempt community organization based in Austin, Texas. Austin Recovery is a community-based, compassionate provider of substance use disorder treatment for individuals and families seeking to build a life free of drugs and alcohol. We serve the community where these proposed apartments are located. We have been partners with Foundation Communities over many years to offer our services to its residents.

Please see our attached 501(c)(3) determination letter. We have also attached an agency brochure which shows that we serve the Austin community and the area where this proposed project is located. Our website is [www.austinrecovery.org](http://www.austinrecovery.org) and it provides more information about our services and community.

Thank you for your consideration of their application for funding.

Sincerely,

Laura E. Sovine, LMSW-AP  
Executive Director  
[lsovine@austinrecovery.org](mailto:lsovine@austinrecovery.org)

**WHERE THE HEALING BEGINS**

[www.austinrecovery.org](http://www.austinrecovery.org) | 4201 South Congress, #202, Austin, TX 78745 | Admissions: 512-697-8600



February 21, 2020

Texas Department of Housing and Community Affairs  
P.O. BOX 13941  
Austin, TX 78711-3941

To Whom It May Concern,

On behalf of Meals on Wheels and More, I am pleased to write this letter of support for Foundation Communities and their proposed Armadillo Studios (#20002) located at 1508 S Lamar Blvd, Austin, TX 78704.

Meals on Wheels and More is a nonprofit, tax exempt community organization based in Austin, Texas. Our mission is to nourish and enrich the lives of the homebound and other people in need through programs that promote dignity and independent living. We serve the community where these proposed apartments are located. We have been partners with Foundation Communities over many years to offer our services to their residents and have seen first-hand the positive impact their programs have on the people it serves. Those innovative programs are designed to provide people with the tools they need to break the terrible cycle of poverty. Foundation Communities works with its clients to help them achieve educational success, financial stability, and an overall better quality of life.

Please see our attached 501(c) (3) determination letter. We have also attached our 2019 Impact Report, which shows that we serve the Austin community and the area where this proposed project is located. Our website is [www.mealsonwheelsandmore.org](http://www.mealsonwheelsandmore.org) and it provides more information about our services and community

Thank you for your consideration of their application for funding.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam I. Hauser'.

Adam I. Hauser  
President and CEO  
Meals on Wheels Central Texas

## Community Input Scoring Items

TDHCA#: 20004

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Progreso - Resolution of Support  
Name of Local Government Body

City of Progreso Board of Alderman  
Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

- A. The Amigos del Valle  
Name of Community Organization  Support  
 Opposition  
Alejandro Guerra  
Contact Name
- B. Catholic Charities of the Rio Grande Valley  
Name of Community Organization  Support  
 Opposition  
Sister Norma Pimental  
Contact Name
- C. Angels of Love  
Name of Community Organization  Support  
 Opposition  
Della Fay Perez  
Contact Name
- D. Hidalgo County Head Start Program  
Name of Community Organization  Support  
 Opposition  
Teresa Flores  
Contact Name
- E. Easter Seals  
Name of Community Organization  Support  
 Opposition  
Patricia Rosenlund  
Contact Name
- F. \_\_\_\_\_  
Name of Community Organization  Support  
 Opposition  
\_\_\_\_\_  
Contact Name



CITY OF PROGRESO

RESOLUTION 02-19-19-156

**A RESOLUTION OF THE CITY OF PROGRESO PROVIDING EVIDENCE OF SUPPORT FOR THE PROPOSED BAMBOO ESTATES APARTMENTS TO BE LOCATED AT THE NORTHEAST QUADRANT OF HWY 281 AND FM 1015, PROGRESO, HIDALGO COUNTY, TEXAS.**

**WHEREAS**, Bamboo Estates, LP has proposed a development for affordable rental housing at Northeast Quadrant of Hwy 281 and FM 1015 named Bamboo Estates Apartments in the City of Progreso; and

**WHEREAS**, Bamboo Estates, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for Bamboo Estates Apartments.

**NOW, THEREFORE BE IT HEREBY RESOLVED**, that the City of Progreso, acting through its governing body, hereby confirms that it supports the proposed Bamboo Estates Apartments located at the Northeast Quadrant of Hwy 281 and FM 1015 and that this formal action has been taken to put on record the opinion expressed by the City of Progreso on January \_\_\_\_, 2020, and

**FURTHER RESOLVED** that for and on behalf of the Governing Body, Mr. Alfredo Espinosa, City Administrator is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

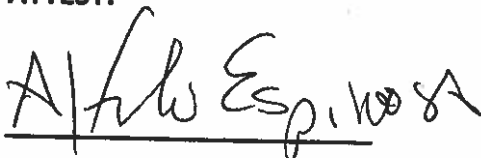
**CONSIDERED, PASSED AND APPROVED THIS** 27<sup>th</sup> **DAY OF JANUARY 2020.**

**APPROVED:**



**GERARDO ALANIS, MAYOR**

**ATTEST:**



**ALFREDO ESPINOSA, CITY MANAGER**

The State of Texas  
House of Representatives

**Armando "Mando" Martinez**  
State Representative  
District 39

Capitol Office:  
P.O. Box 2910  
Austin, TX 78768-2910  
512-463-0530  
512-463-0849 Fax

District Office:  
914 W. Pike Blvd.  
Weslaco, TX 78596  
956-447-9473  
Fax 956-447-8683

February 10, 2020

Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. BOX 13941  
Austin, TX 78711-3941

**Re: TDHCA #20004 Bamboo Estates Apartments**

Dear Mr. Wilkinson:

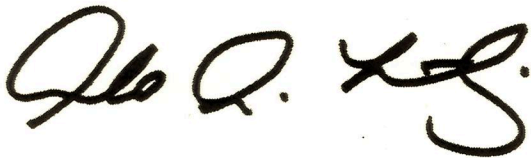
I am writing to extend my full support for the new construction proposed for the Bamboo Estates Apartments located in Progreso, Texas in Hidalgo County. I understand that Bamboo Estates Apartments will be considered for Texas Department of Housing and Community Affairs Competitive (9%) housing tax credits.

I believe this project represents a magnificent opportunity to continue to meet the growing need for affordable housing in Hidalgo County. The amenities, location, and the tenant social services to be offered will continue to raise the standard of living for all of the families fortunate enough to call Bamboo Estates Apartments home.

I fully support Bamboo Estates Apartments in its efforts to win tax credits and see this development to fruition in the coming year.

Thank you for your service for the great State of Texas.

Sincerely,



Armando "Mando" Martinez  
State Representative, District 39



# THE SENATE OF TEXAS

STATE CAPITOL, 3S.5  
AUSTIN, TEXAS 78711  
(512) 463-0127

1210 W. INTERSTATE 2, STE. 10  
PHARR, TEXAS 78577  
(956) 787-5227



800 N. INTERSTATE 69, STE. 7  
BROWNSVILLE, TEXAS 78521  
(956) 548-0227

700 FM 3168  
RAYMONDVILLE, TEXAS 78580  
(956) 689-1860, EXT. 230

SENATOR  
EDDIE LUCIO, JR.

January 31, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11th St.  
Austin, TX 78701

Re: Letter of Support - Bamboo Estates Apartments (TDHCA # 20004)

Dear Mr. Wilkinson:

Please accept this letter of support for TDHCA's Low-Income Housing Tax Credit Program application submitted for the proposed **Bamboo Estates Apartments** located in Progreso, Texas in Hidalgo County.

As a State Senator, I understand and appreciate the need for safe, quality housing, especially in the Rio Grande Valley. I am confident that the proposed development will be a significant contributor in increasing the standard of living for low-income families in the community.

In review of the intended scope of work, I am confident you will find the proposed Bamboo Estates Apartments to be well-conceived and an important step forward for the area. I respectfully request careful consideration of the application.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Lucio, Jr.".

Eddie Lucio, Jr.  
State Senator

ELJ/nsg





*"Providing 43 Years of Service"*  
1974 - 2018

4138 Crosspoint Boulevard  
Edinburg, Texas 78539

Phone: (956) 213-9400

Fax: (956) 213-8119

[www.advirgv.org](http://www.advirgv.org)

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Commissioner, City of Brownsville

**SONIA FALCON**  
Finance / Banking

Executive Director - Amigos Del Valle, Inc.  
**ALEJANDRO GUERRA**

Mr. Sunny K. Philip  
Bamboo Estates, L.P.  
P.O. Box 329  
La Feria, Texas 78559

Dear Mr. Philip,  
**The Amigos Del Valle, Inc.** is classified as a non-profit organization under the 501(c)(3) of the Internal Revenue Service Code. We are dedicated to serving and providing assistance to the residents of all communities, but especially the residents of the City of Progreso.

**The Amigos Del Valle, Inc.** recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Bamboo Estates, L.P. to bring decent and affordable housing to the City of Progreso and the surrounding community.

The future residents of Bamboo Estates Apartments, to be located at NE Farm to Market Road 1015 and Hwy 281 Progreso, TX, will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,

Alejandro Guerra,  
Executive Director





Providing help  
Creating hope

# Catholic Charities

## *Of the* Rio Grande Valley

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February 10, 2020

Mr. Sunny K. Philip  
Bamboo Estates, LP  
PO Box 329  
La Feria TX 78559

Dear Mr. Philip,

I am writing this letter to express our support for the efforts of Bamboo Estates, LP to bring decent and affordable housing to the City of Progreso and the surrounding community.

Catholic Charities of the Rio Grande Valley is a 501(c)(3) non-profit organization. Our primary purpose is to align our efforts and leverage our services to improve, develop and increase the quality of life of the families in the Rio Grande Valley community, including the residents of the City of Progreso. Our service areas include Starr, Hidalgo, Willacy and Cameron counties. Services that our agency provides include Emergency Assistance, Homelessness Prevention, Counseling, Pregnancy Counseling, Child Nutrition, Disaster Relief and Humanitarian Crisis Relief.

The future residents of Bamboo Estates Apartments, to be located at NE Farm to Market Road 1015 and Highway 281 in Progreso TX, will be welcomed within our agency and may seek assistance through programs that we offer.

Should you have any questions in reference to this letter please feel free to contact me at (956)702-4088.

Sincerely,

  
Sister Norma Pimentel,  
Executive Director



## **Angels of Love**

**409 W. Nolana Avenue, McAllen, Texas 78504**

**(956) 972-0685**

**Website: [angelsoflove love](http://angelsoflove love)**

**Email: [angelsoflove0685@aol.com](mailto:angelsoflove0685@aol.com)**

February 14, 2020

Mr. Sunny K. Philip  
Bamboo Estates, L.P.  
P.O. Box 329  
La Feria, Texas 78559

Dear Mr. Philip,

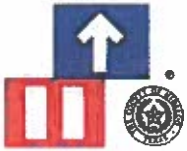
**Angels of Love** is classified as a non-profit organization under the 501(c)(3) of the Internal Revenue Service Code. We are dedicated to serving and providing assistance to the residents of all communities, but especially the residents of the City of Progreso.

**Angels of Love** recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Bamboo Estates, L.P. to bring decent and affordable housing to the City of Progreso and the surrounding community.

The future residents of Bamboo Estates Apartments, to be located at NE Farm to Market Road 1015 and Hwy 281 Progreso, TX, will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,

Della Fay Perez  
CEO



## Hidalgo County Head Start Program

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P.O. Box 0117 Edinburg, Texas 78540-0117 (956) 383-0706

February 13, 2020

Mr. Sunny K. Philip

P.O. Box 329  
La Feria, Texas 78559

Dear Mr. Philip,

The Hidalgo County Head Start Program serves 3690 of the poorest families and children in Hidalgo County. These families receive comprehensive services to assist them in “breaking the cycle of poverty and illiteracy”. Many of our families are in need of safe and affordable housing in our county. We assist families to secure such housing and fully support the efforts of South Texas Collaborative for Housing Development, Inc.

Bamboo Estates Apartment, to be located at NE Farm to Market Road 1015 and Hwy 281 Progreso, Texas, will be accessible to our families in that area. This will be a great resource for our them.

Sincerely,

A handwritten signature in blue ink that reads "Teresa Flores". The signature is fluid and cursive.

Teresa Flores  
Executive Director  
Hidalgo County Head Start Program



**February 18, 2020**

Mr. Sunny K. Philip  
Bamboo Estates, L.P.  
P.O. Box 329  
La Feria, Texas 78559

Dear Mr. Philip,

Easterseals Rio Grande Valley is classified as a non-profit organization under the 501(c)(3) of the Internal Revenue Service Code. We are dedicated to serving and providing programs and services in Hidalgo, Cameron, Willacy and Starr Counties. Our early identification and early intervention programs are home-based services and in addition to direct services for children, we provide service coordination to help families' access services to meet their basic needs.

Easterseals Rio Grande Valley recognizes the need for safe housing in our communities and throughout the State of Texas and fully supports the efforts of Bamboo Estates, L.P. to bring quality, safe and affordable housing to the City of Progreso. The future residents of Bamboo Estates Apartments, to be located at NE Farm to Market Road 1015 and Hwy 281 Progreso, TX, will be welcomed within our organization's service area and the potential to collaborate to serve families who may seek assistance through the programs that we offer.

Sincerely,

A handwritten signature in black ink that reads "Patricia Rosenlund". The signature is written in a cursive style with a large initial "P".

Patricia Rosenlund, Executive Director  
Easterseals Rio Grande Valley





**Resolution No. 20-052**

**A resolution supporting the application of JES Dev Co, Inc. to the Texas Department of Housing and Community Affairs for Housing Tax Credits for the development of affordable rental housing at 100 East Stephens Street, in Arlington, Texas, to be named Western Star Estates**

WHEREAS, JES Dev Co, Inc. has proposed a development of affordable rental housing at 100 East Stephens Street, Arlington, Tarrant County, Texas, to be named Western Star Estates; and

WHEREAS, JES Dev Co, Inc. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Multifamily 9% Housing Tax Credits for Western Star Estates; NOW THEREFORE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

I.

That all of the recitals contained in the preamble of this resolution are found to be true and are adopted as findings of fact by this governing body and as part of its official record.

II.

That the City of Arlington, acting through its governing body, hereby confirms that it supports the proposed Western Star Estates, Application #20006, and that this formal action has been taken to put on record the opinion expressed by the City of Arlington on February 25, 2020.

III.

Further, the City of Arlington will provide development support in the amount of \$500 towards the Western Star Estates development.

IV.

Further, as provided for in 10 TAC §11.3(d), the City of Arlington hereby acknowledges that Western Star Estates is located one linear mile or less from a

development that serves the same target population as Western Star Estates and has received an allocation of Housing Tax Credits (or private activity bonds) for new construction since January 3, 2017 and the City of Arlington hereby approves the construction of the Western Star Estates.

V.

Further, that for and on behalf of the Governing Body, the City Secretary or his designee is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PRESENTED AND PASSED on this the 25th day of February, 2020, by a vote of 7 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.



\_\_\_\_\_  
W. JEFF WILLIAMS, Mayor

ATTEST:



\_\_\_\_\_  
ALEX BUSKEN, City Secretary

APPROVED AS TO FORM:  
TERIS SOLIS, City Attorney

BY





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# TEXAS HOUSE *of* REPRESENTATIVES

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**Chris Turner**

*State Representative, District 101*

February 25, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th  
Austin, TX 78701-2410

**RE: Western Star Estates - TDHCA Project #20006**

Dear Ms. Holloway:

I am writing to express my support for the Western Star Estates development, project #20006, planned for 100 E Stephens St, Arlington, Texas 76018.

As the need for quality affordable housing continues to grow, I am grateful to have the opportunity to support Western Star Estates. This project will go a long way towards making quality housing accessible to House District 101 residents, regardless of their income.

I encourage you to support this application for the 2020 cycle.

If you have any questions, please contact my district director, Miles Wilson, at either 817-459-2800 or [miles.wilson@house.texas.gov](mailto:miles.wilson@house.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Turner".

Chris Turner

[Chris.Turner@house.texas.gov](mailto:Chris.Turner@house.texas.gov)

Capitol • P.O. Box 2910 • Austin, Texas 78768-2910 • phone (512) 463-0574 • fax (512) 463-1481  
District • 320 Westway Place, Suite 501 • Arlington, Texas 76018 • phone (817) 459-2800 • fax (817) 459-7900



Meals On Wheels, Inc. of Tarrant County  
5740 Airport Freeway  
Fort Worth, Texas 76117

February 27, 2020

Ms. Marni Holloway, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711-3941

RE: Letter of Community Organization Support  
Western Star Estates, a development for families located at 100-200 E Stephens  
Street, Arlington,  
HTC Application No. 20006

Dear Ms. Holloway:

On behalf of Meals On Wheels Inc. of Tarrant County, a 501(c)(3) non-profit organization serving the needs of individuals and their families in Arlington, Tarrant County, Texas, I am pleased to provide this **letter of support** for the proposed mixed- income multifamily housing community for families known as Western Star Estates (#20006). This proposed development will be located at 100-200 E Stephens Street in Arlington within the service area of Meals On Wheels Inc. of Tarrant County.

Meals On Wheels Inc. of Tarrant County Meals assists people in need by providing nutrition to disabled and/or home-bound seniors living in our community. Meals on Wheels delivers nutritious meals, safety checks and other services that enable seniors and disabled citizens to remain in their own homes. Additionally, Meals on Wheels provides regular social contact and interaction with our volunteers, helps community members maintain or regain independence; provides relief to family members and caregivers who normally prepare meals, brings peace of mind and assurance for non-live-in family members, and helps spot problems with seniors before they become serious.

There is a tremendous need in Arlington and Tarrant County area for high quality, affordable housing to assist mixed-income individuals and households, disabled persons and persons on fixed-incomes. We strongly encourage your approval of this proposed development. We hope that this project will serve as a catalyst for more affordable housing options in our community.

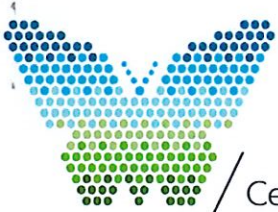
Please see attached 501(c)(3) determination letter from the IRS. I am also attaching information showing we serve the Arlington and Tarrant County area and detailing the services we provide to our community. Our website is [www.mealsonwheels.org](http://www.mealsonwheels.org) and it provides more information about our services and organization.

Should you have any questions, please feel free to contact me at 817-258-6401.

Sincerely,



Steven R. Cook, D.Min.  
Vice President of Client Services  
Meals On Wheels, Inc. of Tarrant County  
5740 Airport Fwy  
Fort Worth, Texas 76117  
817-336-0912 (main office)  
817-258-6401 (personal line)  
817-338-1066 (fax)  
[Steve@mealsonwheels.org](mailto:Steve@mealsonwheels.org)  
[mealsonwheels.org](http://mealsonwheels.org)



Center for  
Transforming Lives  
From Poverty to Prosperity. Together.

(817) 332-6191  
512 W 4<sup>th</sup> Street  
Fort Worth, TX 76102  
www.transforminglives.org

February 13, 2020

Ms. Marni Holloway, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711-3941

RE: Letter of Community Organization Support  
Western Star Estates, a development for families located at  
100-200 E. Stephens Street, Arlington, Texas  
HTC Application No. 20006

Dear Ms. Holloway:

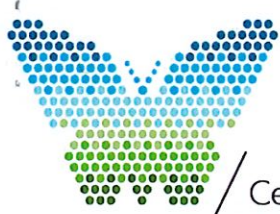
On behalf of Center for Transforming Lives, a 501(c)(3) non-profit organization serving the needs of individuals and their families in Arlington, Tarrant County, Texas, I am pleased to provide this **letter of support** for the proposed mixed-income multifamily housing community for families known as Western Star Estates (#20006). This proposed development will be located at 100-200 E. Stephens Street in Arlington within the service area of Center for Transforming Lives.

As a community service organization, the primary purpose of Center for Transforming Lives is to enhance the lives of Arlington families through programs involving education, social activities, transportation, health and nutrition. For 110 years, the organization now known as the Center for Transforming Lives (CTL) has provided anti-poverty programs for women and children in Tarrant County. It was founded in 1907 as the first YWCA™ in Texas serving as a boarding house for poor women, expanded to include child care for working mothers in the 1930's, and in 2015 changed its name from the YWCA Fort Worth & Tarrant County to the Center for Transforming Lives to more clearly articulate its mission.

Today, the Center for Transforming Lives lifts women with children from poverty to possibility through:

- Safe Homes** – an on-site homeless shelter for women and off-site homes for families.
- Early Childhood Education** – providing free or subsidized early childhood education to impoverished and homeless families.
- Financial Stability** – individual financial coaching and other programs to promote financial self-sufficiency.





Center for  
Transforming Lives  
From Poverty to Prosperity. Together.

(817) 332-6191  
512 W 4<sup>th</sup> Street  
Fort Worth, TX 76102  
[www.transforminglives.org](http://www.transforminglives.org)

There is a tremendous need in Arlington and Tarrant County area for high-quality, affordable housing to assist mixed-income individuals and households, disabled persons, and persons on fixed incomes. We strongly encourage your approval of this proposed development. We hope that this project will serve as a catalyst for more affordable housing options in our community.

Please see attached 501(c)(3) determination letter from the IRS. I am also attaching information showing we serve the Arlington and Tarrant County area and detailing the services we provide to our community. Our website is <https://www.transforminglives.org> and it provides more information about our services and organization.

Should you have any questions, please feel free to contact me at (817) 332-6191.

Sincerely,

Carol Klocek  
Chief Executive Officer, Center for Transforming Lives  
(817) 332-6191  
[cklocek@transforminglives.org](mailto:cklocek@transforminglives.org)

Attachments







**Level Pathways**

***Protecting, Preparing and Positioning Homeless Teens for Their Future***

February 25, 2020

Ms. Marni Holloway, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941, Austin, Texas 78711-3941  
RE: Letter of Community Organization Support

Western Star Estates, a development for families located at 100-200 E Stephens Street, Arlington,  
HTC Application No. 20006

Dear Ms. Holloway

On behalf of Level Pathways, a 501(c)(3) non-profit organization serving the needs of individuals and their families in Dallas and Tarrant County, Texas, I am pleased to provide this letter of support for the proposed mixed-income multifamily housing community for families known as Western Star Estates (#20006). This proposed development will be located at 100-200 E Stephens Street in Arlington within the service area of the Level Pathways.

As a community service organization, the primary purpose of the Level Pathways is to enhance the lives of families in North Texas, including Dallas and Tarrant County, through programs involving education, social activities, transportation, health and nutrition. Level Pathways was established to provide a safe, secure and nurturing environment in which unaccompanied homeless youth attending high school can live, learn, graduate and develop into productive citizens. With students and host families in Irving and Arlington, we work with volunteers, local faith-based organizations, other local non-profits, to provide the fundamental tools and services to youth in need in order to end youth homelessness in this underserved area. We provide housing, food, clothing, school tutoring, medical and dental, employment, counseling, and other case management services.

There is a tremendous need in Arlington and Tarrant County area for high quality, affordable housing to assist mixed-income individuals and households, disabled persons and persons on fixed-incomes.

We strongly encourage your approval of this proposed development. We hope that this project will serve as a catalyst for more affordable housing options in our community.

Please see attached 501(c)(3) determination letter from the IRS. Our website is <https://levelpathways.org/> and it provides more information about our services and organization. Should you have any questions, please feel free to contact me at 972-887-3344.

Sincerely,

*Bob Harris*

Bob Harris

Attachments

**Level Pathways, Inc.**

**Bob Harris . Executive Director . 972-887-3344**

Corporate Address: 1711 West Irving Blvd., Suite No. 310, Irving, Texas, 75061

Executive Directors Office: 130 S. Main St., Irving, Texas 75060

[www.LevelPathway.org](http://www.LevelPathway.org) [BobH@LevelPathway.org](mailto:BobH@LevelPathway.org)

**Level Pathways, Inc. is a 501(c)3 Non-profit corporation**



RESOLUTION **2020-02-13-0021R**

**IN SUPPORT OF JES DEV CO, INC.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF TRAILSIDE CREEK, AN 80-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 10.**

\* \* \* \* \*

**WHEREAS**, JES Dev Co, Inc. (the "Applicant") has proposed an 80-unit affordable multi-family rental housing development named Trailside Creek (the "Development"), to be located at 592 Ira Lee Road in Council District 10 in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2020 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

**WHEREAS**, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

**WHEREAS**, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

**WHEREAS**, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

**WHEREAS**, the City, acting through its governing body, hereby confirms that it supports the proposed 80 unit affordable multi-family rental housing development named Trailside Creek (the "Development"), to be located at 592 Ira Lee Road in Council District 10 in the City of San Antonio, Texas and that this formal action has been taken to put on record the opinion expressed by the City on February 13, 2020; **NOW THEREFORE:**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

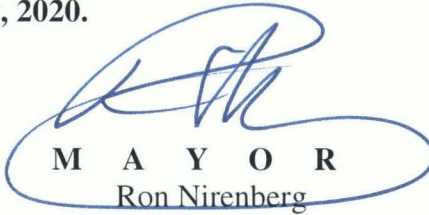
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

**SECTION 2.** The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed Trailside Creek (the "Development"), to be located at 592 Ira Lee Road in Council District 10 in the City of San Antonio, Texas.


**SECTION 3.** For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

**SECTION 4.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

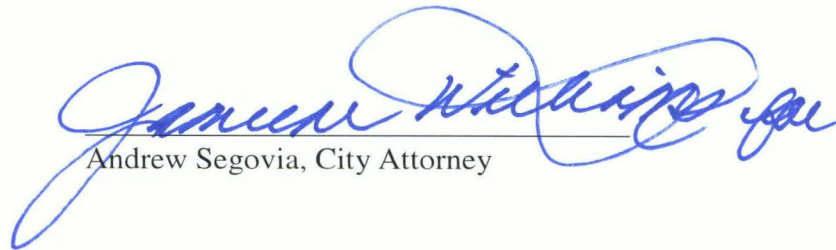
**PASSED AND APPROVED this 13<sup>th</sup> day of February, 2020.**

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Andrew Segovia, City Attorney



**STEVE ALLISON**

STATE REPRESENTATIVE

*District 121*

February 4, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th  
Austin, TX 78701-2410

Re: Support for Trailside Creek - TDHCA Project No.  
20008

Dear Ms. Holloway:

The purpose of this letter is to express my full support for Trailside Creek ("the Development"), TDHCA Project No. 20008, to be located at 592 Ira Lee Road, San Antonio, Bexar County, which has been submitted to the Texas Department of Housing and Community Affairs.

Due to the ever-increasing cost of housing in and around San Antonio, there is a strong demand for high quality, affordable housing to assist lower-income individuals and households. This application will not only provide needed housing units for seniors in my district, it will also create jobs and provide an economic benefit to the community.

Sincerely,

A handwritten signature in blue ink that reads "Steve Allison".

Steve Allison  
State Representative Steve Allison  
Texas House District 121





## Northeast Senior Assistance

2903 Nacogdoches Rd., San Antonio, TX 78217

210-967-6372 • Fax 210-824-1451

patogle@sbcglobal.net • www.neseniiorassistance.org



February 13, 2020

Ms. Marni Holloway, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711-3941

RE: Letter of Community Organization Support  
Trailside Creek, a development for seniors located at 592 Ira Lee Road, San Antonio, TX, 78218  
HTC Application No. 20008

Dear Ms. Holloway:

On behalf of Northeast Senior Assistance, a 501(c)(3) non-profit organization serving the needs of seniors in northeast San Antonio, Bexar County, Texas, I am pleased to provide this **letter of support** for the proposed mixed-income multifamily housing community for seniors known as Trailside Creek (#20008). This proposed development will be located at 592 Ira Lee Road in San Antonio within the service area of Northeast Senior Assistance.

As a community service organization, the primary purpose of Northeast Senior Assistance is to enhance the lives of San Antonio seniors through programs which allow them to live independently. Utilizing volunteers, our free services include: escorted rides to and from regular medical, dental, vision, and lab appointments; grocery shopping delivery; minor home repairs and maintenance; regular check-in calls to offer support and socialization; socialization at special events; and information and referral services.

Since our inception in 1984, we witness firsthand the tremendous need in San Antonio and Bexar County area for high quality, affordable housing to assist mixed-income individuals and households, disabled persons and persons on fixed-incomes. We strongly encourage your approval of this proposed development. We hope that this project will serve as a catalyst for more affordable housing options in our community.

Please see attached 501(c)(3) determination letter from the IRS. I am also attaching information showing we serve the San Antonio and Bexar County area and detailing the services we provide to our community. Our website is <http://www.neseniiorassistance.org/> and it provides more information about our services and organization.

Should you have any questions, please feel free to contact me at 210-967-6372.

Sincerely,

Pat Ogle, Executive Director

Attachments



# Society of St Vincent de Paul

Southwest Texas helping people in need since 1871  
PO BOX 831074, San Antonio, Texas 78283 | 210.225.7837 | www.svdpsa.org

February 21, 2020

Ms. Marni Holloway, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711-3941

RE: Letter of Community Organization Support  
Trailside Creek, a development for seniors located at 592 Ira Lee Road, San Antonio, TX,  
78218  
HTC Application No. 20008

Dear Ms. Holloway:

On behalf of the Society of St. Vincent de Paul a 501(c)(3) non-profit organization serving the needs of individuals and their families in San Antonio, Bexar County, Texas, I am pleased to provide this **letter of support** for the proposed mixed- income multifamily housing community for seniors known as Trailside Creek (#20008). This proposed development will be located at 592 Ira Lee Road in San Antonio within the service area of the Society of St. Vincent de Paul.

As a community service organization, the primary purpose of the Society of St. Vincent de Paul is to enhance the lives of San Antonio seniors and families through programs involving education, social activities, transportation, health and nutrition. The Society of St. Vincent de Paul, through our Essential Services Program, offers an array of programs and services that address basic needs. We identify the need and provide a wide variety of services for basic needs such as food, clothing, rent, furniture, prescription medicine and utility assistance. Person-to-person assistance is at the core of the Society of St. Vincent de Paul. Vincentians also visit the homes of those they assist. Through the home visit, Vincentians determine how to best help the individual or family in crisis.

In addition, limited financial assistance is provided for expenses such as utility bills, rent, and medication to low-income individuals as outlined by the Department of Housing and Urban Development. We also offer a Rapid Rehousing Program funded by Bexar County Economic and Community Development Department Development Services Division and City of San Antonio - Dept. of Human Services.



In addition, because we guide and oversee a network of more than 59 Conference distribution sites in the community (offering an array of services), we can connect those in need to the conference located closest to them.

There is a tremendous need in San Antonio and Bexar County area for high quality, affordable housing to assist mixed-income individuals and households, disabled persons and persons on fixed-incomes. We strongly encourage your approval of this proposed development. We hope that this project will serve as a catalyst for more affordable housing options in our community.

Please see attached 501(c)(3) determination letter from the IRS. I am also attaching information showing we serve the San Antonio and Bexar County area and detailing the services we provide to our community. Our website is <https://www.svdpsa.org/> and it provides more information about our services and organization.

Should you have any questions, please feel free to contact me at (210) 220-2455.

Sincerely,



Valerie Finley  
Executive Director  
The Society of St. Vincent de Paul

Attachments



**RESOLUTION NO. 2020-114**

**WHEREAS**, JES Dev Co, Inc., has proposed a development for affordable rental housing at 11<sup>th</sup> St. and Ross Ave. in the City of Waco, McLennan County, Texas; and

**WHEREAS**, JES Dev Co, Inc., has submitted a pre-application and proposes to submit a final application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Low Income Housing Tax Credit Program funds for the proposed development; and

**WHEREAS**, the proposed development is located in a census tract that has a poverty rate above 40% for individuals; and

**WHEREAS**, the application for the funding of tax credits requires a match of local funds in the form of a loan or in-kind contribution; and

**WHEREAS**, at least fifteen percent of the units in the proposed development will be rented at market rate; and

**WHEREAS**, at least five of the units will be set aside for Waco Housing Authority clients; and

**WHEREAS**, the construction and design for the proposed development are architecturally compatible with the existing neighborhood; and

**WHEREAS**, the proposed development's real property will be subject to property taxes; and

**WHEREAS**, JES Dev Co, Inc., has satisfactorily sought and received community feedback regarding the proposed development by notifying neighboring owners of the proposed development and by holding at least two public meetings within the neighborhood to provide information to and receive comments from neighboring residents,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WACO, TEXAS:**

That the City Council of the City of Waco hereby confirms its support for an affordable housing development to be developed by JES Dev Co, Inc., ("Applicant") at 11<sup>th</sup> St. and Ross Ave. in Waco, McLennan County, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on this date.

That the City Council of the City of Waco hereby approves the Applicant's application for Competitive 9% Low Income Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Housing pursuant to the Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

That the City Council of the City of Waco authorizes the proposed development to move forward in the census tract with a poverty rate above 40% for individuals.

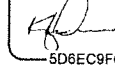
That in accordance with 10 Texas Administrative Code Section 11.9(d)(2), the City hereby commits to an in-kind contribution to the Housing in the form of a loan, grant, reduced fee, or contribution of other value for the benefit of the Housing in the amount of no less than \$500.00.

That the City Manager is authorized to execute any documents in connection therewith, including a development agreement with the Applicant.

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public, and that public notice of the time and purpose of said meeting was given as required by law.

**PASSED AND APPROVED** this 18<sup>th</sup> day of February, 2020.

DocuSigned by:

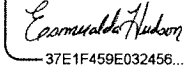
  
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Kyle Deaver, Mayor  
City of Waco, Texas

**ATTEST:**

DocuSigned by:

  
37E1F459E032456...

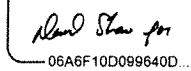
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Esmeralda Hudson, City Secretary



**APPROVED AS TO FORM & LEGALITY:**

DocuSigned by:

  
06A6F10D099640D...

---

Jennifer Richie, City Attorney



254.753.4593  
Fax: 254.752.4434

300 S. 15th Street  
Waco, TX 76701

caritas@grandecom.net  
www.caritas-waco.org

February 14, 2020

**Board of Directors**

Ms. Cindy Wood  
**President**

Ms. Angela Ragan  
**Vice President**

Mr. Gary Boyd  
**Treasurer**

Pastor Tre Baldwin  
**Secretary**

Mr. Colin O'Neill  
**Immediate Past President**

Ms. Frances Callan  
Ms. Rene Dumay  
Ms. Carole Fergusson  
Dr. Stan Madden  
Ms. Reyna Reyes  
Ms. Nicole Reynolds  
Ms. Grace Rogers  
Mr. Hector Sabido  
Dr. Jovaster Witcher

Buddy Edwards  
**Executive Director**

Ann Owen  
**Assistant Executive Director**

Alicia Jallah  
**Assistant Executive Director**

Ms. Marni Holloway, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas  
78711-3941

RE: Letter of Community Organization Support  
Paige Estates, a development for seniors located at 11<sup>th</sup> and Ross Streets,  
Waco, 76706  
HTC Application No. 20010

Dear Ms. Holloway:

On behalf of Caritas of Waco, a 501(c)(3) non-profit organization serving the needs of individuals and their families in Waco, McLennan County, Texas, I am pleased to provide this **letter of support** for the proposed mixed-income multifamily housing community for seniors known as Paige Estates (#20010). This proposed development will be located at 11<sup>th</sup> and Ross Streets in Waco within the service area of Caritas of Waco.

As a community service organization, the primary purpose of Caritas of Waco is to enhance the lives of Waco families through programs involving education, social activities, transportation, health and nutrition. Caritas of Waco assists people in need by providing various programs such as Emergency Assistance; which assists with basic needs such as food, prescription drugs, clothing, household items and utilities; Case Management; Veteran Case Management; Caritas Thrift Stores; and Gifts-in-Kind.

There is a tremendous need in Waco and McLennan County area for high quality, affordable housing to assist mixed-income individuals and households, disabled persons and persons on fixed-incomes. We strongly encourage your approval of this proposed development. We hope that this project will serve as a catalyst for more affordable housing options in our community.



United Way  
of Waco - McLennan County

Please see attached 501(c)(3) determination letter from the IRS. I am also attaching information showing we serve the Waco and McLennan County area and detailing the services we provide to our community. Our website is [caritas-waco.org](http://caritas-waco.org) and it provides more information about our services and organization.

Should you have any questions, please feel free to contact me at 254-753-4593.

Sincerely,

A handwritten signature in blue ink that reads "Buddy Edwards". The signature is fluid and cursive, with the first name "Buddy" being more prominent than the last name "Edwards".

Buddy Edwards  
Executive Director

Caritas of Waco

254-753-4593

[BEwards@caritas-waco.org](mailto:BEwards@caritas-waco.org)

Attachments



February 14, 2020

Ms. Marni Holloway, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711-3941

RE: Letter of Community Organization Support  
Paige Estates, a development for seniors located at 11<sup>th</sup> and Ross Streets, Waco, 76706  
HTC Application No. 20010

Dear Ms. Holloway:

On behalf of Meals on Wheels Waco, a 501(c)(3) non-profit organization serving the needs of individuals and their families in Waco, McLennan County, Texas, I am pleased to provide this **letter of support** for the proposed mixed-income multifamily housing community for seniors known as Paige Estates (#20010.) This proposed development will be located at 11<sup>th</sup> and Ross Streets in Waco within the service area of Meals on Wheels Waco.

As a community service organization, the primary purpose of the Meals on Wheels Waco is to enhance the lives of senior citizens and their families through programs involving nutrition, social activities, transportation, and education. Meals on Wheels Waco assists people in need by providing meals and more to disabled and/or homebound seniors living in our community. The home deliveries allow Meals on Wheels Waco to provide more than a meal which allows seniors to remain in their own homes.

- Safety checks five times a week
- Interaction with our volunteers
- Provides relief to family members who normally prepare meals
- Offers peace of mind and assurance for non-live-in family member
- Helps spot problems with seniors before they become serious.

There is a tremendous need in Waco and McLennan County area for high quality, affordable housing to assist mixed-income individuals and households, disabled persons and persons on fixed-incomes. We strongly encourage your approval of this proposed development. We hope that this project will serve as a catalyst for more affordable housing options in our community.

Please see attached 501(c)(3) determination letter from the IRS, the handout detailing the services we provide in Waco and McLennan, Falls and Hill Counties. Our website is [mowwaco.org](http://mowwaco.org) and it provides more information about our services and organization.

Should you have any questions, please feel free to contact me at 254-752-0316.

Sincerely,



Debra L. King  
Executive Director  
Meals on Wheels Waco  
254-752-0316  
[debbie@mowwaco.org](mailto:debbie@mowwaco.org)

Attachments





DOING  
THE MOST  
GOOD

**William Booth, Founder**  
**Brian Peddle, General**  
**Willis Howell, Territorial Commander**  
**Lt. Colonel Ronnie Raymer, Divisional Commander**  
**Majors Jim and April Taylor, Corps Officers**

February 26, 2020

Ms. Marni Holloway, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711-3941

RE: Letter of Community Organization Support  
Paige Estates, a development for seniors located at 11th and Ross Streets, Waco, 76706  
HTC Application No. 20010

Dear Ms. Holloway:

On behalf of The Salvation Army, a 501(c)(3) non-profit organization serving the needs of individuals and their families in Waco, McLennan County, Texas, I am pleased to provide this letter of support for the proposed mixed-income multifamily housing community for seniors known as Paige Estates (#20010). This proposed development will be located at 11th and Ross Streets in Waco within the service area of The Salvation Army.

The Salvation Army assists people in need by providing various programs such as emergency shelter and transitional housing, assistance in crisis situations, and services targeted towards seniors including housing and social activities.

There is a tremendous need in Waco and McLennan County area for high quality, affordable housing to assist mixed-income individuals and households, disabled persons and persons on fixed-incomes. We strongly encourage your approval of this proposed development. We hope that this project will serve as a catalyst for more affordable housing options in our community.

Please see attached 501(c)(3) determination letter from the IRS. I am also attaching information showing we serve the Waco and McLennan County area and detailing the services we provide to our community. Our website is <https://www.salvationarmytexas.org/> and it provides more information about our services and organization.

Should you have any questions, please feel free to contact me at 254-756-7271.

Sincerely,

Major James Taylor  
The Salvation Army  
[james.taylor@uss.salvationarmy.org](mailto:james.taylor@uss.salvationarmy.org)

Attachment

## Community Input Scoring Items

TDHCA#: 20011

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

**A. Catholic Charities of the Archdiocese of Galveston-Houston**

Name of Community Organization

Bart Ferrell

Contact Name

Support

Opposition

**B. ArtReach**

Name of Community Organization

Nicole Moraw

Contact Name

Support

Opposition

**C. Goodwill Industries of Houston**

Name of Community Organization

Christina Petrossi

Contact Name

Support

Opposition

**D. Second Ward Super Neighborhood**

Name of Community Organization

Thomas Garcia-Prats

Contact Name

Support

Opposition

**E. Oaklawn / Fullerton Civic Club**

Name of Community Organization

Mark Rodriguez

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Support

Opposition

Contact Name

City of Houston, Texas, Resolution No. 2020- 1

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

**Housing and Community Development Department**  
**Schedule I - Resolutions of Support - City of Houston Projects**

<b>Applicant Name</b>	<b>Project Name</b>	<b>Project Address</b>	<b>TDHCA Number</b>
Westview Terrace Apartments, LP	Westview Terrace	Approximately 1222 Witte Road	20099
Greens on Westview LP	Greens on Westview	1212 W Sam Houston Pkwy N	20269
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of W. Gulf Bank	20125
Heritage Senior Residences, L.P.	Heritage Senior Residences	NEC Center St. and Moy St.	20204
Houston Ella 1718 W 26, LP	The Ella	1718 W. 26th Street	20138
CSH Dian Street Villas, Ltd.	Dian Street Villas	1433 Dian Street	20116
Magnificat Permanent Affordable, LLC	Magnificat Permanent Affordable Housing	3300 Caroline St.	20114
DWR Regency 20, LP	Regency Lofts	3232 Dixie Dr.	20097
Hebron Village Ltd.	Hebron Village Supportive Housing	7350 Calhoun Rd	20053
Trinity East Village Family, LLC	Trinity East Village Family Housing	2707 St. Charles St.	20080
Evening Star Senior Housing Limited Partnership	Evening Star Villa	11800 South Glen Dr	20047
DDC Merritt Novo, Ltd	Merritt Novo Senior Village	1120 Dairy Ashford	20315
Campanile on Briar Hollow LP	Campanile on Briar Hollow	SEC of Post Oak Blvd. & Briar Hollow Ln.	20223
NH Canal Lofts	Canal Lofts	5601 Canal Street	20011
Lockwood South Apts, LP	Lockwood South Apartments	Approx. 560' west of Lockwood Drive & Buffalo Bayou at Drennan Street	20077
Jackson Hinds Gardens, Inc.	Jackson Hinds Gardens	607 Thornton Road	20189
DWR OST 20, LP	OST Lofts	5520 Old Spanish Trail	20128
2020 Southlawn 90, LP	Southlawn at Milby	1810 Milby Street	20100
NHH Savoy, Ltd.	New Hope Housing Savoy	approximately 6301 Savoy Drive	20075
Richmond Senior Village, Ltd.	Richmond Senior Village	5615 Richmond Avenue	20141
Greenridge Terrace, LP	Greenridge Terrace	Approximately 6000 block of Beverly Hill Street	20101
Connect South Apts, LP	Connect South Apartments	6440 Hillcroft Avenue	20082

# TEXAS HOUSE OF REPRESENTATIVES

**CAPITOL OFFICE:**  
P.O. Box 2910  
AUSTIN, TX 78768-2910  
(512) 463-0614  
FAX: (512) 463-0612



**DISTRICT OFFICE:**  
1233 MERCURY DRIVE  
HOUSTON, TX 77029  
(713) 675-8596  
FAX: (713) 675-8599

**ANA HERNANDEZ**  
DISTRICT 143

February 25, 2020

Ms. Marni Holloway  
Director, Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Re: Project #20011 - Canal Lofts 9% Housing Tax Credit Program Application

Dear Ms. Holloway,

As the State Representative for District 143, I write this letter in support of Project #20011, Canal Lofts at 5601 Canal Street, Houston, TX 77011 and their pending application for the 9% Housing Tax Credits with the Texas Department of Housing and Community Affairs (TDHCA). As a supporter of affordable housing, it is encouraging to see an avid interest in affordable housing development in our community.

The proposed project seeks to address the need for affordable housing amid rapid rising costs and threats of displacement among residents in the community. I appreciate the work that NH Canal LP (Blazer/Nantucket Housing, LLC) has done to reach out to local stakeholders like civic clubs and super neighborhoods that would be directly impacted by their project in an effort to earn their support.

Affordable housing is a critical need in our community and it is my hope that the Canal Lofts project is one that positively transforms our community and benefits families in my district and in the surrounding area. If you have any questions, please do not hesitate to contact my office.

Kind regards,

A handwritten signature in black ink that reads "Ana Hernandez".

Ana Hernandez  
State Representative



February 12, 2020

Texas Dept. of Housing & Community Affairs  
Marni Holloway, Director of Multifamily Finance  
P.O. BOX 13941  
Austin, TX 78711-3941

RE: Canal Lofts – TDHCA # 20011

Dear Ms. Holloway:

I am writing to you to express our support for NH Canal LP / Blazer in their development of Canal Lofts, TDHCA # 20011, a mixed-income affordable multifamily housing community to be located at 5601 Canal Street, Houston, Texas 77011.

There is considerable demand for high-quality affordable housing in Houston's East End/Second Ward and we believe this multifamily community will help to address that need. This development would give prospective residents the opportunity to enjoy a comfortable and safe living environment at an affordable price and allow existing neighborhood residents the opportunity to stay in their community rather than being priced out by new development.

Guided by God's love, Catholic Charities helps people in southeast Texas by providing caring, compassionate services and advocating for social justice in collaboration with parishes and communities. If I can be of further assistance, please do not hesitate to contact me at [bferrell@catholiccharities.org](mailto:bferrell@catholiccharities.org).

Sincerely,



Bart Ferrell, CPA  
Chief Financial Officer  
Catholic Charities of the Archdiocese of Galveston-Houston  
2900 Louisiana Street  
Houston, TX 77006  
Phone: 713-874-6713  
Email: [bferrell@catholicchariteis.org](mailto:bferrell@catholicchariteis.org)



# ARTreach

Nonprofit arts network

We use the arts to change lives.

**ARTreach Board of Directors**  
President- Ernest Lewis III  
Secretary- Nicole Moraw

**Executive Director**  
Anne Campbell

**Community Partners**

Mamie George Community Center  
Fort Bend County Public Libraries  
FBC Juvenile Detention Center  
Boys and Girls Club of Houston  
Arrow Child & Family Ministries  
The Forum at Memorial Woods  
Providence Place Senior Living  
Harris County Public Library  
Landon Ridge Sugar Land  
Campanile at Jones Creek  
Campanile at Justice Park  
Lamar Consolidated ISD  
Krause Children's Center  
Spaulding for Children  
Brazos Senior Villas  
Parks Youth Ranch  
Fort Bend YMCA  
T.W. Davis YMCA  
Making it Better  
Houston ISD  
Katy ISD

February 19, 2020

Texas Department of Housing and Community Affairs  
Marni Holloway, Director of Multifamily Finance  
P.O. Box 13941  
Austin, TX 78711-3941

RE: Canal Street Apartments - TDHCA # 20011

Dear Ms. Holloway:

I am writing to you to express our support for Nantucket Housing, LLC in their development of Canal Lofts, TDHCA # 20011, an affordable multifamily housing community to be located at 5601 Canal Street, Houston, TX 77011.

There is a need for quality affordable housing in East Houston and we believe this multifamily community will help to fill that need. This development would give the opportunity to enjoy a comfortable and safe living environment at an affordable price.

Our organization serves citizens of the Greater Houston area by connecting professional artists and their customized programs to underserved communities. ARTreach offers visual art, dance, music, and theater programs that create positive change in our clients' education, health, quality of life and wellbeing.

If I can be of further assistance to this important cause, please do not hesitate to contact me at 832-544-0239 or [n.moraw@artreachtexas.org](mailto:n.moraw@artreachtexas.org).

Sincerely,

**Nicole Moraw**  
Executive Director, ARTreach  
[www.artreachtexas.org](http://www.artreachtexas.org)  
[n.moraw@artreachtexas.org](mailto:n.moraw@artreachtexas.org)  
832-544-0239

23501 Cinco Ranch Blvd.  
Suite H120, #262  
Katy, TX 77494  
[info@artreachonline.org](mailto:info@artreachonline.org)  
[www.artreachtexas.org](http://www.artreachtexas.org)





**Goodwill Industries  
of Houston**

February 21, 2020

**OFFICERS OF THE CORPORATION**

Tommy Moore\*\*  
Board Chairman

Craig Nunez\*\*  
Vice Chairman

Ann Deaton\*\*  
Treasurer

Rich Jochetz\*\*  
Secretary

Bill J. Kacal\*  
Senior Chairman

Jim R. Smith\*  
Chairman Emeritus

Steven P. Lufburrow\*\*  
President/CEO

**BOARD OF DIRECTORS**

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Stephanie Donaho

Scott Doyle

John Ebeling\*

Dick Hite

Keith Kreuer

Virginia Li

George Lindahl\*

Allene Lucas\*

Elexa Orrange-Allen

Coleman Rowland

Sandy Scott\*\*

Robert N. Shaw

Jim Vanderhider\*\*

Henry D. Wilde, Jr., M.D.\*

William Key Wilde\*

Ms. Marni Holloway, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711

**Attn: Canal Lofts**

**Re: TDHCA #20011 – Canal Lofts  
5601 Canal Street, Houston, TX 77011**

Dear Ms. Holloway,

Goodwill Houston is sending a letter of support for the proposed development of Canal Lofts, TDHCA application #20011, located at 5601 Canal Street in Houston, Texas in Harris County. There is a growing need for mixed-income affordable multifamily housing in the community, especially to attract new industry and sustain businesses in the area. Canal Lofts could provide new, safe and affordable housing options for the community that we serve.

Goodwill Industries of Houston is a 501(c)3 community organization that provides the greater Houston area with employment services, including assessment, individual development plans, work readiness training, job placement, and retention services for individuals with disabilities and barriers to employment. We serve veterans, youth, senior citizens, re-entry participants, the general public, and persons with disabilities.

Thank you for your consideration and support.

Truly,

  
Christina Petrossi  
Workforce Development Manager

\* Life Member

\*\* Executive Committee Member



February 17, 2020

Ms. Sharon Gamble, Administrator  
9% Tax Credit Program  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701



Dear Ms. Gamble,

I am writing on behalf of the leadership council of Second Ward Super Neighborhood (SN63) – to express its support for TDHCA Application #20011, NH Canal LP aka Canal Lofts, to be located at 5601 Canal St. in Houston in Harris County. I can assure you that the East End community is in need of additional affordable housing, particularly in our area of rapid gentrification where lifelong residents are, and have been, under threat of displacement due to rising housing costs.

- Second Ward Super Neighborhood was recognized by Mayor Lee Brown in the year 2000 and has been an active neighborhood organization since its founding.
- At least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization.
- None of the following individuals participated in the deliberations or voted on the decision to provide the statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.

Included with this letter of support is a boundary map of the Second Ward Super Neighborhood, as well as its Bylaws. A super neighborhood is a geographically designated area where residents, civic organizations, institutions and businesses work together to identify, plan, and set priorities to address the needs and concerns of their community. The super neighborhood elects a council comprised of area residents and stakeholders that serves as a forum to discuss issues and identify and implement priority projects for the area. The Second Ward Super Neighborhood is a recognized organization by the City of Houston.

Please accept this letter and look with favor on the Canal Lofts development by Blazer, through its affiliates, for housing tax credits, which will help create much needed affordable housing for the Second Ward.

Sincerely,

Thomas Garcia-Prats  
President  
Second Ward Super Neighborhood

February 17, 2020

Texas Dept. of Housing & Community Affairs  
Marni Holloway, Director of Multifamily Finance  
P.O. BOX 13941  
Austin, TX 78711-3941

RE: Canal Lofts – TDHCA # 20011

Dear Mrs. Holloway:

I am writing to you to express our support for NH Canal LP / Blazer in their development of Canal Lofts, TDHCA # 20011, a mixed-income affordable multifamily housing community to be located at 5601 Canal Street, Houston, Texas 77011.

This development would give prospective residents the opportunity to enjoy a comfortable and safe living environment at an affordable price and allow existing residents the opportunity to stay in their community rather than being priced out by new development.

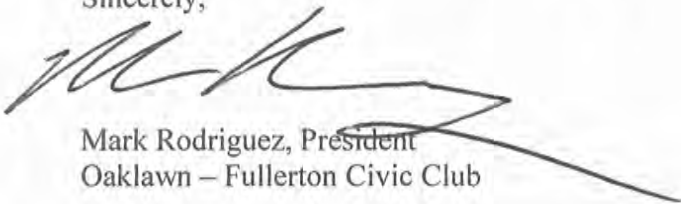
The development location adjacent to Constable Precinct 6 building, and Burnett Elementary has access to METRO public transportation to Sellers Brother Grocery Store, CVS Pharmacy and several businesses in the Area. In an Urban setting access to those components while maintaining the character of a Neighborhood are hard to find.

Second Ward, our neighborhood, where Canal Lofts, TDHCA #20011 is being proposed. It has a very diverse population, a strong sense of Community, and it is rich in Arts, History and Traditions. Our Neighborhood offers more than a location for such project. And for that reason, current residents see the proposed development as a partnership for the overall well being on future and existing residents.

Oaklawn/Fullerton Civic Club represents East End/ Second Ward homeowners residing south of Canal St., north of Harrisburg Blvd., east of Lockwood Dr. and west of Oldham St.

If I can be of further assistance, please do not hesitate to contact me at [markrodr2000@yahoo.com](mailto:markrodr2000@yahoo.com).

Sincerely,



Mark Rodriguez, President  
Oaklawn – Fullerton Civic Club

# Community Input Scoring Items

TDHCA#: 20012

Self Score Total: 79

## 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Midland

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

## 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

## 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

## 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

A.

Name of Community Organization

Support

Opposition

Contact Name

B.

Name of Community Organization

Support

Opposition

Contact Name

C.

Name of Community Organization

Support

Opposition

Contact Name

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name



TEXAS HOUSE OF REPRESENTATIVES  
TOM CRADDICK  
DISTRICT 82  
CRANE DAWSON MARTIN MIDLAND UPTON

February 11<sup>th</sup>, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Re: Support for the Merritt Gardens senior housing in Midland, Texas, TDHCA Application #20012

Dear Mr. Wilkinson,

This letter is in support of the Merritt Gardens senior housing project (TDHCA #20012) and an award of tax credits for such project, located at 5606 & 5614 Starboard Drive Midland, Texas.

This new senior community will contribute to the need for senior affordable housing in Midland. Thank you for giving your consideration to this application. If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Tom Craddick".

Tom Craddick  
Texas State Representative  
House District 82

RESOLUTION NO. 2020-050

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS SUPPORTING THE PROPOSED MERRITT GARDENS HOUSING DEVELOPMENT; THE APPLICANT IS DDC MERRITT GARDENS, LTD.; THE PROPOSED DEVELOPMENT IS LOCATED AT 5606 STARBOARD; PROVIDING AN EFFECTIVE DATE; AND AUTHORIZING AND DIRECTING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

**WHEREAS**, DDC Merritt Gardens, Ltd. and its affiliates (the “Applicant”) propose to build a development for rental housing with approximately 120 residential units located at 5606 Starboard, Midland, Texas 79705, named Merritt Gardens (the “Housing”), with some having restrictions on the incomes of the residents and the rents that can be charged to them; and

**WHEREAS**, the Applicant will be submitting an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2020 Competitive 9% Housing Tax Credits for the Housing, and its application has not yet been assigned a number; and

**WHEREAS**, the City of Midland, Texas believes the development of the Housing will be beneficial to the City and its residents and desires to evidence its support for such development;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS:**

**SECTION ONE.** That the City of Midland, Texas, acting through its governing body, hereby confirms that it supports the proposed Merritt Gardens development located at 5606 Starboard, Midland, Texas 79705, and that this formal action has been taken to put on record the opinion expressed by the City of Midland, Texas on February 25, 2020.

**SECTION TWO.** That for and on behalf of the governing body of the City of Midland, Texas, Amy M. Turner, City Secretary, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

**SECTION THREE.** That this resolution shall become effective on February 25, 2020.

On motion of Council member Robnett, seconded by Council member Norman, the above and foregoing resolution was adopted by the City Council of the City of Midland at a regular meeting on the 25th day of February, A.D., 2020, by the following vote:

Council members voting "AYE": Blong, Trost, Robnett, Payton, Dufford, Ladd, Norman

Council members voting "NAY": None



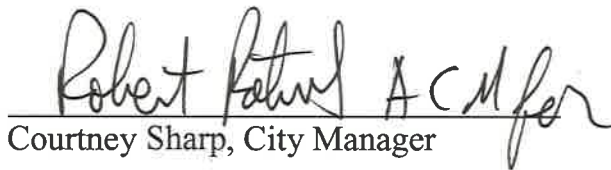
Patrick Payton, Mayor

ATTEST:



Amy M Turner, City Secretary

RECOMMENDED AND APPROVED:



Courtney Sharp, City Manager

APPROVED ONLY AS TO FORM:



John Ohnemiller, City Attorney

## Community Input Scoring Items

TDHCA#: 20015

Self Score Total: 123

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

Montgomery County Commissioners Court

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 8

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 0

A.

Name of Community Organization

Contact Name

Support

Opposition



JAN 28 2020

RESOLUTION AND ORDER

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

On the 28th day of January, 2020, at a duly posted and called meeting of the Commissioners Court of Montgomery County, Texas, on motion of Commissioner Meador, seconded by Commissioner Riley, duly put and carried:

WHEREAS, New Caney Oaks Housing, Ltd. has proposed the acquisition and rehabilitation of the development of affordable rental housing known as "New Caney Oaks" located at 19633 FM 1485 Rd in New Caney, Montgomery County, Texas; and

WHEREAS, New Caney Oaks Housing, Ltd. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Housing Tax Credits for the New Caney Oaks development; and

WHEREAS, in accordance with Section 11.9(d)(1) of the Qualified Allocation Plan, an application may qualify for points for a resolution voted on and adopted from the governing body expressly setting forth that Montgomery County supports New Caney Oaks; and

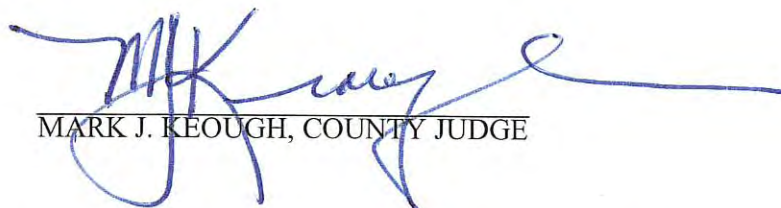
WHEREAS, New Caney Oaks Housing, Ltd. has requested a grant in the amount of \$7,375.00 for the New Caney Oaks development as a commitment of Development funding from Montgomery County, Texas.

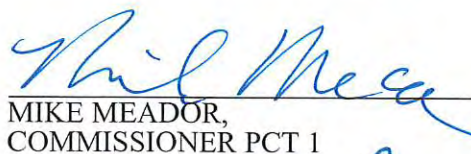
NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS, the following:

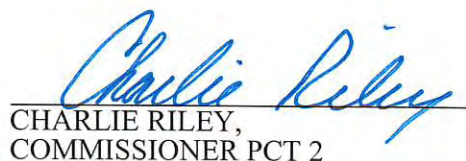
- 1. Montgomery County hereby adopts this resolution as evidence to its commitment of funds in the amount of \$7,375.00 to be provided to the development in the form of reduced permit fees for the improvements; and
2. Montgomery County hereby confirms that it supports the proposed New Caney Oaks development located at 19633 FM 1485 Rd New Caney, Texas 77357 and that this formal action has been taken to put on record the opinion expressed by the Montgomery County Commissioners Court on this 28th day of January, 2020; and
3. Montgomery County hereby supports the proposed New Caney Oaks development, and confirms that the Commissioners Court has voted specifically to approve the construction/rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(A)(4); and
4. Mark J. Keough, County Judge of Montgomery County, Texas, and/or James Metts, Precinct 4 Commissioner of Montgomery County, Texas are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

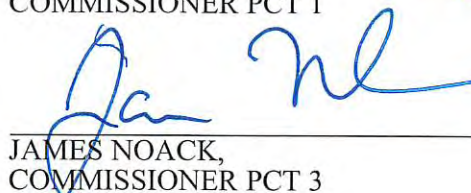
PASSED AND APPROVED this 28 day of January, 2020.

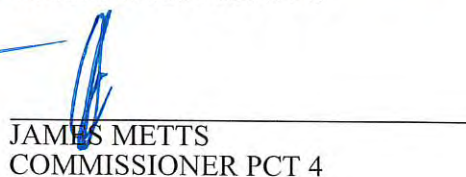
**MONTGOMERY COUNTY, TEXAS**

  
MARK J. KEOUGH, COUNTY JUDGE


  
MIKE MEADOR,  
COMMISSIONER PCT 1

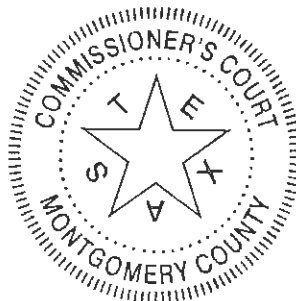
  
CHARLIE RILEY,  
COMMISSIONER PCT 2

  
JAMES NOACK,  
COMMISSIONER PCT 3

  
JAMES METTS  
COMMISSIONER PCT 4

ATTEST:

  
MARK TURNBULL,  
COUNTY CLERK



# New Caney Oaks Community Board

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February 19, 2020

James E. Washburn  
New Caney Oaks Housing, Ltd.  
P.O. Box 489  
New Caney, Texas 77357

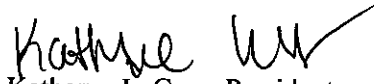
Mr. Washburn,

We have received the notification that New Caney Oaks Housing, Ltd. is submitting an application to the TDHCA for a rehabilitation of New Caney Oaks. I am a director of the New Caney Oaks Community Board whose boundaries incorporate this property.

I am pleased to support this project, and the owners, in their venture to apply for tax credits. This apartment complex is an older property that desperately needs a rehabilitation in order to continue as a safe apartment complex.

If you need any additional information, you can contact me at your convenience.

Sincerely,

  
Katheryn LeCaur, President  
New Caney Oaks Community Board

## Community Input Scoring Items

TDHCA#: 20016

Self Score Total: 121

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Hopkins County Community Action Network, Inc. dba CANHelp

Name of Community Organization

Shanna Martin

Contact Name

Support

Opposition

B. Sulphur Springs Senior Citizen Activity Center dba Senior Citizens Center

Name of Community Organization

Karen Weatherman

Contact Name

Support

Opposition

C. East Texas Food Bank

Name of Community Organization

Dennis J. Cullinane

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

The State of Texas  
House of Representatives

P.O. Box 2910  
Austin, Texas 78768  
Tel: 512-463-0880  
Fax: 512-463-2188



Representing  
Hunt, Hopkins, and  
Van Zandt Counties

**Dan Flynn**

State Representative • District 2

2/21/20

Mr. Bobby Wilkinson, Director  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Reserve at Sulphur Springs  
NWC League St. S and Bell St

Dear Mr. Wilkinson,

I received the Public Notification for Reserve at Sulphur Springs, located at the above address in Sulphur Springs, Texas and in Texas State House District 2, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Flynn", followed by a horizontal line.

Dan Flynn  
State Representative  
District 2  
Texas House of Representatives

February 24, 2020

Executive Director Bobby Wilkinson  
Texas Department of Housing and  
Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Letter of Support – Reserve at Sulphur Springs

Dear Mr. Wilkinson:

Please let this letter serve to acknowledge that CANHelp supports Reserve at Sulphur Springs, a proposed senior multifamily affordable housing community located at Approx. NWC League St. S and Bell St. Sulphur Springs, TX 75482, in the City of Sulphur Springs.

CAN Help is a certified 501c(3) non-profit organization whose mission is to provide assistance to individuals in the communities of Sulphur Springs and Hopkins County. CANHelp offers programs and training to those who want to become financially self-sufficient, various food and health items, and other basic needs to those experiencing crises, as well as information and referral services to those who call 2-1-1 Texas. CANHelp also houses a 10,000 square foot thrift store run by dedicated staff and volunteers. Every service CANHelp provides upholds our core values of people, faith, integrity, excellence, and partnerships. CANHelp and our staff are dedicated to their clients and the community. We strive to change lives in our communities and to help guide people toward self-sufficiency.

Should you require any additional information or have questions about our organization, please feel free to contact me. Attached is some material about our organization and its services. Thank you for your kind attention.

We look forward to hearing a positive outcome of this application process for Reserve at Sulphur Springs.

Sincerely,



Shanna Martin  
Executive Director

cc: Reserve at Sulphur Springs

*Senior Citizens Center  
And Meal A Day Program  
150 Martin Luther King Blvd.  
Sulphur Springs, Texas 75482*

February 27, 2020

Executive Director Bobby Wilkinson  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

Re Letter of Support - Reserve at Sulphur Springs

Dear Mr. Wilkinson:

The purpose of this letter is to express our support for The Reserve at Sulphur Springs, a proposed senior multifamily affordable housing community located at Approx NWC League St S and Bell St. in the city of Sulphur Springs, Texas 75482

The mission of the Sulphur Springs Senior Citizens Center is to provide a safe place for Seniors 50+ to go and have a great time while playing games, exercising, eating lunch, and to attend different educational programs during the month. The Senior Citizens Center also gives Seniors a place to fellowship, meet new friends and connect with old friends. Our Community is growing which means the Senior Citizen population is growing. We are now in the process of building a brand new Senior Citizens Center that will be located at 301 Oak Ave Sulphur Springs, Texas 75482.

There is a greater need for affordable and safe housing for our Senior Citizens. The Reserve at Sulphur Springs could provide such housing. Overall, the well-being of all members within the community is critically important to growth and long term sustainability for our city.

The Sulphur Springs Senior Citizens Center is a non profit organization located at 150 Martin Luther King Blvd. Sulphur Springs, Texas 75482. As part of the neighborhood and community in which the Reserve at Sulphur Springs will be located, we strongly support affordable housing and affordable rental rates. Meals on Wheels and the Meal A Day Program will both be available to the Seniors who choose to live in the Reserve at Sulphur Springs.

Ultimately, we look forward to seeing this project developed.

Please feel free to contact me if you need further information.  
Karon Weatherman, (903) 885-1661.

Sincerely,

A handwritten signature in blue ink that reads "Karon Weatherman". The signature is fluid and cursive, with a large initial "K" and a long, sweeping underline.

Karon Weatherman  
Director, Senior Citizens Center  
Director of Meal A Day Program  
Sulphur Springs, Texas





February 24, 2020

Executive Director Bobby Wilkinson  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

Re: Letter of Support – Reserve at Sulphur Springs

Dear Mr. Wilkinson:

Please let this letter serve to acknowledge that East Texas Food Bank supports Reserve at Sulphur Springs, a proposed senior multifamily affordable housing community located at Approx. NWC League St. S and Bell St. Sulphur Springs, TX 75482, in the City of Sulphur Springs.

East Texas Food Bank is a certified 501c(3) non-profit organization that has provided food to over 200 partner agencies and food programs, in an effort to feed children, the working poor and seniors throughout 26 counties in East Texas. A member of Feeding America, The East Texas Food Bank is one of four food banks that serves the Gulf Coast Region who are pre-staged with food products from Feeding America, to respond to disasters.

Should you require any additional information or have questions about our organization, please feel free to contact me. Attached is some material about our organization and its services. Thank you for your kind attention.

We look forward to hearing a positive outcome of this application process for Reserve at Sulphur Springs.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dennis J. Gullinane".

Dennis J. Gullinane  
Chief Executive Officer

cc: Reserve at Sulphur Springs

# Community Input Scoring Items

TDHCA#: 20018

Self Score Total: 131

## 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested 17

City of Fort Worth

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

## 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

## 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

## 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

### A. North Side Intercommunity

Name of Community Organization

Adam Johnson

Contact Name

Support

Opposition

### B. Meals on Wheels

Name of Community Organization

Carla Jutson

Contact Name

Support

Opposition

### C.

Name of Community Organization

Contact Name

Support

Opposition

### D.

Name of Community Organization

Contact Name

Support

Opposition

### E.

Name of Community Organization

Contact Name

Support

Opposition

### F.

Name of Community Organization

Contact Name

Support

Opposition

# A Resolution

NO. 5187-02-2020

**SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE PARK TOWER, COMMITTING DEVELOPMENT FUNDING, AND DETERMINING THAT THE PARK TOWER CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN THE TRINITY RIVER VISION TAX INCREMENT FINANCING DISTRICT**

**WHEREAS**, the City's 2019 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

**WHEREAS**, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

**WHEREAS**, HTG Jacksboro, LLC, an affiliate of Housing Trust Group, has proposed a development for mixed income affordable multifamily rental housing named The Park Tower to be located at 1209 Jacksboro Highway in the City of Fort Worth;

**WHEREAS**, HTG Jacksboro, LLC has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2020 Competitive (9%) Housing Tax Credits for The Park Tower apartments, a new complex consisting of approximately 90 units, of which at least ten percent (10%) of the total units will be set aside for households earning at or below thirty percent (30%) Area Median Income and at least ten percent (10%) of the total units will be market rate units;

**WHEREAS**, TDHCA's 2020 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

**WHEREAS**, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located;

**WHEREAS**, the QAP also provides that an application may qualify for an additional two (2) points if a development is explicitly identified in a resolution as "contributing more than any other to the concerted revitalization efforts" of a municipality;

**WHEREAS**, the City created the Trinity River Vision Tax Increment Financing District ("TIF") in 2003 in accordance with Chapter 311 of the Texas Tax Code by which local governments can publicly finance needed structural improvements and enhanced infrastructure within a defined area called a reinvestment zone;

**WHEREAS**, The Park Tower apartments are located in the Trinity River Vision TIF; and

**WHEREAS**, the City has determined that the application for The Park Tower apartments submitted to TDHCA by HTG Jacksboro, LLC qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in the Trinity River Vision TIF

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of HTG Jacksboro, LLC to the Texas Department of Housing and Community Affairs for 2020 Competitive (9%) Housing Tax Credits for the purpose of the development of The Park Tower apartments to be located at 1209 Jacksboro Highway (TDHCA Application No. 20018), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

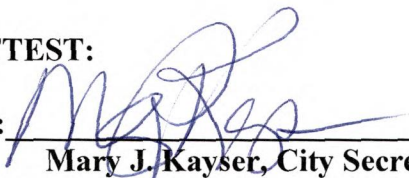
The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed **\$2,500.00** to HTG Jacksboro, LLC conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies The Park Tower apartments (TDHCA Application No. 20018) as the development in the 2020 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in the Trinity River Vision TIF, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, HTG Jacksboro, LLC.

Adopted this 18th day of February 2020.

**ATTEST:**

By:   
Mary J. Kayser, City Secretary





February 26, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct The Park Tower in Fort Worth, Texas, TDHCA Application #20018**

Dear Mr. Wilkinson,

Please accept this letter expressing my support for The Park Tower developer's request to allocate tax credits from the Texas Department of Housing and Community Affairs to The Park Tower, TDHCA Application #20018.

I support this development, which is to be located at 1209 Jacksboro Highway in Fort Worth, Texas in Tarrant County. As the Texas Representative of District 90 in which Fort Worth is located, I see an increasing need for affordable housing in my district and across Fort Worth.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ramon Romero, Jr.', written in a cursive style.

Ramon Romero, Jr.  
State Representative, District 90

# NICA Northside Inter-Community Agency, Inc.

---

1600 Circle Park Boulevard Fort Worth, TX 76164

Phone: 817-626-1102 Fax: 817-626-9043

Email: [info@nicaagency.org](mailto:info@nicaagency.org)

February 15, 2020

Val DeLeon  
Housing Trust Group  
7035 Bee Caves Road, Suite 203  
Austin, TX 78746

Via Email

Re: The Park Tower, TDHCA# 20018

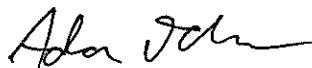
Dear Mr. DeLeon,

Northside Inter-Community Agency is pleased to present this letter of support for The Park Tower. The Park Tower is proposing a new construction development of 90 units to be located at 1209 Jacksboro Highway.

Northside Inter-Community Agency is a 501(c)(3) tax exempt entity. Our mission is to break the cycle of poverty through nurturing those in need, while helping them to cultivate the skills to support themselves and their neighbors. These services are available for residents of Fort Worth, and we serve the North Side Neighborhood, for which the Park Tower will be located.

Thank you for your consideration. If you have any questions or need any additional information, please feel free to contact Adam Johnson, (817) 626-1102.

Sincerely,



Adam Johnson, LMSW  
Executive Director  
1600 Circle Park Blvd. | Fort Worth | TX 76164  
[www.NICAagency.org](http://www.NICAagency.org) | 817 626-1102



*Delivering meals and so much more...®*

February 24, 2020

Val DeLeon  
Housing Trust Group  
7035 Bee Caves Road, Suite 203  
Austin, TX 78746

Via Email

Re: The Park Tower, TDHCA# 20018

Dear Mr. DeLeon,

Meals On Wheels, Inc. of Tarrant County is pleased to present this letter of support for The Park Tower. The Park Tower is proposing a new construction development of 90 units to be located at 1209 Jacksboro Highway, Fort Worth, Texas.

Meals On Wheels, Inc. of Tarrant County is a 501(c)(3) tax exempt entity, which prepares and delivers fresh meals to homebound disabled persons. These services are available for residents of Fort Worth, and we serve the North Side Neighborhood, for which the Park Tower will be located.

Thank you for your consideration. If you have any questions or need any additional information, please feel free to contact me at 817-258-6415.

Sincerely,

A handwritten signature in blue ink that reads "Carla Jutson".

Carla Jutson  
President and CEO  
Meals On Wheels, Inc. of Tarrant County

Carla Jutson  
President & CEO  
5740 Airport Freeway  
Fort Worth, Texas  
76117-6005

Main: 817-336-0912  
FAX: 817-338-1066  
mealsonwheels.org

*Our Mission*

*To promote the dignity and independence of older adults, persons with disabilities, and other homebound persons by delivering nutritious meals and providing or coordinating needed services.*



Community Partner





**BOYS & GIRLS CLUBS  
OF GREATER TARRANT COUNTY**

**Chief Executive Officer & President**  
Daphne Barlow Stigliano

**Board of Directors**

**Officers**  
Stewart Alcom  
Chairman

Laura Coffey  
Don Duke  
Mike Gerro  
Jim Griffis  
Stephen Jones  
John Landry  
Justin Rutledge

**Members**

Chris Allen  
Gerald Alley  
Larry Anfin  
Lindsay Antoniello  
Ish Arebalos  
Allan Beck  
Rachelle Blackwell- Stegall  
Eric Bocan  
Alec Broadus  
John Broude  
Mark Caffey  
Julie Cerza  
Zachary Clark  
Kay Duggan  
Kimberly Fitzpatrick  
Stephen Gilchrist  
Bryan Gregston  
Monika Guzman  
Steve Hambrick  
Brandon Hill  
Paul Hirsch  
Jon Hoffman  
Tim Howell  
Sam Hulse  
Don Illingworth  
Lisa Jaimeson  
Brandi Johnson  
Lenetra King  
Phyllis Kwedar  
Kimberly Lauber  
Sean Madison  
Tom McCarty  
Alfredo Olivierre  
Jeff Paul  
Quentin Pete  
Dana Queenan  
Vidal Quevedo  
Judy Rupay  
DiAnn Sanchez  
Dana Tomechko  
Maria Walker

February 28, 2020

Val DeLeon  
Housing Trust Group  
7035 Bee Caves Road, Suite 203  
Austin, TX 78746

Re: The Park Tower, TDHCA# 20018

Dear Mr. DeLeon,

On behalf of Boys and Girls Club of Greater Tarrant County, a 501(c)(3) non-profit organization serving the needs of individuals and their families in Fort Worth, Tarrant County, Texas, I am pleased to provide this **letter of support** for the proposed mixed- income multifamily housing community for families known as The Park Tower. This proposed development will be located at 1209 Jacksboro Highway, Fort Worth, Texas within the service area of Boys and Girls Club of Greater Tarrant County.

As a community service organization, the primary purpose of Boys and Girls Club of Greater Tarrant County is to enhance the lives of Arlington families through programs involving education, social activities, transportation, health and nutrition. More specifically, Boys and Girls Club of Greater Tarrant County provides the following programs and services:

- Daily after-school and summer programming including hot meals, educational support, activities, and mentoring;
- Pre-college programs for low-income and potential first-generation college students providing intense curriculum combined with personalized support and daily guidance;
- Too Good for Drugs program explaining the health risks concerning alcohol, tobacco and drug use to youth and focusing on self-esteem, goal setting, positive decision making and peer pressure refusal skills; and
- Comin' Up program providing career, education and life guidance for youth involved in gangs.



Community Partner



There is a tremendous need in Fort Worth and Tarrant County area for high quality, affordable housing to assist mixed-income individuals and households, disabled persons and persons on fixed-incomes. We strongly encourage your approval of this proposed development. We hope that this project will serve as a catalyst for more affordable housing options in our community.

Please see attached 501(c)(3) determination letter from the IRS. Our website is [www.bgcgtc.org](http://www.bgcgtc.org) and it provides more information about our services and organization.

Should you have any questions, please feel free to contact me at (817) 834.4711 Ext. 208.

Sincerely,



Daphne Barlow Stigliano  
Executive Director  
Boys and Girls Club of Greater Tarrant County  
(817) 834.4711 Ext. 208  
[Daphne@bgcgtc.org](mailto:Daphne@bgcgtc.org)

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## Community Input Scoring Items

TDHCA#: 20024

Self Score Total: 137

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested 17

City of Dallas

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested 8

**OR**

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 0

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. North Texas Fair Housing

Name of Community Organization

Frances Espinoza

Contact Name

Support

Opposition

B. REACH

Name of Community Organization

Charlotte A. Stewart

Contact Name

Support

Opposition

C. Shared Housing Center, Inc.

Name of Community Organization

Maria Machado

Contact Name

Support

Opposition

D. Metrocare Services

Name of Community Organization

Linda Thompson

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

February 26, 2020

**WHEREAS**, on May 9, 2018, City Council authorized the adoption of the Comprehensive Housing Policy (CHP) by Resolution No. 18-0704; and

**WHEREAS**, on November 28, 2018, City Council authorized amendments to the CHP by Resolution No. 18-1680; and

**WHEREAS**, on June 12, 2019, City Council authorized amendments to the CHP by Resolution No. 19-0884; and

**WHEREAS**, on June 26, 2019, City Council authorized amendments to the CHP by Resolution No. 19-1041; and

**WHEREAS**, on September 25, 2019, City Council authorized amendments to the CHP by Resolution No. 19-1498; and

**WHEREAS**, on December 11, 2019, City Council authorized amendments to the CHP by Resolution No. 19-1864; and

**WHEREAS**, the CHP provides a policy for developers requesting a Resolution of Support or No Objection for multifamily rental housing developments seeking Housing Tax Credits (HTC) through the Texas Department of Housing and Community Affairs (TDHCA); and

**WHEREAS**, Dallas Stemmons, Ltd., or an affiliate (Applicant) has proposed the development of a mixed income multifamily complex to be known as Dallas Stemmons Apartments located at 11070 North Stemmons Freeway in the City of Dallas, Texas; and

**WHEREAS**, the Applicant proposes to redevelop 87 units, to include 42 1-bedrooms, 36 2-bedrooms, and 9 3-bedrooms; and will include amenities; and

**WHEREAS**, upon completion of the development, the Applicant proposes to make 9 of the 87 units available to households earning 0%-30% of Area Median Income (AMI), 35 of the 87 units available to households earning between 31%-50% of AMI, and 43 of the 87 units available to households earning between 51%-60% of AMI; and

**WHEREAS**, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2020 9% Competitive HTC for the proposed acquisition and redevelopment of a property to be known as Dallas Stemmons, Ltd. (TDHCA #20024); and

**WHEREAS**, the expenditure of Public/Private Partnership funds supporting this development project is consistent with the City's revised Public/Private Partnership Guidelines and Criteria; and

February 26, 2020

**WHEREAS**, pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of Support to the Applicant for the 2020 9% Competitive HTC application for Dallas Stemmons Apartments located at 11070 North Stemmons Freeway, Dallas, Texas 75229.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City of Dallas, acting through its Governing Body, hereby confirms that it supports the proposed development by Dallas Stemmons, Ltd., or its affiliate, to be located at 11070 North Stemmons Freeway, Dallas, Texas 75229, the development's application for 2020 9% HTC, and any allocation by the TDHCA of 2020 9% HTC for the proposed development.

**SECTION 2.** That the City Manager or their designee is hereby authorized to execute a line of credit agreement in the amount of \$500.00 with Dallas Stemmons, Ltd., or an affiliate, approved as to form by the City Attorney, for the construction of the proposed development. The agreement will include, but is not limited to, the following terms:

- a. Dallas Stemmons, Ltd., or its affiliate must be awarded 2020 9% HTC by TDHCA; and
- b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
- c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$500.00 to Dallas Stemmons, Ltd., or an affiliate from Public/Private Partnership Fund, Fund 0352, Department ECO, Unit P151, Object 3015, Activity PPPF, Encumbrance/Contract No. ECO-2020-00012763, Vendor VC21120, in accordance with this resolution.

**SECTION 4.** That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in Public/Private Partnership Fund, Fund 0352, Department ECO, Balance Sheet 033F and a Deferred Revenue Balance Sheet, Account 0898, in the amount of \$500.00.

200380

February 26, 2020

**SECTION 5.** That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from Dallas Stemmons, Ltd., or an affiliate in Public/Private Partnership Fund, Fund 0352, Department ECO, Principal Revenue Code 847G and Interest Revenue Code 847H, and debit Balance Sheet 0001 (Cash); as well as debit Deferred Revenue Balance Sheet Account 0898 and credit Receivable Balance Sheet Account 033F.

**SECTION 6.** That this formal action has been taken to put on record the support expressed by the City of Dallas on February 12, 2020, and that for and on behalf of the Governing Body, the Mayor or City Manager, or their designee, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

**SECTION 7.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.





STATE OF TEXAS  
HOUSE OF REPRESENTATIVES  
DISTRICT 103

**RAFAEL ANCHÍA**

MEMBER

February 21, 2020

Ms. Marni Holloway  
Director, Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711-3941

**RE: TDHCA Project Number 20024 – Dallas Stemmons Apartments**

Director Holloway:

Please accept this letter of support for TDHCA Project Number 20024 ("Dallas Stemmons Apartments"), a proposed affordable rental housing community. The development address is located in Texas House District 103 at 11070 North Stemmons Freeway, Dallas, Texas 75229.

Per Tex. Gov't Code §2306.6710, in scoring an application, the Texas Department of Housing & Community Affairs shall take into consideration the level of community support, evaluated on the basis of a written statement from the state representative who represents the district of the proposed development site. Following a presentation made before a public neighborhood association meeting, coupled with a Resolution of Support approved by the Dallas City Council, it is evident both the community and the city has offered overall positive feedback.

The foregoing being the case, and appreciating the need for affordable housing in House District 103, I submit this letter of support for TDHCA Project Number 20024, the Dallas Stemmons Apartments.

Sincerely,

A handwritten signature in black ink, appearing to read "Rafael Anchia".

Rafael Anchia



8625 King George Drive, Ste.130  
Dallas, TX 75235  
Toll-free: (877) 471-1022  
Fax: (866) 591-0787  
info@northtexasfairhousing.org  
www.northtexasfairhousing.org

January 15, 2020

Ms. Marni Holloway  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: 2020 9% Application #20024 – Dallas Stemmons, Ltd. – located at 11070 N. Stemmons Freeway, Dallas, Dallas County, Texas 75229

Ms. Holloway,

Please accept this letter of support for the 2020 Housing Tax Credit application for the proposed Dallas Stemmons Apartments located at 11070 N. Stemmons, Freeway, Dallas, Dallas County, Texas 75229. We are confident the proposed housing development will provide much needed affordable housing for our community.

The North Texas Fair Housing Center is a non-profit organization that provides advocacy, counseling and education services to residents of Dallas County. We have tax-exempt status and we are not a government entity. Our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing. The Dallas Stemmons Apartment development would help fill some of that need. Attached I have provided a brochure about our organization and its services.

The proposed Dallas Stemmons development is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Frances Espinoza  
Executive Director  
North Texas Fair Housing Center

Enclosures:

1. Proof of tax-exempt status
2. Brochure



Resource Centers on Independent Living  
www.reachcils.org

January 15, 2020

Ms. Marni Holloway  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: 2020 9% Application #20024 – Dallas Stemmons, Ltd. – located at 11070 N. Stemmons Freeway, Dallas, Dallas County, Texas 75229

Ms. Holloway,

Please accept this letter of support for the 2020 Housing Tax Credit application for the proposed Dallas Stemmons Apartments development located at 11070 N. Stemmons Freeway, Dallas, Dallas County, Texas 75229.

REACH, Inc., which operates the Resource Centers on Independent Living serving Dallas, Denton, Collin and Tarrant Counties, is a tax-exempt non-profit organization. Our organization has a dual mission of providing services for people with disabilities so that they are able to lead self-directed lives and educating the public on disability related topics in order to promote a barrier free community. Our array of services that would be available to the elderly residents with disabilities living at Dallas Stemmons Apartments would include information & referral, peer support, independent living skills training, advocacy assistance, and employment assistance. We also network with other North Texas nonprofit organizations, churches and businesses to identify and address community needs.

My staff and I look forward to having a new affordable housing option to which we can refer people with disabilities when this project is funded.

Sincerely,

Charlotte A. Stewart  
Executive Director

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)

REACH of Fort Worth	1000 Macon St., Suite 200, Fort Worth, TX 76102-4527	(817) 870-9082 Voice	(817) 877-1622 Fax
REACH of Dallas	8625 King George, Suite 210, Dallas, TX 75235-2275	(214) 630-4796 Voice	(214) 630-6390 Fax
REACH of Denton	405 S. Elm Street, Suite 202, Denton, TX 76201-6066	(940) 383-1062 Voice	(940) 630-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax





S H A R E D   H O U S I N G   C E N T E R ,   I N C .

January 15, 2020

Ms. Marni Holloway  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: 2020 9% Application #20024 – Dallas Stemmons, Ltd. – located at 11070 N. Stemmons Freeway, Dallas, Dallas County, Texas 75229

Ms. Holloway,

Please accept this letter of support for the 2020 Housing Tax Credit application for the proposed Dallas Stemmons Apartments development located at 11070 N. Stemmons Freeway, Dallas, Dallas County, Texas 75229.

Shared Housing Center, Inc. is a non-profit organization serving the needs in Dallas County, Texas. We have tax exempt status and are not a government entity. We are an organization providing a number of services to the area in which the site is located. Our primary purpose is the overall betterment and improvement of the community as a whole. Attached I have provided material about our organization and its services.

I look forward to this new affordable housing option to which we can refer people in need of affordable housing. There is a growing need for affordable housing throughout our service area for families and seniors. I look forward to hearing a positive outcome of this application process. Should you have any questions, please don't hesitate to contact me.

Sincerely,

Maria Machado  
Executive Director

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)



February 14, 2020

Ms. Marni Holloway  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: 2020 9% Application #20024 – Dallas Stemmons, Ltd. – located at 11070 N. Stemmons Freeway, Dallas, Dallas County, Texas 75229

Ms. Holloway,

Please accept this letter of support for the 2020 Housing Tax Credit application for the proposed Dallas Stemmons Apartments development located at 11070 N. Stemmons Freeway, Dallas, Dallas County, Texas 75229.

Metrocare Services is a non-profit organization serving the needs in Dallas County, Texas. We have tax exempt status and are a government entity. We are an organization providing a number of services to the area in which the site is located. Our primary purpose is the overall betterment and improvement of the community as a whole. Attached I have provided material about our organization and its services.

I look forward to this new affordable housing option to which we can refer people in need of affordable housing. There is a growing need for affordable housing throughout our service area for families and seniors. I look forward to hearing a positive outcome of this application process. Should you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Linda Thompson". The signature is fluid and cursive, with the first name "Linda" being more prominent than the last name "Thompson".

Linda Thompson  
Chief Operating Officer

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)

## Community Input Scoring Items

20025

TDHCA#

Self Score Total:

131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested

17

City of Fort Worth

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested

4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

4

A. Meals on Wheels, Inc. of Tarrant County

Name of Community Organization

Steven R. Cook

Contact Name

Support

Opposition

B. North Texas Fair Housing

Name of Community Organization

Frances Espinoza

Contact Name

Support

Opposition

C. REACH

Name of Community Organization

Charlotte A. Stewart

Contact Name

Support

Opposition

D. United Way of Tarrant County

Name of Community Organization

Donald R. Smith

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

# A Resolution

**NO. 5190-02-2020**

**SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR PALLADIUM FAIN STREET APARTMENTS, COMMITTING DEVELOPMENT FUNDING, DETERMINING THAT PALLADIUM FAIN STREET APARTMENTS CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN NEIGHBORHOOD EMPOWERMENT ZONE AREA FOUR, AND ACKNOWLEDGE THAT PALLADIUM FAIN STREET APARTMENTS IS LOCATED ONE LINEAR MILE OR LESS FROM A DEVELOPMENT THAT SERVES THE SAME TARGET POPULATION**

**WHEREAS**, the City's 2019 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

**WHEREAS**, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

**WHEREAS**, Palladium Fain Street, Ltd., an affiliate of Palladium USA, Inc., has proposed a development for affordable multifamily rental housing named Palladium Fain Street Apartments to be located at 4001 Fain Street in the City of Fort Worth;

**WHEREAS**, Palladium Fain Street, Ltd. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for 2020 Competitive (**9%**) Housing Tax Credits for the Palladium Fain Street Apartments, a new complex consisting of approximately **90** units, of which at least ten percent (**10%**) of the total units will be set aside for households earning at or below 30% Area Median Income and at least ten percent (**10%**) of the total units will be market rate units;

**WHEREAS**, TDHCA's 2020 Qualified Allocation Plan ("**QAP**") provides that an application for Housing Tax Credits may receive seventeen (**17**) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

**WHEREAS**, the QAP also states that an application may receive one (**1**) point for a commitment of development funding from the city in which the proposed development site is located;

**WHEREAS**, the QAP also provides that an application may qualify for an additional two (**2**) points if a development is explicitly identified in a resolution as "contributing more than any other to the concerted revitalization efforts" of a municipality;

**WHEREAS**, the City created Neighborhood Empowerment Zones ("**NEZ**") beginning in 2001 in accordance with Chapter 378 of the Texas Local Government Code in order to promote affordable housing and economic development in the designated zones. The City consolidated its 20 NEZs into (**6**) NEZs in January 2019 (M&C G-19469). All of the City's NEZs are included in the City's annual

Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2019 Comprehensive Plan, Part II, Chapter 5:Housing);

**WHEREAS**, the Palladium Fain Street Apartments are located in NEZ Area Four; and

**WHEREAS**, the City has determined that the application for Palladium Fain Street Apartments submitted to TDHCA by Palladium Fain Street, Ltd. qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in NEZ Area Four; and

**WHEREAS**, the QAP states that the governing body of the appropriate municipality where the development is to be located must by vote specifically allow the construction of a new development located within one (1) linear mile or less from a development which serves the same target population.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of Palladium Fain Street, Ltd. to the Texas Department of Housing and Community Affairs for 2020 Competitive (9%) Housing Tax Credits for the purpose of the development of the Palladium Fain Street Apartments to be located at 4001 Fain Street (TDHCA Application No. 20025), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed **\$2,500.00** to Palladium Fain Street, Ltd. conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Palladium Fain Street Apartments (TDHCA Application No. 20025) as the development in the 2020 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in Neighborhood Empowerment Zone Area Four, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth acknowledges that Palladium Fain Street Apartments is located one (1) linear mile or less from a development that serves the same target population as the proposed Palladium Fain Street Apartments and has received an allocation of Housing Tax Credits for new construction and adaptive reuse after **January 3, 2017**.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general

contractor or guarantor of the proposed development or any party associated in any way with the applicant, Palladium Fain Street, Ltd.

Adopted this 18th day of February 2020.

**ATTEST:**

By:   
Mary J. Kayser, City Secretary





February 26, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct the Palladium Fain Street Apartments in Fort Worth, Texas, TDHCA Application #20025**

Dear Mr. Wilkinson,

Please accept this letter expressing my support for Palladium Fain Street Apartments developer's request to allocate tax credits from the Texas Department of Housing and Community Affairs to Palladium Fain Street Apartments, TDHCA Application #20025.

I support this development, which is to be located at 4001 Fain Street in Fort Worth, Texas in Tarrant County. As the Texas Representative of District 90 in which Fort Worth is located, I see an increasing need for affordable housing in my district and across Fort Worth.

Sincerely,

A handwritten signature in black ink, appearing to read "Ramon Romero, Jr.", written in a cursive style.

Ramon Romero, Jr.  
State Representative, District 90



Meals On Wheels, Inc. of Tarrant County  
5740 Airport Freeway  
Fort Worth, Texas 76117

January 15, 2020

Ms. Marni Holloway  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: 2020 9% Application #20025 - Palladium Fain Street, Ltd. – located at 4001 Fain St., Ft. Worth, Tarrant County, Texas 76117

Ms. Holloway,

I am writing this letter of support for the 2020 application round of Housing Tax Credits for the proposed Palladium Fain Street apartment community located at 4001 Fain St., Ft. Worth, Tarrant County, Texas 76117.

Meals On Wheels, Inc. of Tarrant County is a tax-exempt organization and not a government entity. Our primary purpose is the overall betterment, development, and improvement of the community as a whole. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The proposed Palladium Fain development is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven R. Cook".

**Steven R. Cook, D.Min.**  
Vice President of Client Services  
Meals On Wheels, Inc. of Tarrant County  
5740 Airport Freeway  
Fort Worth, Texas 76117  
817-258-6401 direct  
817-338-1066 Fax  
mealsonwheels.org

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)





8625 King George Drive, Ste.130  
Dallas, TX 75235  
Toll-free: (877) 471-1022  
Fax: (866) 591-0787  
info@northtexasfairhousing.org  
www.northtexasfairhousing.org

January 15, 2020

Ms. Marni Holloway  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: 2020 9% Application #20025 – Palladium Fain Street, Ltd. – located at 4001 Fain Street, Fort Worth, Tarrant County, Texas 76117

Ms. Holloway,

Please accept this letter of support for the 2020 Housing Tax Credit application for the proposed Palladium Fain Street located at 4001 Fain Street, Fort Worth, Tarrant County, Texas 76117. We are confident the proposed housing development will provide much needed affordable housing for our community.

The North Texas Fair Housing Center is a non-profit organization that provides advocacy, counseling and education services to residents of Tarrant County. We have tax-exempt status and we are not a government entity. Our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing. The Palladium Fain Street development would help fill some of that need. Attached I have provided a brochure about our organization and its services.

The proposed Palladium Fain Street development is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Frances Espinoza  
Executive Director  
North Texas Fair Housing Center

Enclosures:

1. Proof of tax-exempt status
2. Brochure



Resource Centers on Independent Living  
www.reachcils.org

January 15, 2020

Ms. Marni Holloway  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: 2020 9% Application #20025 – Palladium Fain Street, Ltd. – located at 4001 Fain Street, Fort Worth, Tarrant County, Texas 76117

Ms. Holloway,

Please accept this letter of support for the 2020 Housing Tax Credit application for the proposed Palladium Fain Street apartment development located at 4001 Fain Street, Fort Worth, Tarrant County, Texas 76117.

REACH, Inc., which operates the REACH Resource Centers on Independent Living serving Dallas, Denton, Collin and Tarrant Counties, is a tax-exempt non-profit organization. Our organization has a dual mission of providing services for people with disabilities so that they are able to lead self-directed lives and educating the general public on disability related topics in order to promote a barrier free community. Our array of services that would be available to the elderly residents with disabilities living at Palladium Fain Street would include information & referral, peer support, independent living skills training, and advocacy assistance. We also network with other North Texas nonprofit organizations, churches and businesses to identify and address community needs.

My staff and I look forward to having a new affordable housing option to which we can refer people with disabilities when this project is funded.

Sincerely,

Charlotte A. Stewart  
Executive Director

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)

REACH of Fort Worth	1000 Macon St., Suite 200, Fort Worth, TX 76102-4527	(817) 870-9082 Voice	(817) 877-1622 Fax
REACH of Dallas	8625 King George, Suite 210, Dallas, TX 75235-2275	(214) 630-4796 Voice	(214) 630-6390 Fax
REACH of Denton	405 S. Elm Street, Suite 202, Denton, TX 76201-6066	(940) 383-1062 Voice	(940) 630-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax

**United Way  
of Tarrant County**

1500 N Main St., Ste. 200  
Fort Worth, TX 76164  
Tel 817-258-8000  
Fax 817-258-8005  
unitedwaytarrant.org



**United Way  
of Tarrant County**

**Arlington Office**  
United Way – Arlington  
401 W. Sanford St., Ste. 2600  
Arlington, TX 76011-7072  
Tel 817-548-9595  
Fax 817-277-6919

**Information &  
Referral Services**  
Tel 2-1-1  
[www.211texas.org](http://www.211texas.org)

**United Way's  
Area Agency on Aging  
of Tarrant County**  
Tel 817-258-8000  
Fax 817-258-8074  
[unitedwaytarrant.org/aaa](http://unitedwaytarrant.org/aaa)

January 15, 2020

Ms. Marni Holloway  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: 2020 9% Application #20025 – Palladium Fain Street, Ltd. – located at 4001 Fain Street, Fort Worth, Tarrant County, Texas 76117

Ms. Holloway,

Please accept this letter of support for the 2020 Housing Tax Credit application for the proposed Palladium Fain Street apartments (Application #20025) located at 4001 Fain Street, Fort Worth, Tarrant County, Texas 76117.

The United Way of Tarrant County is a 501c(3) non-profit organization located at 1500 North Main Street, Fort Worth, Texas. Our mission is to provide leadership and harness resources to solve Tarrant County's social challenges. United Way of Tarrant County allocates funding to community agencies to provide support our three key initiatives, education, health and income areas. Some of these programs include partnerships with Read Fort Worth in our education initiative and the Vita Program which is held yearly through our income initiative to assist low income consumers with tax preparation. Our health initiative in serving older adults through the Area Agency on Aging provides direct services and programs to our aging population and their caregivers to ease the stress of growing older in Tarrant County.

The proposed Palladium Fain Street development is within our service area and we look forward to seeing this project developed. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Donald R. Smith".

Donald R. Smith  
Director, Area Agency on Aging  
Vice President, Community Investment  
United Way of Tarrant County  
1500 N. Main Street, Suite 200  
Fort Worth, Texas 76164  
Office: (817) 258-8128; Fax: (817)258-9078

Enclosures:

1. Proof of tax-exempt status

## Community Input Scoring Items

TDHCA#:

20027

Self Score Total:

139

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested

17

City of Garland

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested

4

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

4

A. North Texas Fair Housing Center

Name of Community Organization

Frances Espinoza

Contact Name

Support

Opposition

B. REACH

Name of Community Organization

Charlotte Stewart

Contact Name

Support

Opposition

C. Garland Chamber of Commerce

Name of Community Organization

Paul Mayer

Contact Name

Support

Opposition

D. Shared Housing Center, Inc.

Name of Community Organization

Maria Machado

Contact Name

Support

Opposition

E. Visiting Nurses Association of Texas

Name of Community Organization

Katherine Krause

Contact Name

Support

Opposition

F. \_\_\_\_\_

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION NO. 10428

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS CONFIRMING ITS SUPPORT OF A PROPOSED SENIOR LIVING DEVELOPMENT PROJECT TO BE FUNDED WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2020 COMPETITIVE 9% HOUSING TAX CREDITS; ACKNOWLEDGING THAT THE PROPOSED PROJECT IS LOCATED WITHIN ONE LINEAR MILE OR LESS FROM A DEVELOPMENT THAT SERVICES THE SAME TARGET POPULATION AS THE PROPOSED PROJECT BUT APPROVING SAME; AUTHORIZING A REDUCTION IN DEVELOPMENT FEES TO BE COLLECTED FROM THE DEVELOPER IN THE AMOUNT NOT TO EXCEED \$500 AND THE ISSUANCE OF A LETTER TO THAT EFFECT ON BEHALF OF THE CITY TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AUTHORIZING THE CITY SECRETARY TO CERTIFY THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an applicant, Garland Senior Living, Ltd. has proposed a senior living development for affordable senior rental housing to be located generally at 2222 Monarch Drive and 301 Tina Drive within the City of Garland, Texas; and

WHEREAS, the applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the development being proposed by the applicant; and

WHEREAS, the City Council desires to evidence its support of the application by adopting this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Council hereby confirms its support of the proposed development and that this formal action has been taken to put on record the opinion expressed by the City Council as of the effective date of this Resolution.

Section 2

That, as provided for in 10 TAC §11.3(d)(2)(G), it is hereby acknowledged that, although the proposed development consists of new construction that is located one linear mile or less from a development that serves the same target population as the proposed project, and that has received an allocation of housing tax credits for new construction since January 3, 2017, the City Council has by vote and does hereby specifically allow the construction of the

development. Provided, however, that nothing contained in this Resolution constitutes a pre-approval of any zoning, plan, design, or other consent or approval required of the development under the Garland Development Code, the Code of Ordinances or other applicable law.

**Section 3**

That the City Manager or his designee may issue a letter confirming that the City will provide a reduction of fees in an amount not to exceed \$500.00 for the benefit of the development so that the applicant may receive one point under the applicable TAC regulations for the contribution.

**Section 4**

That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

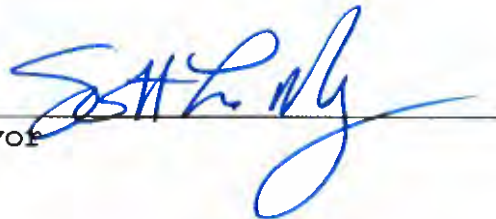
**Section 5**

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

**PASSED AND APPROVED** this the 4th of February, 2020.

**CITY OF GARLAND, TEXAS**

Mayor



**ATTEST:**

  
City Secretary



8625 King George Drive, Ste.130  
Dallas, TX 75235  
Toll-free: (877) 471-1022  
Fax: (866) 591-0787  
info@northtexasfairhousing.org  
www.northtexasfairhousing.org

January 15, 2020

Ms. Marni Holloway  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: 2020 9% Application #20027 – Garland Senior Living, Ltd. – located at 2222 Monarch Drive and 301 Tina Drive, Garland, Dallas County, Texas 75040

Ms. Holloway,

Please accept this letter of support for the 2020 Housing Tax Credit application for the proposed Garland Senior Living located at 2222 Monarch Drive and 301 Tina Drive, Garland, Dallas County, Texas 75040. We are confident the proposed housing development will provide much needed affordable housing for our community.

The North Texas Fair Housing Center is a non-profit organization that provides advocacy, counseling and education services to residents of Dallas County. We have tax-exempt status and we are not a government entity. Our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing. The Garland Senior Living development would help fill some of that need. Attached I have provided a brochure about our organization and its services.

The proposed Garland Senior Living development is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Frances Espinoza  
Executive Director  
North Texas Fair Housing Center

Enclosures:

1. Proof of tax-exempt status
2. Brochure



Resource Centers on Independent Living  
www.reachcils.org

January 15, 2020

Ms. Marni Holloway  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: 2020 9% Application #20027 – Garland Senior Living, Ltd. – located at 2222 Monarch Drive and 301 Tina Drive, Garland, Dallas County, Texas 75040

Ms. Holloway,

Please accept this letter of support for the 2020 Housing Tax Credit application for the proposed Garland Senior Living, Ltd. development located at 2222 Monarch Drive and 301 Tina Drive, Garland, Dallas County, Texas 75040.

REACH, Inc., which operates the REACH Resource Centers on Independent Living serving Dallas, Denton, Collin and Tarrant Counties, is a tax-exempt non-profit organization. Our organization has a dual mission of providing services for people with disabilities so that they are able to lead self-directed lives and educating the general public on disability related topics in order to promote a barrier free community. Our array of services that would be available to the elderly residents with disabilities living at Garland Senior Living apartments would include information & referral, peer support, independent living skills training, advocacy assistance, and employment assistance. We also network with other North Texas nonprofit organizations, churches and businesses to identify and address community needs.

My staff and I look forward to having a new affordable housing option to which we can refer seniors with disabilities when this project is funded.

Sincerely,

Charlotte A. Stewart  
Executive Director

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)

REACH of Fort Worth	1000 Macon St., Suite 200, Fort Worth, TX 76102-4527	(817) 870-9082 Voice	(817) 877-1622 Fax
REACH of Dallas	8625 King George, Suite 210, Dallas, TX 75235-2275	(214) 630-4796 Voice	(214) 630-6390 Fax
REACH of Denton	405 S. Elm Street, Suite 202, Denton, TX 76201-6066	(940) 383-1062 Voice	(940) 630-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax





January 24, 2020

520 N. Glenbrook Drive  
Garland, TX 75040  
Office 972 272-7551  
Fax 972 276-9261  
[www.garlandchamber.com](http://www.garlandchamber.com)

Ms. Marni Holloway  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: 2020 9% Application #20027- Garland Senior Living, Ltd.- located at 2222 Monarch Drive and 301 Tina Drive, Garland, Dallas County, Texas 75040


Ms. Holloway,

The Garland Chamber of Commerce is pleased to support the 2020 Housing Tax Credit application for the proposed Garland Senior Living, Ltd. development at the above address.

The Chamber is a 501(c) 6 business league established in 1895 for the purpose of developing the economic base of Garland Texas. We support projects such as this brought forward by experience, credible developers because of the aging demographics of our city and the need for quality affordable housing. These developers have proven to be a substantial partner with the City of Garland Housing department in the past. We look forward to the same level of project with this proposal.

We welcome your support for this project and for the senior population of Garland.

Sincerely,



Paul Mayer  
CEO

C: Linda S. Brown, Casa Linda Development Corporation



SHARED HOUSING CENTER, INC.

January 15, 2020

Ms. Marni Holloway  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: 2020 9% Application #20027 – Garland Senior Living, Ltd. – located at 2222 Monarch Drive and 301 Tina Drive, Garland, Dallas County, Texas 75040

Please accept this letter of support for the 2020 Housing Tax Credit application for the proposed Garland Senior Living development located at 2222 Monarch Drive and 301 Tina Drive, Garland, Dallas County, Texas 75040.

Shared Housing Center, Inc. is a non-profit organization serving the needs in Dallas County, Texas. We have tax exempt status and are not a government entity. We are an organization providing a number of services to the area in which the site is located. Our primary purpose is the overall betterment and improvement of the community as a whole. Attached I have provided material about our organization and its services.

I look forward to this new affordable housing option to which we can refer people in need of affordable housing. There is a growing need for affordable housing throughout our service area for families and seniors. I look forward to hearing a positive outcome of this application process. Should you have any questions, please don't hesitate to contact me.

Sincerely,

Maria Machado  
Executive Director

Enclosures:

1. Proof of tax-exempt status
2. Brochure



Hospice Care | Meals on Wheels  
Private Care | Palliative Care

**OFFICERS**

Jay Barlow, Chairman  
Mary Frances Bellman, Chairman Elect  
Max Lamont, Treasurer  
Lizzie Routman, Secretary

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Bob Best  
Jan Hart Black  
Jordan Braïnerd  
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Rebecca P. Casey  
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Daniel DeMarco, MD  
Alison Lolley Draper  
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Danny L. Gow  
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Camisha L. Simmons  
Denice Swift  
Ajok Vaish  
Jim Walton, DO  
CiCi Weinmann  
Paula Wills

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Deborah Cannon  
Sara Fraser Crismon  
Robert Ted Enloe, III  
Philip C. Henderson  
Lyda Hill  
Mitch Jericho (Mrs. Eugene)  
Jerry P. Knippa  
Lynn McBee  
Jan McClendon  
Teresa Haggerty Parravano  
Daniel Polter, MD  
Lucy S. Polter  
Rust E. Reid  
Shirley Tobolowsky (Mrs. Edwin)  
Joe Nathan Wright

**PRESIDENT AND CEO**

Katherine Krause

January 21, 2020

Ms. Marni Holloway  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: 2020 9% Application #20027 – Garland Senior Living, Ltd. – located at 2222 Monarch Drive and 301 Tina Drive, Garland, Dallas County, Texas 75040

Ms. Holloway,

Please accept this letter of support for the 2020 Housing Tax Credit application for the proposed Garland Senior Living, Ltd. development located at 2222 Monarch Drive and 301 Tina Drive, Garland, Dallas County, Texas 75040.

The Visiting Nurse Association of Texas is a 501(c)3 non-profit organization that through its Meals on Wheels Program provides hot, nutritious freshly prepared meals to residents in Dallas County who cannot provide for themselves due to illness, advanced age or disability. Our goal through our Meals on Wheels program is to contribute to the overall health of seniors who would otherwise go hungry. We have tax exempt status and we are not a government entity.

The proposed Garland Senior Living development is within our service area and we look forward to this affordable apartment community receiving the approvals required to be developed.

Sincerely,

Katherine Krause  
President and CEO

c: Linda S. Brown, Casa Linda Development Corporation

Enclosures:

- 1. Proof of tax-exempt status
- 2. Brochure

## Community Input Scoring Items

TDHCA#: 20034

Self Score Total: 126

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Andrews

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. Crisis Center of of West Texas**

Name of Community Organization

Lorie Dunnam

Contact Name

Support

Opposition

**B. Andrews Economic Develoment Corporation**

Name of Community Organization

Morris Hanynes, Executive Director

Contact Name

Support

Opposition

**C. Andrews Chamber of Commerce**

Name of Community Organization

Nohemi Sanchez, Executive Director

Contact Name

Support

Opposition

**D.**

Name of Community Organization

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 716**

**RESOLUTION OF SUPPORT  
TDHCA APPLICATION  
PROPOSED RANCH COURT APARTMENTS AFFORDABLE HOUSING PROJECT**

**WHEREAS**, a primary objective of the Andrews City Council has been to develop a viable community, including decent, safe, affordable housing and a suitable living environment, and to expand economic opportunities for persons of low and moderate income; and

**WHEREAS**, the City of Andrews desires to increase the availability, financial accessibility, and support for safe, decent, and affordable housing to enhance the quality of life for economically disadvantaged citizens; and

**WHEREAS**, there is a need for affordable housing for the City of Andrews' citizens of modest means; and

**WHEREAS**, the City of Andrews understands that the applicant is eligible for these incentive; and

**WHEREAS**, Ranch Court Apartments, LP has proposed a development for affordable rental housing at 1325 NW County Road 171, named Ranch Court Apartments in the City of Andrews, Andrews County, Texas; and

**WHEREAS**, Ranch Court Apartments, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for Ranch Court Apartments.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANDREWS, TEXAS:**

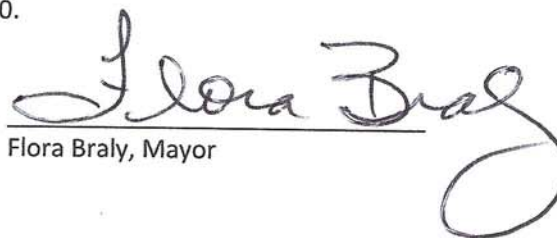
This resolution affirms the City of Andrews' support for the above named development; and

That the City of Andrews, acting through its governing body, hereby confirms that it supports the proposed Ranch Court Apartments to be constructed at 1325 NW County Road 171, Andrews, TX in Andrews County and that this formal action has been taken to put on record the opinion expressed by the City on February 13, 2020; and

**FURTHER**, the City of Andrews has contributed \$250 of value in the form of a tap fee waiver.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this day the 27th of February 2020.

  
Flora Braly, Mayor

ATTEST:

  
Sara Copeland, City Secretary



STATE REPRESENTATIVE  
**BROOKS LANDGRAF**

February 19, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

Dear Mr. Wilkinson,

I received the Public Notification for Ranch Court Apartments, LP, located at 1325 NW County Road 171, in Andrews, Texas, in Andrews County in State House District 81, which I represent.

I am pleased to lend my support to this development, which will serve the constituents in my district and provide much needed housing.

If you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Brooks Landgraf".

Brooks Landgraf

Cc: Marni Holloway, Director of Multifamily Finance, Texas Department of Housing and Community Affairs



DISTRICT 81 – ANDREWS, ECTOR, WARD, AND WINKLER COUNTIES



# CRISIS CENTER

OF WEST TEXAS

RESPOND | SHELTER | EDUCATE

2/26/2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Ranch Court Apartments, LP – TDHCA #20032  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20032, Ranch Court Apartments, proposed to be located at 1325 NW County Rd. 171, Andrews, Texas 79714.

Crisis Center of West Texas serves the community and we believe that there is a need for workforce housing in Angleton for our citizens of moderate-income levels and Ranch Court Apartments will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 423-333-2527 any time.

Sincerely,

*Lorie Dunnam* 2/26/2020  
Lorie Dunnam

Executive Director

910-B S. Grant Odessa, TX 79761

[www.odessacrisiscenter.org](http://www.odessacrisiscenter.org) Phone: 432-333-2527 Fax: 432-580-3148 Hotline: 1-866-627-4747



February 27, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Ranch Court Apartments, LP – TDHCA #20034  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20032, Ranch Court Apartments, proposed to be located at 1325 NW County Rd. 171, Andrews, Texas 79714.

The Andrews Economic Development Corporation serves the community and we believe that there is a need for workforce housing in Andrews for our citizens of moderate-income levels and Ranch Court Apartments will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (432) 250-8631 any time.

Sincerely,

A handwritten signature in black ink that reads "Morse Haynes".

Morse Haynes  
Executive Director  
Andrews Economic Development Corporation





**Andrews Chamber of Commerce  
700 W Broadway  
Andrews, TX 79714**

**Re: Letter of support for proposed Ranch Court Apartments  
LP #20032 In Andrews, Tx**

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20032, Ranch Court Apartments, proposed to be located at 1325 NW County Rd. 171, Andrews, Texas 79714.

The Andrews Chamber of Commerce serves the community and we believe that there is a need for workforce housing in Andrews for our citizens of moderate-income levels and Ranch Court Apartments will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (432) 523-2695 any time.

Thank you,

*Nohemi Sanchez*  
Executive Director

**Nohemi Sanchez  
Executive Director  
700 W. Broadway  
Andrews, TX 79714  
432-523-2695 office  
432-523-2375 fax  
[www.andrewstx.com](http://www.andrewstx.com)**

## Community Input Scoring Items

TDHCA#: 20042

Self Score Total: 133

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Amarillo

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. United Way of Amarillo and Canyon

Name of Community Organization

Katie Noffsger

Contact Name

Support  
 Opposition

B. Amarillo Senior Citizens Association

Name of Community Organization

Janye Mayfield

Contact Name

Support  
 Opposition

C. Senior Ambassadors Coalition

Name of Community Organization

Lisa Hancock

Contact Name

Support  
 Opposition

D.

Name of Community Organization

Contact Name

Support  
 Opposition

E.

Name of Community Organization

Contact Name

Support  
 Opposition

F.

Name of Community Organization

Support  
 Opposition

RESOLUTION NO. 01-28-20- 2

A RESOLUTION OF THE CITY OF AMARILLO CITY COUNCIL:  
SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE  
COMMONS AT ST. ANTHONY'S DEVELOPMENT; COMMITMENT OF  
DEVELOPMENT INCENTIVE; AUTHORIZING STAFF; PROVIDING AN  
EFFECTIVE DATE.

WHEREAS, the City Council finds there is a continuing need for additional affordable and low income housing in Amarillo; and,

WHEREAS, Commons at St. Anthony's Amarillo Housing 20, LP has proposed a development for affordable rental housing at the southwest corner of Amarillo Boulevard and North Polk Street named, *The Commons at St. Anthony's*, in the City of Amarillo, Potter County, Texas; and

WHEREAS, Commons at St. Anthony's Amarillo Housing 20, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 "Competitive 9% Housing Tax Credits" for *The Commons at St. Anthony's* project.

WHEREAS, the development is part of the revitalization area as outlined in the *North Heights Neighborhood Plan and the Amarillo Comprehensive Plan*.

THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMARILLO TEXAS, THAT:

SECTION 1. The City of Amarillo, acting by and through its governing body, hereby confirms that it supports the proposed development, *The Commons at St. Anthony's* to be located near the southwest corner of Amarillo Boulevard and North Polk Street, as evidenced by this Resolution.


SECTION 2. The City confirms that it will commit development fee waivers in an amount of \$500 to Commons at St. Anthony's Amarillo Housing 20, LP conditioned upon receipt of Housing Tax Credits.

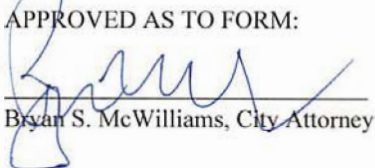
SECTION 3. This resolution affirms that the above named Development has been identified as contributing most significantly to the concerted revitalization efforts of the city as outlined in the *North Heights Neighborhood Plan and the Amarillo Comprehensive Plan*.


SECTION 4. The City Manager or designee is authorized to execute all reasonably necessary documents to implement this Resolution. The City Secretary is hereby authorized and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. This Resolution is effective on the date of its approval.

Approved this 28th day of January 2020.

  
Ginger Nelson, Mayor

APPROVED AS TO FORM:  
  
Bryan S. McWilliams, City Attorney

ATTEST:  
  
Frances Hibbs, City Secretary

MEMBER

CHAIR, CALENDARS COMMITTEE  
CO-CHAIR, HEALTH & HUMAN  
SERVICES TRANSITION LEGISLATIVE  
OVERSIGHT COMMITTEE  
NATURAL RESOURCES COMMITTEE  
PUBLIC HEALTH COMMITTEE  
REDISTRICTING COMMITTEE



**FOUR PRICE**  
STATE REPRESENTATIVE

CAPITOL OFFICE

P.O. Box 2910  
AUSTIN, TEXAS 78768-2910  
www.house.state.tx.us  
four.price@house.texas.gov  
(512) 463-0470 Capitol  
(806) 374-8787 District

February 28, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

Re: Region I/Urban - Application Number 20042,  
The Commons at St. Anthony's, Amarillo, Potter County, Texas

Dear Mr. Wilkinson:

Pursuant to the Texas Government Code and the rules of your agency, this letter is to serve as an expression of my support for the above-referenced proposed development of affordable rental housing in Texas House District 87, which district I have the privilege of representing in the Texas House of Representatives.

The proposed development, the Commons at St. Anthony's, will do much to help address the existing need for more affordable, quality and safe senior housing in the city of Amarillo. The Commons at St. Anthony's will also help significantly revitalize this portion of our greater Amarillo community as outlined in the *North Heights Neighborhood and the Amarillo Comprehensive Plan*. This particular tract was once occupied by a major hospital system which many years ago relocated to another part of Amarillo.

In addition to my support, the Commons at St. Anthony's has also garnered the support of many community leaders, including the Amarillo City Commission (council) having passed a resolution on January 28, 2020, in favor of the proposed development.

Thank you for your consideration of my letter in support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Four Price'. The signature is stylized with a large, sweeping initial 'F' and a cursive 'P'.

Four Price  
State Representative

*We fight for the Health, Education and Financial Stability of every person in our community.*

January 24, 2020

Texas Department of Housing and Community Affairs  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Application #20042 (St. Anthony's Senior Housing Project)

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA's Tax Credit Application #20042 St. Anthony's Senior Housing Project to be located at the NWC of Amarillo Blvd. and N. Polk Street in Amarillo, TX.

At the United Way of Amarillo and Canyon, we fight for the health, education and financial stability of every person in our community. We partner with, and invest in, 27 of the most effective nonprofit programs that show real change in our community. Working with businesses, civic leaders throughout Amarillo & Canyon, allows us to attack poverty on several fronts. Our goal is to fund programs that will make a positive and everlasting change in people's lives. There is a need for housing that is affordable to citizens of modest means and this development will help fulfill that need.

If you have any questions or concerns concerning my letter of support. For more information about the United Way of Amarillo and Canyon Please feel free to contact me at phone: 806.376.6359 email: [Katie@unitedwayama.org](mailto:Katie@unitedwayama.org). Thank you.

Sincerely,



Katie Noffske  
Executive Director  
United Way of Amarillo & Canyon

# ASCA

Amarillo Senior Citizens Association

1217 S. Tyler  
Amarillo, Texas 79101  
(806) 374-5500

January 24, 2020

Texas Department of Housing and Community Affairs  
Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: TDHCA Application #20042 (St. Anthony's Senior Housing Project)

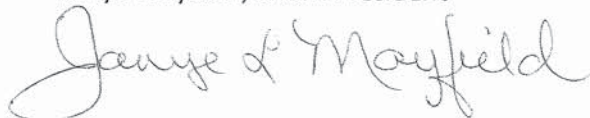
Dear Ms. Gamble,

I am writing this letter to voice my support for the TDHCA's Tax Credit Application @20042 St. Anthony's Housing Project, to be located at the SWC of Amarillo Blvd. and N. Polk St. in Amarillo, Texas.

Amarillo Senior Citizens Association is a tax-exempt non-profit organization that serves the community, in which the development site is located with the primary purpose of the overall betterment of the community. We are a multi-purpose center for the seniors, ages 55 and over. We provide meals, and a very large variety of exercise and activities to keep the mind sharp and the body moving. There is a need for housing that is affordable for citizens of modest means and this development will help fulfill that need.

Sincerely,

Janye Mayfield, Board President



ASCA Board of Trustees



## Senior Ambassadors Coalition

P.O. Box 2024 • Amarillo, Texas 79105  
(806) 331-2227

January 24, 2020

Texas Department of Housing and Community Affairs  
Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: TDHCA Application #20042 (St. Anthony's Senior Housing Project)

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA's Tax Credit Application #20042 St. Anthony's Senior Housing Project to be located at the SWC of Amarillo Blvd. and N. Polk Street in Amarillo, TX. The Senior Ambassador Coalition is a tax-exempt non-profit organization that serves the community in which the Development site is located, with a primary purpose of the overall betterment of the community. The Senior Ambassador Coalition is a group of caring individuals representing organizations dedicated to enhancing the dignity, respect, and quality of life of all area senior adults. Through collaboration and communication, we educate and empower our community to improve access to services and availability of resources to area seniors and caregivers. There is a need for housing that is affordable to citizens of modest means and this development will help fulfill that need.

Sincerely,

Lisa Hancock  
President  
Senior Ambassador Coalition

## Community Input Scoring Items

TDHCA#: 20046

Self Score Total: 138

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested 17

City of Richardson

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. North Texas Food Bank

Name of Community Organization

Taylor Hanna

Contact Name

Support  
 Opposition

B. VNA of Texas

Name of Community Organization

Ashley Lind

Contact Name

Support  
 Opposition

C. Church of Epiphany

Name of Community Organization

Betsy Randall

Contact Name

Support  
 Opposition

D. Network of Community Ministries

Name of Community Organization

Cindy Shafer

Contact Name

Support  
 Opposition

E.

Name of Community Organization

Contact Name

Support  
 Opposition

F.

Name of Community Organization

Contact Name

Support  
 Opposition



**RESOLUTION NO. 20-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, IN SUPPORT OF AN APPLICATION TO THE 2020 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY BRANDYWINE SENIOR HOUSING LIMITED PARTNERSHIP, FOR THE REHABILITATION OF BRANDYWINE APARTMENTS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS** Brandywine Senior Housing Limited Partnership (“Applicant”) has requested funding support from the City of Richardson to rehabilitate an existing 50-unit affordable senior rental housing community named Brandywine Apartments located at 500 Rockingham Drive, Richardson, Dallas County, Texas (the “Development”); and

**WHEREAS**, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for an allocation of 2020 Competitive 9% Housing Tax Credits (“HTC”) for the rehabilitation of the Brandywine Apartments; and

**WHEREAS**, pursuant to the rules that govern the allocation of HTC by TDHCA, an applicant who provides a resolution of support from the governing body of the local political subdivision for the Development will improve the overall success of its application; and

**WHEREAS**, pursuant to the rules that govern the allocation of HTC by TDHCA, an applicant who provides a resolution from the governing body of the local political subdivision agreeing to commit a minimum of \$500.00 of funding assistance to the Development improves the overall success of its application; and

**WHEREAS**, the Applicant has requested a commitment of required funding assistance for \$500.00 for its application in the form of reduced or wavier of fees for the benefit of the Development from the City of Richardson for its application to TDHCA for the rehabilitation of the Brandywine Apartments;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:**

**SECTION 1.** That the City of Richardson, acting through its governing body, hereby confirms that it supports the tax credit application for the proposed rehabilitation of the Brandywine Apartments by Brandywine Senior Housing Limited Partnership located at 500 Rockingham Drive.

**SECTION 2.** That the City of Richardson will commit a funding to the Development consisting of waiving or reducing the Building Permit Fee in a minimum amount of \$500.00 should the Development be selected for funding.

**SECTION 3.** That notwithstanding anything herein to the contrary, the funding commitment by the City of Richardson shall be contingent on the Applicant's receipt of commitment of HTC for the Development from TDHCA.

**SECTION 4.** That the City of Richardson, Texas, hereby supports the proposed Brandywine Apartments, and an allocation of HTC for the Development pursuant to Texas Government Code §2306.6703(a)(4).

**SECTION 5.** That Paul Voelker, Mayor, is hereby authorized on behalf of the City of Richardson to certify this Resolution to the TDHCA.

**SECTION 6.** That this Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provide.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson, Texas, on this the 27th day of January 2020.



CITY OF RICHARDSON, TEXAS

  
MAYOR

ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

  
CITY ATTORNEY  
(PGS:1-22-20:TM 113345)



December 6, 2019

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Brandywine Apartments  
500 Rockingham Dr  
Richardson, TX 75080

Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Brandywine Apartments, a 50 unit affordable multifamily development for seniors located 500 Rockingham Drive in Richardson, TX. We understand that Brandywine Senior Housing Limited Partnership will submit a tax credit application to your agency for this proposed renovation.

We are excited that the facility is interested in making improvements to its complex. We appreciate the willingness to make these improvements for its residents and the community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits. If you need additional information, you may contact me at the below number.

Sincerely,

A handwritten signature in black ink that reads "Taylor Hanna".

Taylor Hanna  
Senior Manager of Programs  
North Texas Food Bank

Cc: Tracey Fine ([tfine@nationalchurchresidences.org](mailto:tfine@nationalchurchresidences.org))



1/17/2019

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Brandywine Apartments  
500 Rockingham Dr.  
Richardson, TX  
TDHCA #19080

Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Brandywine Apartments, a 50 unit affordable multifamily development for seniors located 500 Rockingham Drive in Richardson. We understand that Brandywine Senior Housing Limited Partnership will submit a tax credit application to your agency for this proposed renovation.

We are excited that the facility is interested in making improvements to its complex. We appreciate the willingness to make these improvements for its residents and the community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits. If you need additional information, you may contact me at the below number.

Sincerely,

A handwritten signature in black ink, appearing to read "Ashley Lind".

Ashley Lind, Ph.D.  
Vice President  
Meals on Wheels and Population Health  
214-689-2676

Cc: Tracey Fine ([tfine@nationalchurchresidences.org](mailto:tfine@nationalchurchresidences.org))

Hospice Care  
Meals on Wheels  
Private Care





Episcopal Church of the  
**EPIPHANY**

February 1, 2020

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Attention: Marnie Holloway  
Director of Multifamily Finance

The Rev. Anne Elizabeth Randall  
Rector

Dear Ms. Holloway,

The Rt. Rev. James M. Stanton  
Bishop In Residence

The Episcopal Church of the Epiphany would like to express our support for the rehabilitation efforts of the Brandywine Apartments. They are a fifty units, affordable multifamily development for seniors located at 500 Rockingham Drive in Richardson, TX. This complex is within walking distance of our church. We have had a long term relationship with the residents and have enjoyed providing meals and fellowship to them. We understand that Brandywine Senior Housing Limited Partnership will submit a tax credit application to your agency for this proposed renovation.

The Rev. Canon Dr. David Petrash  
Priest Assistant

Corey W. Candler  
Director of Music Ministry

Margaret Kinnett  
Director of Youth, College, and  
Young Adult Ministry

Sarah Jo Skinner  
Director of Discipleship and  
Family Ministry

Temple Taylor  
Newcomer Coordinator

We are delighted that the facility is interested in making improvements to the complex. We appreciate and support the efforts to make these improvements for its residents and the community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits. If you need additional information, you may contact me at the below number.

Candace Allen  
Nursery Coordinator

Fely Eichenberger  
Bookkeeper

Lisa Farrell  
Parish Administrator

Yours in Christ,

The Reverend Betsy Randall, Rector  
brandall@epiphany-richardson.org  
972-690-0095

*Ministry Mission: Servants for God, our parish, and the community.*

421 Custer Road  
Office: 972-690-0095

P.O. Box 830218  
Fax: 972-644-8116

Richardson, Texas 75080  
Email: info@epiphany-richardson.org



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February 13, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Brandywine Apartments  
500 Rockingham Dr.  
Richardson, TX 75080

Dear Ms. Holloway ,

We would like to express our support for the proposed rehabilitation of Brandywine Apartments, a 50-unit affordable multifamily development for seniors located at 500 Rockingham Drive in Richardson, TX. We understand that Brandywine Senior Housing Limited Partnership will submit a tax credit application to your agency for this proposed renovation.

We are excited that the facility is interested in making improvements to its complex. We appreciate the willingness to make these improvements for its residents and the community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits. If you need additional information, you may contact me at 972-234-8880, ext. 101 or via email at [cshafer@thenetwork.org](mailto:cshafer@thenetwork.org).

Sincerely

Cindy Shafer  
President & CEO

## Community Input Scoring Items

TDHCA#: 20047

Self Score Total: 123

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Chinese Community Center

Name of Community Organization

Support

Pearl Yang

Opposition

Contact Name

B. Jewish Family Service - Houston

Name of Community Organization

Support

Linda Burger

Opposition

Contact Name

C. Alief Super Neighborhood Council

Name of Community Organization

Support

Barbara Quattro

Opposition

Contact Name

D.

Name of Community Organization

Support

Contact Name

Opposition

E.

Name of Community Organization

Support

Contact Name

Opposition

F.

Name of Community Organization

Support

Contact Name

Opposition

City of Houston, Texas, Resolution No. 2020-     /    

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.



PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
<del>11</del>	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family



CHINESE COMMUNITY CENTER  
中華文化服務中心

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CHIEF EXECUTIVE OFFICER

Chi-mei Lin

January 3, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Dear Ms. Holloway,

I write on behalf of Chinese Community Center to express our support for National Church Residences' proposal of restoration of Evening Star Villa, a 62 unit affordable multifamily development for seniors located at 11800 South Glen Dr, Houston TX.

We understand that Evening Star Senior Housing Limited Partnership will submit a tax credit application to your agency for this proposed renovation. We believe this project of making improvements to its Senior Housing complex is important because it will continue to preserve existing affordable housing for seniors.

We are excited to offer our support to our community partners and ask that you give it favorable consideration for the allocation of housing tax credits to Evening Star Villa. If you need additional information, you may contact me at [pearl@ccchouston.org](mailto:pearl@ccchouston.org).

Sincerely,

Pearl Yang  
Senior Services Director



United Way of Greater Houston

Chinese Community Center | A United Way Agency | 9800 Town Park Drive, Houston TX 77036  
e: [info@ccchouston.org](mailto:info@ccchouston.org) | t: 713.271.6100 | f: 713.271.3713 | [www.ccchouston.org](http://www.ccchouston.org)



February 10, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: Evening Star Villa  
11800 South Glen Dr  
Houston, TX 77099

Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Evening Star Villa, a 62 unit affordable multifamily development for seniors located at 11800 South Glen Dr, Houston TX. We understand that Evening Star Senior Housing Limited Partnership will submit a tax credit application to your agency for this proposed renovation.

We are excited that the facility is interested in making improvements to its complex. As a local senior adult case management agency, we appreciate the willingness to make these improvements for its residents and the community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits.

Sincerely,

Linda L. Burger  
Chief Executive Officer

cc: Tracey Fine (tfine@nationalchurchresidences.org)

# ASNC ALIEF SUPER NEIGHBORHOOD COUNCIL

PO Box 1098  
Alief, TX 77411-1098  
[www.aliefsuperneighborhood.org](http://www.aliefsuperneighborhood.org)

*Citizens Working Together to Improve the Quality of Life in Alief*

January 20, 2010

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Evening Star Villa  
11800 South Glen Dr  
Houston, TX 77099

Dear Ms. Holloway:

We would like to express our support for the proposed rehabilitation of Evening Star Villa, a 62-unit affordable multifamily development for seniors located at 11800 South Glen Drive, Houston, TX 77099. We understand that Evening Star Senior Housing Limited Partnership will submit a tax credit application to your agency for this proposed renovation.

We are pleased that the facility is interested in making improvements to its complex and think these improvements will improve our community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits. If you need additional information, you may contact me at 281-787-8827 or by email ([bquattro@sbcglobal.net](mailto:bquattro@sbcglobal.net)).

Sincerely,



Barbara Quattro  
Chair

## Community Input Scoring Items

**TDHCA#:** 20049

**Self Score Total:** 125

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Fort Worth

**Name of Local Government Body**

**Name of Local Government Body (if applicable)**

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

**OR**

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Inserted. sdg

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. YMCA of Metropolitan Fort Worth**

**Name of Community Organization**

Tony Shuman

**Contact Name**

Support

Opposition

**B. Brighter Outlook, Inc.**

**Name of Community Organization**

Bruce Datcher

**Contact Name**

Support

Opposition

**C. Catholic Charities Fort Worth**

**Name of Community Organization**

Michael P. Grace

**Contact Name**

Support

Opposition

**D.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**E.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**F.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

# A Resolution

**NO. 5193-02-2020**

**SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR COWAN PLACE, COMMITTING DEVELOPMENT FUNDING, DETERMINING THAT COWAN PLACE CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN THE CAVILE PLACE/HISTORIC STOP SIX TRANSFORMATION PLAN AREA, AND DETERMINING THAT COWAN PLACE IS LOCATED WITHIN A CENSUS TRACT THAT HAS A POVERTY RATE ABOVE FORTY PERCENT**

**WHEREAS**, the City's 2019 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

**WHEREAS**, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

**WHEREAS**, FW Cowan Place, LP, an affiliate of Fort Worth Housing Solutions, has proposed a development for mixed income affordable senior multifamily rental housing named **Cowan Place to be located at 5400 East Rosedale Street in the City of Fort Worth;**

**WHEREAS**, FW Cowan Place, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2020 Competitive (9%) Housing Tax Credits for the Cowan Place apartments, a new complex consisting of approximately 122 units, of which at least five percent (5%) of the total units will be Permanent Supportive Housing units and at least ten percent (10%) of the total units will be market rate units;

**WHEREAS**, TDHCA's 2020 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

**WHEREAS**, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located;

**WHEREAS**, the QAP also provides that an application may qualify for an additional two (2) points if a development is explicitly identified in a resolution as "contributing more than any other to the concerted revitalization efforts" of a municipality;

**WHEREAS**, the City adopted the Cavile Place/Historic Stop Six Transformation Plan in 2014, which is a comprehensive, neighborhood-based strategy to revitalize the Cavile Place/Historic Stop Six area. The adopted plan has been incorporated into the City's annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods (2019 Comprehensive Plan, Appendix A);

**WHEREAS**, the Cowan Place apartments is located in the Cavile Place/Historic Stop Six Transformation Plan area;

**WHEREAS**, the City has determined that the application for Cowan Place apartments submitted to TDHCA by FW Cowan Place, LP qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in the Cavile Place/Historic Stop Six Transformation Plan area; and

**WHEREAS**, the QAP also states that if proposed development will be located in a census tract with a poverty rate above forty percent (**40%**) for individuals, the governing body of the appropriate municipality must acknowledge the high poverty rate and authorize the development to move forward with its application for tax credits.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of FW Cowan Place, LP to the Texas Department of Housing and Community Affairs for 2020 Competitive (**9%**) Housing Tax Credits for the purpose of the development of the Cowan Place apartments to be located at 5400 East Rosedale Street (TDHCA Application No. 20049), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed **\$2,500.00**, but not less than **\$500.00**, to FW Cowan Place, LP conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Cowan Place apartments (TDHCA Application No. 20049) as the development in the 2020 Competitive (**9%**) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts in the Cavile Place/Historic Stop Six Transformation Plan area, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, acknowledges that Cowan Place will be located in a census tract that has more than forty percent (**40%**) poverty rate among individuals and authorizes the development to move forward with its application for tax credits.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general

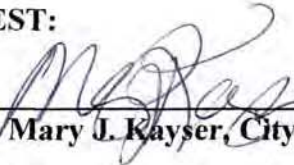


contractor or guarantor of the proposed development or any party associated in any way with the applicant, FW Cowan Place, LP.

Adopted this 18th day of February 2020.

**ATTEST:**

**By:**

  
\_\_\_\_\_  
Mary J. Kayser, City Secretary





# NICOLE COLLIER



STATE REPRESENTATIVE • DISTRICT 95

February 28, 2020

## VIA EMAIL AND REGULAR MAIL

Marni Holloway  
TDHCA  
221 East 11th Street  
Austin, Texas 78701

RE: Cowan Place, 5400 E. Rosedale Street, Fort Worth, Texas 76105  
Competitive (9%) Housing Tax Credit Program Application, TDHCA#: 20049

Dear Ms. Holloway:

This letter is in regards to the Competitive (9%) Housing Tax Credit Program Application submitted by Cowan Place (TDHCA#: 20049), to develop affordable, multifamily rental housing in House District 95 (HD95).

There is a dire need for senior living in the historic Stop Six neighborhood, located in HD95. According to the US Census Bureau, in 2018 the Texas population of seniors 65 years of age and older was 3.6 million <https://www.census.gov/quickfacts/TX>. Cowan Place can help fill that need by providing a place for seniors to live, without the fear of becoming financially crippled.

The Stop Six residents are currently experiencing an overhaul in their housing, directly impacted by the removal of Cavile Place, a public housing complex. These families, which includes seniors, should have a reason to come back to a renewed community where their roots began.

Therefore, pursuant to the Texas Government Code and rules of your agency, please accept this **letter of support** in regards to the application submitted by Cowan Place.

Kindest regards,

A handwritten signature in black ink that reads "Nicole Collier".

Nicole Collier

cc: Cowan Place

*District Office:* 101 S. JENNINGS AVENUE, STE. 103A • FORT WORTH, TEXAS 76104-1112 • (817) 332-1180  
*Capitol Office:* E2.318 • P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • (512) 463-0716 • (512) 463-1516 FAX

NICOLE.COLLIER@HOUSE.TEXAS.GOV • WWW.HOUSE.TEXAS.GOV



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

February 14, 2020

FW Cowan Place, LP  
Attn: Mary-Margaret Lemons  
Authorized Representative  
Fort Worth Housing Solutions  
1201 East 13th Street  
Fort Worth, TX 76102  
Email: mmlemons@fwhs.org

RE: Support for Cowan Place, TDHCA #20049 – 5400 E. Rosedale Street, Fort Worth, Texas 76105

Dear Ms. Lemons,

Please accept this letter as my statement of support for Cowan Place, proposed by FW Cowan Place, LP, an affiliate of Fort Worth Affordability, Inc. and Fort Worth Housing Solutions. Our organization, YMCA of Metropolitan Fort Worth, provides health, wellness, and social interaction for families and is focused on the mind, body, and spirit of each member.

The YMCA of Metropolitan Fort Worth, founded in 1890, is active in and serves the area containing the Cowan Place development site and is a tax-exempt organization. Our organization is a values-based, character-building, non-profit membership organization that plays a vital role in contributing to the community. We are uniquely qualified to address the community challenges through a comprehensive array of programs designed to promote healthy living, encourage social responsibility, and support youth development. The YMCA is a fee-based organization that believes in its participants contributing to their participation at some level, while also working to make sure financial assistance to ensure every segment of our community can access our programming.

Our organization understands the importance of providing affordable quality housing opportunities for seniors in the Stop Six neighborhood of Fort Worth. We are pleased to offer this letter in support of the Cowan Place, and are committed to providing services to its future residents. Please feel free to contact me with any questions at (817) 335-9622.

Sincerely,

  
Tony Shuman  
President/CEO

**YMCA OF METROPOLITAN FORT WORTH**

512 Lamar Street, Suite 400, Fort Worth, TX 76102 | 817-335-9622 | [www.ymcafw.org](http://www.ymcafw.org)



February 14, 2020

FW Cowan Place, LP  
Attn: Mary-Margaret Lemons  
Authorized Representative  
Fort Worth Housing Solutions  
1201 East 13th Street  
Fort Worth, TX 76102  
Email: [mmlemons@fwhs.org](mailto:mmlemons@fwhs.org)

RE: Support for Cowan Place, TDHCA #20049 – 5400 E. Rosedale Street, Fort Worth, Texas 76105

Dear Ms. Lemons,

Please accept this letter as my statement of support for Cowan Place, proposed by FW Cowan Place, LP, an affiliate of Fort Worth Affordability, Inc. and Fort Worth Housing Solutions. Ebenezer Missionary Baptist Church has been an anchor in the Stop Six Neighborhood since 1878 and throughout its history has found ways to meet the needs of neighborhood residents. In 2007, the congregation of Ebenezer Missionary Baptist Church took its commitment to local missions and the Stop Six community even further by creating Brighter Outlook, Inc., a faith-based non-profit organization.

Brighter Outlook, Inc. is active in and serves the area containing the Cowan Place development site and is a tax-exempt organization. Brighter Outlook, Inc. exists to provide vital assistance, enrichment, and charitable services, directly from the historic, vastly underserved, inner-city community in which it operates. These services include assistance in senior services, health programs, literacy training, technology training, employment assistance, and more.

Our organization understands the importance of providing affordable quality housing opportunities for seniors in the Stop Six neighborhood of Fort Worth. We are pleased to offer this letter in support of the Cowan Place, and are committed to providing services to its future residents. Please feel free to contact me with any questions via email at [bddatcher@swbell.net](mailto:bddatcher@swbell.net).

Sincerely,

*Bruce D. Datcher*

Reverend Bruce Datcher  
Ebenezer Missionary Baptist Church and CEO of Brighter Outlook



Catholic  
Charities  
Fort Worth

P.O. Box 15610  
Fort Worth, TX 76119  
P: 817.534.0814  
F: 817.535.8779

February 14, 2020

FW Cowan Place, LP  
Attn: Mary-Margaret Lemons  
Authorized Representative  
Fort Worth Housing Solutions  
1201 East 13th Street  
Fort Worth, TX 76102  
Email: mmlemons@fwhs.org

RE: Support for Cowan Place, TDHCA #20049 – 5400 E. Rosedale Street, Fort Worth, Texas 76105

Dear Ms. Lemons,

Please accept this letter as my statement of support for Cowan Place, proposed by FW Cowan Place, LP, an affiliate of Fort Worth Affordability, Inc. and Fort Worth Housing Solutions. Our organization, Catholic Charities Fort Worth, is an enterprising service-driven organization determined to end poverty.

Catholic Charities Fort Worth (CCFW) works with residents in the Stop Six area containing the Cowan Place development site and is a tax-exempt organization. CCFW is a 501(c)(3) non-profit organization founded in 1910 with the mission to provide services to those in need, to advocate compassion and justice in the structures of society, and to call all people of good will to do the same. We have a vision of ending poverty, one family at a time and do so through our holistic case management services that focus on treating the root causes of poverty. Additionally, we serve the Fort Worth community with transportation services, affordable dental care, immigration, translation and interpretation services and more. Our diverse services, poverty solutions, and income-generating social enterprises help thousands in our 28-county diocese each year, most of whom are the working poor.

Our organization understands the importance of providing affordable quality housing opportunities for seniors in the Stop Six neighborhood of Fort Worth. We are pleased to offer this letter in support of the Cowan Place. Please feel free to contact me with any questions at [mpgrace@ccdofw.org](mailto:mpgrace@ccdofw.org).

Sincerely,

Michael P. Grace  
President & CEO

## Community Input Scoring Items

TDHCA#: 20051

Self Score Total: 136

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City Council of the City of Corpus Christi, Texas

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Coastal Bend Food Bank

Name of Community Organization

Bea Hanson

Contact Name

Support

Opposition

B. Youth Odyssey

Name of Community Organization

Rebekah A. Meyer

Contact Name

Support

Opposition

C. The Purple Door

Name of Community Organization

Frances Wilson

Contact Name

Support

Opposition

D. Minority Advancement Project of Texas

Name of Community Organization

Solomon Ortiz, Jr.

Contact Name

Support

Opposition

E. Texas A&M Agrilife

Name of Community Organization

Erika H. Bochat

Contact Name

Support

Opposition

F. Child Evangelism Fellowship of Coastal Bend

Name of Community Organization

Marcus Haus

Contact Name

Support

Opposition

**Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed 9% Housing Tax Credit for an affordable housing project known as Village at McArdle to be developed by TG 110, Inc.**

**Whereas, TG 110, Inc.** (the "Applicant") has proposed a development project to construct approximately 82 apartments of which 70 will provide affordable housing that is to be located at 5314 McArdle Rd., Corpus Christi, Texas 78401 and named Village at McCardle Apartments ("Village at McCardle Project"); and

**Whereas,** the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2020 Housing Tax Credits for the Washington Coles Apartments Project.

**Whereas,** the Property is zoned CG-2 (General Commercial-2) and CG-2 zoning allows Multi-Family Housing development within allowed density.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**Section 1.** The City Council for the City of Corpus Christi hereby supports the proposed Village at McArdle Project.

**Section 2.** The City Council for the City of Corpus Christi hereby acknowledges support for the proposed Village at McArdle Project located at 5314 McArdle, Corpus Christi, Texas 78401.

PASSED AND APPROVED this 11<sup>th</sup> day of February, 2020.

Joe McComb	<u>Aye</u>
Roland Barrera	<u>No</u>
Rudy Garza	<u>Aye</u>
Paulette M. Guajardo	<u>Aye</u>
Gil Hernandez	<u>Aye</u>
Michael Hunter	<u>Aye</u>
Ben Molina	<u>Aye</u>
Everett Roy	<u>Aye</u>
Greg Smith	<u>NO</u>

ATTEST:

Rebecca Huerta  
Rebecca Huerta  
City Secretary

CITY OF CORPUS CHRISTI

Joe McComb  
Joe McComb  
Mayor





**TODD HUNTER**  
TEXAS HOUSE OF REPRESENTATIVES  
DISTRICT 32  
NUECES (PART)

January 20, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at McArdle Apartments – TDHCA# 20051  
5314 McArdle Rd, Corpus Christi, Texas 78411

Dear Mr. Wilkinson,

I received the Public Notification for the above referenced development located in Corpus Christi, Texas and in District 32, which I represent. I am pleased to lend my support for the proposed construction of the Village at McArdle Apartments, a multi-family complex at 5314 McArdle Road in Corpus Christi, Texas.

Should you have any questions or need any additional information, please do not hesitate to contact my office at 512-463-0672.

Very truly yours,

A handwritten signature in black ink, appearing to read "Todd Hunter", with a long horizontal flourish extending to the right.

Todd Hunter  
State Representative – District 32



January 28, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at McArdle  
TDHCA #20051

Dear Mr. Wilkinson,

We want to express our support for the proposed Village at McArdle that will be located at approximately 5314 McArdle, Corpus Christi, TX 78411. Our 501(c)(3) nonprofit is involved in feeding families in need, nutrition education, and diabetes management throughout the city of Corpus Christi. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to reduce hunger in South Texas through food distribution and nutrition education. Our website can be found at [www.coastalbendfoodbank.org](http://www.coastalbendfoodbank.org) and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and, please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Bea Hanson". The signature is written in a cursive style with a large initial "B" and "H".

Bea Hanson  
Executive Director



youth  
odyssey

February 12, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at McArdle  
TDHCA #20051

Dear Mr. Wilkinson,

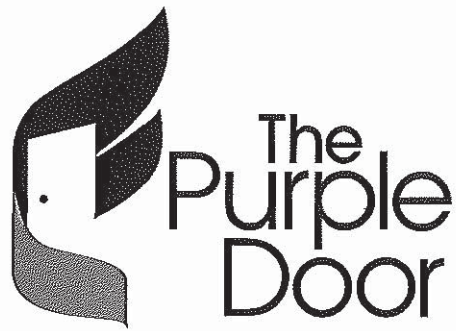
We would like to express our support for the proposed Village at McArdle to be located at approximately 5314 McArdle, Corpus Christi, TX 78411. Our 501(c)(3) nonprofit is involved in youth development and empowerment to the underserved populations throughout the city of Corpus Christi. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to provide youth development to teens ages 10-17 through lifeskills and adventure challenge. Our website can be found at [www.youthodyssey.com](http://www.youthodyssey.com) and provides additional information about our organization and the programs we offer. We have been partnering with Prospera Housing Services and their predasecor Community Housing Services since 2000 at five sites on a regular basis and plan to increase to additional sites this summer 2020.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Rebekah A. Meyer  
Executive Director



PO Box 3368 Corpus Christi, TX 78463 ● 361-884-2900 ● 361-884-2006 fax

January 28, 2020

[www.purpledoortx.org](http://www.purpledoortx.org)

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at McArdle  
TDHCA #20051

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at McArdle to be located at approximately 5314 McArdle, Corpus Christi, TX 78411. Our 501(c)(3) nonprofit is involved in the provision of free, comprehensive services to victims of domestic violence and sexual assault throughout the city of Corpus Christi. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to empower the community and those affected by domestic violence and sexual assault to transition to a safe and healthy environment. Our website can be found at [www.purpledoortx.org](http://www.purpledoortx.org) and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Frances Wilson  
President and CEO  
The Purple Door

Women's Shelter of South Texas dba The Purple Door

Serving Aransas, Bee, Brooks, Duval, Jim Wells, Kenedy, Kleberg, Live Oak, McMullen, Nueces, Refugio, and San Patricio Counties

**A United Way Agency**



January 28, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at McArdle  
TDHCA #20051

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at McArdle to be located at approximately 5314 McArdle, Corpus Christi, TX 78411. Our 501(c)(3) nonprofit is involved in and dedicated to providing educational tools, resources and advice to young students. Promoting the knowledge of our diverse heritage and contributions and to empower and educate our communities by teaching basic skills, cultural awareness and revitalize underserved and deteriorating communities throughout the city of Corpus Christi. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to benefit, promote the education of and address the needs of the diverse populations in Texas. Our goal is to both promote opportunities and advancement for these communities and to broaden the cultural understanding of rich heritages. Our website can be found at [mapoftexas.org](http://mapoftexas.org) and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Solomon Ortiz, Jr  
President  
Minority Advancement Project of Texas  
(MAP of Texas)

SOUTHEAST REGION (DISTRICTS 9 AND 11)

February 11, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at McArdle  
TDHCA #20051

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at McArdle to be located at approximately 5314 McArdle, Corpus Christi, TX 78411.

Texas A&M AgriLife Extension Better Living for Texans Program in Nueces County is involved in helping families make better choices with their limited resources by providing research-based nutrition education programs at no cost throughout Nueces County. To this end, we support the access to quality affordable housing for working limited-resource families like those we serve through our educational efforts.

The Better Living for Texans educational program provides research and evidence-based nutrition information to empower individuals, families, and communities to make positive changes for healthier lives. Our website can be found at <https://nueces.agrilife.org> and <https://blt.tamu.edu/> and provides additional information about Texas A&M AgriLife Extension Service-Nueces County, and the many educational programs offered here in Nueces County.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We support this application for tax credits in the 2020 application cycle.

Thank you for your consideration. Please contact me if you have any questions.

Sincerely,



Erika H. Bochat, (bo SHAY), MS  
Regional Program Leader-Family & Community Health/4-H Youth Development  
Southeast Region (Districts 9 & 11)

Southeast Region (Districts 9 and 11)  
Texas A&M AgriLife Extension Service  
10345 Highway 44 | Corpus Christi, TX 78406

Tel. 361.265.9203 | Fax. 361.265.9434 | [erika.bochat@ag.tamu.edu](mailto:erika.bochat@ag.tamu.edu)



Since 1937

# CEF

CHILD EVANGELISM  
FELLOWSHIP®

Reaching children worldwide™

January 31, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at McArdle  
TDHCA #20051

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at McArdle to be located at approximately 5314 McArdle, Corpus Christi, TX 78411. Our 501(c)(3) nonprofit is involved in reaching children who do not have opportunity to attend church throughout the city of Corpus Christi. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to evangelize children with the stories from the Bible, to educate, encourage and train the children we reach with the same stories, and to help them and their families become connected with a local Bible teaching Church for growth. Our website can be found at [www.cefcb.cc](http://www.cefcb.cc) and provides additional information about our organization and the programs we offer.

CEF of the Coastal Bend has a rich rewarding and fruitful ministry with many properties managed by the Prospera organization. Caring for tenants, the organization has comfortable welcoming meeting areas in all their properties, and the staff is helpful every summer when we bring teams to each property for a week-long program for children living at each property. Prospera has very proficient staff who facilitate our program, encourage the Tenants in community activities, and welcome our teams with enthusiasm and professionalism.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. Prospera goes far beyond housing with services to their Tenants that add quality to their lives. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Marcus Haas  
Local Ministry Coordinator  
Child Evangelism Fellowship of the Coastal Bend  
(361)765-0936

## Community Input Scoring Items

TDHCA#: 20054

Self Score Total: 132

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Rockport

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Coastal Oaks Church

Name of Community Organization

Andy Barlow

Contact Name

Support

Opposition

B. First Baptist Rockport

Name of Community Organization

Scott Jones, Ph.D.

Contact Name

Support

Opposition

C. Habitat for Humanity of Aransas County Texas, Inc.

Name of Community Organization

Patricia Butters

Contact Name

Support

Opposition

D. Aransas County Women's Lions Club

Name of Community Organization

Leslie J. Klein

Contact Name

Support

Opposition

E. Good Samaritan Rescue Mission

Name of Community Organization

Rev. Carole Murphrey

Contact Name

Support

Opposition

F. Aransas County Council on Aging

Name of Community Organization

Mary Ellen Nies

Contact Name

Support

Opposition



## RESOLUTION NO. 2020-08

**A RESOLUTION OF THE CITY OF ROCKPORT, TEXAS, SUPPORTING DEVELOPMENT OF AFFORDABLE MULTI-FAMILY DWELLING AND GULF SHORE VILLAS, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2020 COMPETITIVE 9% HOUSING TAX CREDIT PROGRAM, COMMITTING A MINIMUM \$250 IN-KIND CONTRIBUTION, AND AUTHORIZING THE MAYOR AND CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS**

**WHEREAS**, the City of Rockport recognizes the impact of affordable housing on the ability of our economy to attract and retain a workforce; and

**WHEREAS**, affordable housing is a critical element of the community's Hurricane Harvey recovery; and

**WHEREAS**, Gulf Shore Villas, Ltd., has proposed a development for affordable rental housing to be located at 1400 FM 3036, Rockport, Texas, being further described as Lot 2, Splinter Fleet Subdivision, Aransas County, Texas, and will be named Gulf Shore Villas in the City of Rockport, Texas; and

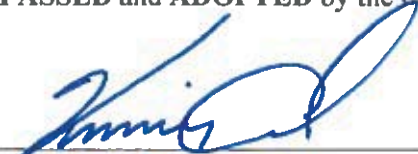
**WHEREAS**, Gulf Shores Villas, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Gulf Shore Villas Apartments; and,

**IT IS HEREBY RESOLVED**, the City of Rockport, acting through its governing body, hereby confirms that it supports the proposed the Gulf Shore Villas development and that this formal action has been taken to put on record the opinion expressed by the City of Rockport on February 11, 2020.

**BE IT FURTHER RESOLVED** the City of Rockport, acting through its governing body, hereby confirms, upon successful award of 2020 Competitive 9% Housing Tax Credits, the City commits to providing reduced fees or a contribution of other value that equals a minimum of \$250.00 for the benefit of Gulf Shore Villas; and

**FURTHER RESOLVED** for and on behalf of the governing body, Patrick R. Rios, Mayor, and, Kevin Carruth, City Manager, are hereby authorized, empowered, and directed to execute all necessary documents to the Texas Department of Housing and Community Affairs.

**PASSED and ADOPTED** by the City Council of the City of Rockport, Texas, on February 11, 2020.

  
Kevin Carruth, City Manager

  
Patrick R. Rios, Mayor

ATTEST;

  
Teresa Valdez, City Secretary



# TEXAS HOUSE OF REPRESENTATIVES

CAPITOL OFFICE:  
P.O. BOX 2910  
AUSTIN, TEXAS 78768-2910  
(512) 463-0456  
(512) 463-0158 *fax*

DISTRICT OFFICE:  
P.O. BOX 4642  
VICTORIA, TEXAS 77903  
(361) 572-0196  
*fax* (361) 576-0747



GEANIE W. MORRISON

COMMITTEES:  
LOCAL & CONSENT CALENDARS – CHAIR  
ENVIRONMENTAL REGULATION  
CULTURE, RECREATION & TOURISM

DISTRICT 30  
COUNTIES:  
ARANSAS  
CALHOUN  
DEWITT  
GOLIAD  
REFUGIO  
VICTORIA

February 11, 2020

Mr. Rick J. Deyoe  
Gulf Shore Villas, Ltd.  
1114 Lost Creek Blvd., Suite G20  
Austin, Texas 78746

Via email: [rdeyoe@realtexdevelopment.com](mailto:rdeyoe@realtexdevelopment.com)  
& Regular Mail

RE: Gulf Shores Villas, TDHCA Application #20054

Dear Mr. Deyoe:

I have received the public notification for your proposed development known as *Gulf Shores Villas* to be located at 1400 FM 3036, Rockport, Texas. This is in House District 30, which I represent.

I am pleased to lend my support to this project which will serve the constituents in my district. Please accept my best wishes as you continue your effort to bring this much needed affordable community to the citizens of Rockport. I appreciate your interest in our community.

Should you have any questions regarding this letter, please do not hesitate to contact me at (512) 463-0456.

Sincerely,

A handwritten signature in cursive script that reads "Geanie W. Morrison".

Geanie W. Morrison



EMAIL: [Geanie.Morrison@house.texas.gov](mailto:Geanie.Morrison@house.texas.gov)



February 24, 2020

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: Gulf Shore Villas (TDHCA # 20054)

Dear Texas Department of Housing and Community Affairs:

I am pleased to write this letter in support of the proposed Tax Credit Application #20054 – Gulf Shore Villas to be located at 1400 FM 3036 in Rockport, Texas

Coastal Oaks Church is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Again, we are very pleased to lend our support to Gulf Shore Villas housing tax credit application.

Sincerely,

Andy Barlow  
Assoc. Pastor

FIRST BAPTIST  
*Rockport*



February 20, 2020

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: Gulf Shore Villas (TDHCA # 20054)

Dear Texas Department of Housing and Community Affairs:

I am pleased to write this letter in support of the proposed Tax Credit Application #20054 – Gulf Shore Villas to be located at 1400 FM 3036 in Rockport, Texas

First Baptist Church is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Again, we are very pleased to lend our support to Gulf Shore Villas housing tax credit application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Jones'.

Scott Jones, Ph.D.  
Pastor

February 20, 2020

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: Gulf Shore Villas (TDHCA # 20054)

Dear Texas Department of Housing and Community Affairs:

I am writing this letter in strong support of the proposed Tax Credit Application #20054 – Gulf Shore Villas to be located at 1400 FM 3036 in Rockport, Texas

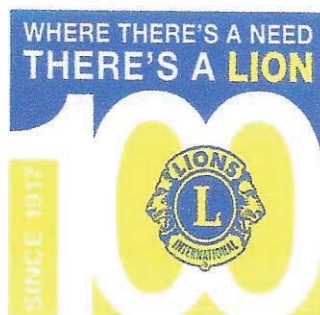
Habitat for Humanity of Aransas County is a tax-exempt civic organization that serves the community in which the development site is located. Our vision is a world where everyone has a decent place to live. We believe that there is a dire need for housing that is affordable to citizens of modest means and this development will help meet that need.

Again, we are very pleased to lend our support to Gulf Shore Villas housing tax credit application.

Sincerely,



Patricia Butters  
Executive Director  
Habitat for Humanity of Aransas County



February 23, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Gulf Shore Villas (TDHCA # 20054)

Dear Texas Department of Housing and Community Affairs

I am please to write this letter in support of the proposed Tax Credit Application #20054 – Gulf Shore Villas. This project is to be located at 1400 FM 3026, Rockport, Texas.

The Aransas County Women’s Lions Club is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of our community. Since Hurricane Harvey hit our beautiful town in 2017, we know there is a need for housing that is affordable to citizens of modest means, many of whom lost everything in the storm. This development will, most certainly, help meet that need.

Again, as a community service organization whose motto is “We Serve”, we are very pleased to lend our support to Gulf Shores Villas housing tax credit application.

Grateful for your consideration,

A handwritten signature in black ink, appearing to read "Leslie J. Klein", with a long horizontal flourish extending to the right.

Leslie J. Klein, President  
Aransas County Women’s Lions Club



# Good Samaritan Rescue Mission

*"The Mission with a Heart...in the Heart of the City"*

210 S. Alameda St. at Kinney St. P.O. Box 65

Corpus Christi, Texas 78403-0065

(361) 765-0297 Administration ~ (361) 883-6195 Housing

(361) 883-9493 Labor Force ~ (361) 249-7817 Thrift Store

(361) 563-1492 Food Service ~ (361) 500-7317 Case Management

E-Mail: [CaroleM@goodsamcc.org](mailto:CaroleM@goodsamcc.org) ~ Website: <http://www.goodsamcc.org>



February 20, 2020

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

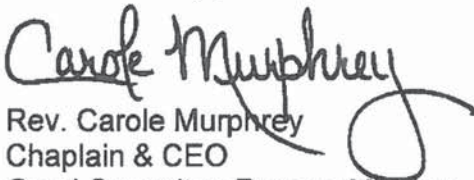
RE: Gulf Shore Villas (TDHCA # 20054)

Dear Texas Department of Housing and Community Affairs:

I am writing in support of the proposed Tax Credit Application #20054 -- Gulf Shore Villas to be located at 1400 FM 3036 in Rockport, Texas

Good Samaritan Rescue Mission is a tax-exempt faith-based 501(c)3 shelter for the homeless in Corpus Christi, Texas. We housed 263 men and women during Hurricane Harvey. Immediately after the storm, we received an entire bus of Rockport residents who had never been homeless before; but they had seen their dwellings completely destroyed by the storm. I have never seen such traumatized people. Since then, the ongoing problem has been to provide enough affordable housing in that area. As you know, there was almost nothing left of Rockport and the surrounding area. There is a dire need for affordable housing, and we strongly support the Gulf Shore Villas project and their tax credit application.

That none may perish,



Rev. Carole Murphrey  
Chaplain & CEO  
Good Samaritan Rescue Mission



**ARANSAS COUNTY COUNCIL ON AGING**  
912 S. CHURCH ST. ROCKPORT, TX 78382

February 25, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Re: Gulf Shore Villas (TDHCA #20054)

Dear Texas Department of Housing and Community Affairs:

On behalf of the Aransas County Council on Aging, a 501©3 non-profit organization based in Rockport, Texas, I am writing this letter in support of the proposed Tax Credit Application #20054-Gulf Shore Villas to be located at 1400 FM 3036, Rockport, Texas.

Although our main focus is to better the lives of those in our community who are over 60, it is necessary for our seniors to be an integral part of a community comprised of all income levels and ages. Currently Rockport is very short of moderate priced housing a situation which impacts both our clients who are in need of housing and services and our ability to find employees and volunteers. Many of our younger families and middle-aged people have moved away from the area causing major shrinkage in our labor pool.

We believe that a housing development such as Gulf Shore Villas (TDHCA #20054) would be helpful in attracting people necessary to rebuild and maintain a healthy and thriving community.

Again, we are pleased to lend our support to Gulf Shore Villas housing tax credit application.

Sincerely,

Mary Ellen Nies  
Executive Director





June 8, 2020

Dear Sirs:

Please consider approving the Gulf Shore Villas development at 1400 FM 3036 in Rockport, Texas.

This project is very much needed as our community is still reeling from the effects of Hurricane Harvey that struck Rockport in August 2017.

Harvey destroyed every multi-family housing facility in Rockport. Those facilities housed our local workforce that was instantly displaced and forced to move elsewhere for shelter.

Consequently, we are faced with a severe shortage of affordable workforce housing.

This project would answer a need for larger family units.

Please contact me if you have any questions.

Best regards,

A handwritten signature in blue ink, appearing to read "Patrick Rios".

Patrick R. Rios, CMO  
Mayor

May 13, 2020

Texas Department of Housing and Community Affairs  
Multi-Family Finance Division  
[htc.public-comment@tshca.state.tx.us](mailto:htc.public-comment@tshca.state.tx.us)

RE: Gulf Shore Villas Development  
TDHCA#20054, Region 10



As City of Rockport Council Member in Ward 4, Gulf Shore Villas Development is to be located in my Ward. The City of Rockport and I strongly support this critically needed 1-2-3-bedroom, 60-unit multi-family project.

After the destruction of Hurricane Harvey in 2017, Rockport lost over 2000 residents, many who moved permanently because of the need for employment. Hotels and restaurants cannot find enough people to fully staff their businesses, nor can they attract them without affordable places, in good repair, for them to live. The City of Rockport has lost police recruits and teachers because they could not find a decent place to live that they could afford.

Gulf Shore Villas is the first possible project that could offer work force housing to our community. Others have tried, but have not been able to make it work without financial help, something that Rockport is not in a position to do with a reduced tax base from the hurricane and now the COVID-19 virus which closed our businesses and stopped tourism.

A Resolution of Support #2020-08 for Gulf Shore Villas was passed by Rockport City Council on February 11, 2020. Letters of Support of this development have been sent to TDHCA from six of our local non-profit organizations who work with those of limited means needing places to live.

Our City and our Community support Gulf Shore Villas Development. We know that the Tax Credits being offered are the one hope we have of seeing it become a reality.

Sincerely,

A handwritten signature in black ink that reads "Barbara Gurtner". The signature is written in a cursive style.

Barbara Gurtner  
Ward 4 Council Member, City of Rockport  
[Ward4council@cityofrockport.com](mailto:Ward4council@cityofrockport.com)  
361-463-1606 Mobile



# Aransas County Independent School District

*Joseph Patek, Superintendent*

---

June 8, 2020

To Whom It May Concern:

I am writing in support of the Gulf Shore Villas housing development project. Aransas County ISD is the largest employer in the county with approximately 480 employees. ACISD's four campuses are located anywhere within 1-2 miles from the proposed development site.

I believe it is important that you know that our teachers are in need of affordable housing as we have many living in surrounding communities because that is where they can afford decent housing. Each year we lose new teachers because decent housing is not available to them at their entry-level salary.

Please consider granting the funding request for the Gulf Shore Villa project. Having affordable housing in our community will be beneficial to our school district as it will help us hire and retain good teachers. And we all know that the quality of education provided by a school is directly related to the quality of teachers it has working for them.

Respectfully,

Joseph Patek, Superintendent of Schools  
Aransas County ISD

**From:** [Patrick Ebarb](#)  
**To:** [Bobby Wilkinson](#); [Sharon Gamble](#); [HTC Public Comment](#)  
**Cc:** [gurtnerbarbara@gmail.com](mailto:gurtnerbarbara@gmail.com); [rdeyoe@realtextdevelopment.com](mailto:rdeyoe@realtextdevelopment.com)  
**Subject:** Gulf Shores Villas (TDHCA #20054)  
**Date:** Monday, June 8, 2020 6:23:36 PM

---

**To:** Addressees at The Texas Department of Housing and Community Affairs

**From:** Patrick Ebarb, President, Sacred Heart Conference, Society of St. Vincent de Paul (SVdP), Rockport, TX

**Subject:** Expression of Full Support for Tax Credit Application # 20054, Gulf Shore Villas, Rockport, TX

**Background:** In the aftermath of Hurricane Harvey it became painfully apparent that practically all disaster support for housing restoration was directed to those who were former homeowners. Unfortunately, this reality prevailed regardless of source be it federal, state or local. Thus, those who were formerly renters, the backbone of the Rockport-Fulton area who poured and leveled the concrete, who laid the brick, who framed the houses, who cooked and served the food, or those who were shepherding small businesses on a shoestring.....all were denied support in acquiring either transitional or permanent housing.

**Discussion:** The task of supporting these forgotten Harvey victims in finding suitable, affordable housing thus fell to the few local charities operating in the county. St. Vincent de Paul is one of those charities which has been in operation in the local area since 1956. Since most charities operate on scarce, donated funds, this new challenge has indeed been daunting. A worrisome complication has been the shortage of livable, sanitary, safe housing at affordable prices. Following on the heels of Harvey, supply and demand immediately reared its impersonal head resulting in opportunistic (if not downright predatory) landlords taking advantage of the housing shortage which has not abated despite planning, scheming, and elevating the plight of renters to all who might be moved to help. Few have come forward, and so here we are almost three full years after Harvey, and those former renters are still being victimized by high prices and miserable, limited choices.

Enter the two main charities in the area, Good Samaritans (GS) and SVdP, who collaborate daily in sharing the costs of rental subsidies, utilities, medical prescriptions, housing for the truly homeless in local motels, and myriad additional categories of support including the operation of two food pantries. A quick summary of rental subsidies paid out by SVdP (only) for calendar years 2017, 2018, and 2019 are as follows:

<u>Year</u>	<u>Adults/Children</u>	<u>Costs</u>
2017	189/129	\$13,887
2018	348/224	31,366

2019	338/185	33,920
Totals	875/538	\$79,173

**Summary:** Since the two charities mentioned share costs equally, the total estimated rental subsidies for the three years comes to \$158,346. These numbers are not presented to elicit sympathy but rather to make the point that despite the increasing demand we see for rent subsidies, the outcomes are not viable for the long term either in available funds or in improved housing. That is, rents are inexorably on the increase for increasingly shoddy, unsafe, and unsanitary housing, while incomes and charitable contributions remain static. Harvey is still wreaking havoc on those folks who must rent in order to survive, and decent, affordable housing is absolutely necessary for a workforce trying to build better lives for themselves and their families.

**Recommendation:** Speaking for the 45 hardy volunteers at Sacred Heart Conference, Society of St. Vincent de Paul, I hereby petition the Texas Department of Housing and Community Affairs to approve the proposed Tax Credit Application #20054, Gulf Shore Villas, Rockport, TX. This approval will not solve all of the housing problems in our community, but it will provide concrete evidence to our workforce that progress is indeed being made in their behalf. Families who must rent are no less intrinsically valuable to society than those who happen to be homeowners. This is an ethical lesson not yet learned by that same society.

Respectfully,

Patrick Ebarb  
President  
Sacred Heart Conference  
Society of St. Vincent de Paul  
PO Box 112  
Rockport, TX 78381  
coldtrail21@aol.com  
281-827-7804

## Community Input Scoring Items

TDHCA#: 20063

Self Score Total: 138

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Fort Worth

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 0

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

Added. sdg

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

**A. Pathfinders**

Name of Community Organization

Kathryn Arnold

Contact Name

Support

Opposition

**B. Meals on Wheels Inc. of Tarrant County**

Name of Community Organization

Carla Jutson

Contact Name

Support

Opposition

**C. The Women's Center of Tarrant County**

Name of Community Organization

Laura M. Hilgart

Contact Name

Support

Opposition

**D. SafeHaven**

Name of Community Organization

Nichole Masters-Henry

Contact Name

Support

Opposition

**E. Housing Channel**

Name of Community Organization

Donna VanNess

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Support

Opposition

Contact Name

# A Resolution

**NO. 5194-02-2020**

## **SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR AZALEA WEST AND COMMITTING DEVELOPMENT FUNDING**

**WHEREAS**, the City's 2019 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

**WHEREAS**, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

**WHEREAS**, Azalea West, LLC, an affiliate of Saigebrook Development, LLC and O-SDA Industries, LLC, has proposed a development for mixed income affordable multifamily rental housing named Azalea West to be located at 2700-2708 Azalea Avenue in the City of Fort Worth;

**WHEREAS**, Azalea West, LLC has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2020 Competitive (9%) Housing Tax Credits for the Azalea West apartments, a new complex consisting of approximately 84 units, of which at least ten percent (10%) of the total units will be set aside for households earning at or below thirty percent (30%) Area Median Income and at least ten percent (10%) of the total units will be market rate units;

**WHEREAS**, TDHCA's 2020 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located; and

**WHEREAS**, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of Azalea West, LLC to the Texas Department of Housing and Community Affairs for 2020 Competitive (9%) Housing Tax Credits for the purpose of the development of the Azalea West apartments to be located at 2700-2708 Azalea Avenue (TDHCA Application No. 20063), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed **\$2,500.00** to Azalea West, LLC conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose

of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, Azalea West, LLC.

Adopted this 18th day of February 2020.

ATTEST:

By:   
Mary J. Kayser, City Secretary







February 24, 2020

TDHCA  
Mr. Bobby Wilkinson, Executive Director  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Application #20063 Azalea West

Dear Mr. Wilkinson:

The City of Fort Worth ("City") has provided a Resolution of Support for the Housing Tax Credit Application for Azalea West, LLC on February 18, 2020. Please note that the City understands that the Applicant has elected to change its entity business structure from a Limited Liability Company (LLC), to a Limited Liability Limited Partnership Structure (LLLP); i.e. Azalea West, LLLP. In addition, the City understands that the resolution states that Azalea West is to be "an affiliate of Saigebrook Development, LLC, and O-SDA Industries, LLC". It is the City's policy to disclose all potential owners and significant project consultants to the City Council and public by listing all potential entities as affiliates on the City Council Resolutions. The City understands that Azalea West, LLLP will be owned by SGI Ventures, Inc, and Saigbrook Development, LLC and O-SDA Industries, LLC, will serve as project consultants in the transaction.

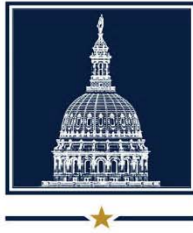
In summary, the City acknowledges and accepts the two changes to the Resolution discussed above, i.e. 1) business entity change from an LLC structure to an LLLP structure, and 2) for disclosure purposes, the potential owner is SGI Ventures, Inc. and Saigebrook Development, LLC and O-SDA Industries, LLC will serve as project consultants to the Azalea West development.

Sincerely,

Victor T. Turner, Director

**Neighborhood Services Department**

City of Fort Worth ★ 200 Texas Street ★ Fort Worth, Texas 76102  
817-392-7540 ★ Fax 817-392-7328



February 26, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct the Azalea West in Fort Worth, Texas, TDHCA Application #20063**

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the Azalea West developer's request to allocate tax credits from the Texas Department of Housing and Community Affairs to Azalea West, TDHCA Application #20063.

I support this development, which is to be located at the northwest corner of Azalea Avenue and Carroll Street in Fort Worth, Texas in Tarrant County. As the Texas Representative of District 90 in which Fort Worth is located, I see an increasing need for affordable housing in my district and across Fort Worth.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ramon Romero, Jr.', written in a cursive style.

Ramon Romero, Jr.  
State Representative, District 90



January 31, 2020

TDHCA  
Marnie Holloway  
221 East 11th Street  
Austin, TX 78701

RE: Azalea West TDHCA App. # 20063  
The Lex on Jessamine TDHCA App. #20132  
Kestrel on Cooper TDHCA App. #20147

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications for the following proposed family housing in Tarrant County:

“Azalea West,” to be located at 2700-2708 Azalea Ave., Fort Worth, 76107  
“The Lex on Jessamine,” to be located at 710 W Jessamine Fort Worth, 76110  
“Kestrel on Cooper,” to be located at 2015-2025 S Cooper Street, Arlington, 76101

Pathfinders is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of empowering individuals and families to find their path from poverty to self-sufficiency and the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

  
Kathryn Arnold  
Chief Executive Officer



*Delivering meals and so much more...®*

January 29, 2020

TDHCA  
Marnie Holloway  
221 East 11th Street  
Austin, TX 78701

RE: Azalea West TDHCA App. # 20063  
The Lex on Jessamine TDHCA App. #20132  
Kestrel on Cooper TDHCA App. #20147

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications for the following proposed family housing in Tarrant County:

"Azalea West," to be located at 2700-2708 Azalea Ave., Fort Worth, 76107  
"The Lex on Jessamine," to be located at 710 W Jessamine Fort Worth, 76110  
"Kestrel on Cooper," to be located at 2015-2025 S Cooper Street, Arlington,

76101

Meals On Wheels, Inc. of Tarrant County is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose home delivered meals and supportive services to homebound disabled individuals for the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Carla Jutson  
President and CEO

**Mission Statement**

*"To promote the dignity and independence of the disabled, the elderly and other homebound persons by delivering nutritious meals and providing or coordinating needed services."*

Carla Jutson  
President & CEO  
5740 Airport Freeway  
Fort Worth, Texas  
76117-6005

Main: 817-336-0912  
FAX: 817-338-1066  
mealsonwheels.org

*Our Mission*

*To promote the dignity and independence of older adults, persons with disabilities, and other homebound persons by delivering nutritious meals and providing or coordinating needed services.*





**Board of Directors**

Amy Knight Brown  
*Chair*

Lei Testa  
*Vice Chair*

Ann Crossman  
*Treasurer*

Michael S. Malloy  
*Secretary*

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Kelly Ann Doherty  
Jeff Farmer  
Tera Garvey  
Donna Guy  
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Claudine G. Jackson  
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Tara Kersh  
Martha "Tim" Latta  
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James T. McBride  
Cindy Milrany  
Kristy L. Mouser  
Jane C. Nober  
Paige Pate  
Amanda Peeler  
Rachel Navejar Phillips  
Reggi Sturns-Kemp  
Beth E. Thurman  
Diana Troy  
Kenneth Wardle  
Brook Whitworth  
Shauna J. Wright

February 19, 2020

TDHCA  
Marnie Holloway  
221 East 11th Street  
Austin, TX 78701

RE: Azalea West TDHCA App. # 20063  
The Lex on Jessamine TDHCA App. #20132  
Kestrel on Cooper TDHCA App. #20147

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications for the following proposed family housing in Tarrant County:

"Azalea West," to be located at 2700-2708 Azalea Ave., Fort Worth, 76107

"The Lex on Jessamine," to be located at 710 W Jessamine Fort Worth, 76110

"Kestrel on Cooper," to be located at 2015-2025 S Cooper Street, Arlington, 76101

The Women's Center of Tarrant County, Inc. is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of helping people overcome violence, crisis and poverty and the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Laura M. Hilgart  
President/CEO

Laura Hilgart  
*PRESIDENT / CEO*

February 24, 2020

TDHCA  
Marnie Holloway  
221 East 11th Street  
Austin, TX 78701

RE: Azalea West TDHCA App. # 20063  
The Lex on Jessamine TDHCA App. #20132  
Kestrel on Cooper TDHCA App. #20147

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications for the following proposed family housing in Tarrant County:

“Azalea West,” to be located at 2700-2708 Azalea Ave., Fort Worth, 76107

“The Lex on Jessamine,” to be located at 710 W Jessamine Fort Worth, 76110

“Kestrel on Cooper,” to be located at 2015-2025 S Cooper Street, Arlington, 76101

SafeHaven is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose by providing services to end the cycle of violence in our community and the individual lives of families we serve. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,



Nichole Masters-Henry  
Vice President of Residential Services



4200 South Freeway, Ste 307  
Fort Worth, TX 76115  
(817) 924-5091 | (817) 924-7619 (f)

recycling symbol icon  
renewably built not destroy housing partnerships

February 26, 2020

TDHCA  
Marnie Holloway  
221 East 11th Street  
Austin, TX 78701

RE: Azalea West TDHCA App. # 20063  
The Lex on Jessamine TDHCA App. #20132  
Kestrel on Cooper TDHCA App. #20147

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications for the following proposed family housing in Tarrant County:

- “Azalea West,” to be located at 2700-2708 Azalea Ave., Fort Worth, 76107
- “The Lex on Jessamine,” to be located at 710 W Jessamine Fort Worth, 76110
- “Kestrel on Cooper,” to be located at 2015-2025 S Cooper Street, Arlington, 76101

Housing Channel is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose to revitalize neighborhoods and to increase the amount of quality, affordable housing available to low and moderate income families and individuals with special housing needs. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Donna VanNess  
President



**TUNE IN MOVE FORWARD**



## Linwood Neighborhood Association

Member of Fort Worth League of Neighborhood Associations & W. 7<sup>th</sup> Street Neighborhood Alliance

---

June 15, 2020

Bobby Wilkinson, Executive Director of Real Estate Analysis  
Texas Department of Housing and Community Affairs  
Multifamily Finance Division  
[Bobby.Wilkinson@tdhca.state.tx.us](mailto:Bobby.Wilkinson@tdhca.state.tx.us)  
221 East 11<sup>th</sup> Street, Austin, TX 78701 | PO Box 13941  
Austin, TX 78711

Re: Project #20063 – Azalea West, Fort Worth, TX 76107

Dear Mr. Wilkinson:

As President of the Linwood Neighborhood Association, I would like to inform you that our neighborhood opposes the development of Azalea West. Many of our neighbors attended all the meetings held for this and the other project in our census tract. Most of our neighbors support affordable housing but feel this project would be better served if located outside of our extremely densified and crowded neighborhood. I am sure you know that this site was purchased for over \$4M. The applicant, Megan Lasch, has repeatedly told us she cannot make the project work financially without the proposed 80 units. She told us how much she is paying for the land. It is the highest cost per square foot of any property sold in the Linwood neighborhood. She also told us her costs are rising, and she may have to ask for a price reduction. The site is entirely in the 100-year flood plan which will be another huge expense. She will probably need to raise the development at least 2 ½ feet and build a detention pond underneath it as others had to do next to her. Our neighborhood has flooded more and more frequently since the increased development. This development would negatively impact our neighborhood.

Parking is also a huge concern for us. In our small neighborhood, we already have five apartments with over 500 units and 200+ condominiums. This project will be in the middle of 43 Condos of The Moderne and 354 units of the Aviator. If this is built, we would see over 200 cars in that block making it unsafe for all families, pedestrians, and vehicles. The City of Fort Worth's Fire Department has voiced concerns of our over-crowded streets as well as our Stormwater Department.

On January 23, 2020, the Linwood Neighborhood Association held a meeting on the Tax Credit Housing projects that are proposed in our area. After a presentation of the proposed development, the neighborhood voted against Project #20063 – Azalea West because it would increase traffic congestion, it does not have enough parking spots, and the lack of greenspace and amenities for families.

Thank you for providing this type of program for workforce residents. Unfortunately, if this project were built at the proposed site it would not be safe for its residents or the surrounding neighborhood. Therefore, we DO NOT SUPPORT this Project. We do; however, SUPPORT the PARK TOWER #20018 also located in our census tract at 1209 Jacksboro Hwy., Fort Worth, TX 76114. The Park Tower has the greenspace, parking, safety, and amenities needed for our workforce residents.

Sincerely,

Eva Sandoval Bonilla, President  
Linwood Neighborhood Association  
362 Foch Street  
Fort Worth, TX 76107



## Community Input Scoring Items

TDHCA#: 20066

Self Score Total: 139

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 0

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. THRU Project

Name of Community Organization

Elaine Andries Hartle

Contact Name

Support

Opposition

B. Family Violence Prevention Services, Inc.

Name of Community Organization

Marta Prada Pelaez

Contact Name

Support

Opposition

C. MOVE Texas

Name of Community Organization

Alex Birnel

Contact Name

Support

Opposition

D. LULAC -League of United Latin American Citizens - Concilio Zapatista #4383

Name of Community Organization

Henry Rodriguez

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION 2020-02-13-0008R

**IN SUPPORT OF VISTA AT EVEREST L.P.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF VISTA AT EVEREST, A 64-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 1.**

\* \* \* \* \*

**WHEREAS**, Vista at Everest L.P. (the "Applicant") has proposed a 64-unit affordable multi-family rental housing development named Vista at Everest (the "Development"), to be located at 538 Everest Street in Council District 1 in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2020 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

**WHEREAS**, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

**WHEREAS**, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

**WHEREAS**, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

**WHEREAS**, the City, acting through its governing body, hereby confirms that it supports the proposed 64 unit affordable multi-family rental housing development named Vista at Everest (the "Development"), to be located at 538 Everest Street in Council District 1 in the City of San Antonio, Texas and that this formal action has been taken to put on record the opinion expressed by the City on February 13, 2020; **NOW THEREFORE:**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** In accordance with the requirements of Texas Government Code §2306.67071, the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

**SECTION 2.** The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed Vista at Everest (the "Development"), to be located at 538 Everest Street in Council District 1 in the City of San Antonio, Texas.


**SECTION 3.** For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

**SECTION 4.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

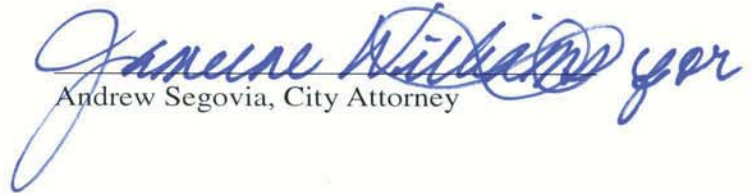
**PASSED AND APPROVED this 13<sup>th</sup> day of February, 2020.**

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Andrew Segovia, City Attorney



# TEXAS HOUSE *of* REPRESENTATIVES

**Diego M. Bernal**

*State Representative, District 123*

January 29, 2020

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701  
Attention: Sharon Gamble – Multifamily Division

RE: Vista at Everest (TDHCA #20066)  
+/- 1.94 acres located Southeast of the intersection of Everest Avenue and East Sandalwood Lane, San Antonio, Bexar County, Texas 78209

Ms. Gamble,

I would like to express **my support** for the application for Housing Tax Credits for **Vista at Everest** to be located Southeast of the intersection of **Everest Avenue and East Sandalwood Lane in San Antonio**. The proposed new construction development is in my district and will serve the needs of our growing community by providing approximately **64 units** for residents at or below 60% of the Area Median Family Income.

Overall, I believe that additional affordable housing will be extremely beneficial to my district and I would like to give my support for these efforts; I hope that the Texas Department of Housing and Community Affairs Board will look favorably upon this application.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Diego M. Bernal".

Diego Bernal  
State Representative, District 123



February 3, 2020

**Board President**

*Kent Roach*

**Board Vice President**

*Sha-Rone Reyes*

**Board Treasurer**

*Thomas Martin*

**Board Secretary**

*Alex Moczygemba*

**Board Members**

*Erika Anderson*

*Helen Bryan*

*James Carter*

*Sarah Donahue*

*Anne Gerber*

*Jessica Johnson*

*Verina Palmer Martin*

*Glenda Raichlen*

*Rachel Moreau-Davila*

*Steve O'Donnell*

*Lauren Cravens Wert*

**Board Special Advisor**

*Roy Terracina*

Texas Department of Housing and Community Affairs  
Attention: Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Everest (TDHCA #20066)  
To be located at 538 Everest St., San Antonio, Texas, 78209

Dear Ms. Gamble,

We would like to **express support** for the Housing Tax Credit application of Vista at Everest, a multifamily housing community proposed in Bexar County. THRU Project is a 501(c)3 non-profit organization that provides services to the entire San Antonio and Bexar County area.

As a non-profit providing housing for former foster youth as they learn to live independently of the foster care system, there is a desperate need for affordable housing in Bexar County. THRU Project is headquartered approximately half a mile from the proposed location of Vista at Everest, and the population in our community and surrounding areas is growing rapidly. The proposed development would provide quality, affordable housing to those in need, most critically, in a central area of the city with a plentitude of bus lines.

Again, we are very pleased to offer our support to Vista at Everest's Housing Tax Credit application. If you need additional information, please feel free to call me at 210.683.9536 or via email at [elainehartle@thruproject.org](mailto:elainehartle@thruproject.org).

Sincerely,

Elaine Andries Hartle  
CEO/Co-Founder  
[elainehartle@thruproject.org](mailto:elainehartle@thruproject.org)



**Family  
Violence  
Prevention  
Services, Inc.**

The Battered Women  
and Children's Shelter

Marta Prada Peláez, MA  
*President/CEO*

Wayne Terry  
*Chair*

Christy Prescott  
*Chair-Elect*

Cheryl Thomas  
*Treasurer*

Hon. Monica A. Gonzalez  
*Secretary*

Mark A. Jimenez  
*Parliamentarian*

Nancy Wagner  
*Past Board Chair*

*Board Members*

Leroy D. Alloway

Matthew J. Budders

Smita A. Bhakta, J.D.

Ingrid Etienne, J.D.

Cortney Gill

Chief William P. McManus

Jennifer Mitchell

Carlos E. Moreno, MD, MBA

Manuel Mungia, J.D.

Robert Lee Sanchez, RN, BSN

Stuart I. Schlossberg, J.D.

Melissa S. Sparks

JR Trevino

Margaret M. Vera, J.D.

Christen Wommack

*Honorary Board*

Joyce H. Coleman

Dianna M. Geis, J.D.

Patricia J. Smothers

*Advisory Board*

Dianna Burns-Banks, MD

Graciela Alarcon-Cigarroa, J.D.

Elizabeth Cox

Yolanda Delgado

Kevin C. Dinnin

Javier Ruiz Galindo

M. Antonieta González, MD

Peggy Anawaty Karam

Lori A. Krieger

Sylvia Romo, CPA

Thomas J. Smith, J.D.

AnaPaula Watson

Debra J. Williams, MD

February 12, 2020

Sharon Gamble  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: **Vista at Everest (TDHCA #20066)**  
To be located at 538 Everest St., San Antonio, Texas, 78209

Dear Ms. Gamble:

This letter is written in support of a multifamily housing project to be built in San Antonio by Vista at Everest.

As the President of Family Violence Prevention Services, Inc./The Battered Women and Children's Shelter of Bexar County, I am only too familiar with the predicament of families desperately trying to access an inadequate number of affordable housing units in our city. Housing is the most critical need of the thousands of families we assist in pursue of self-sufficiency and independence from abuse.

The proposed plan of Vista at Everest is a sound one, fulfilling the integration of affordable housing, thus contributing to the dignity, hope and possibilities of the most fragile members of our community. It is with excitement that I wholeheartedly support Vista at Everest's proposal.

Sincerely,

Marta Prada Peláez  
President/CEO

# MOVE TEXAS

February 17, 2020

Texas Department of Housing and Community Affairs  
Attention: Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Everest (TDHCA #20066)  
538 Everest, San Antonio, Bexar County, Texas 78209

Dear Ms. Gamble,

We would like to express support for the Housing Tax Credit application of Vista at Everest, a multifamily housing community proposed at 538 Everest San Antonio, Bexar County, Texas 78209. MOVE Texas is a 501(c)3 non-profit organization that provides services to the entire Bexar County County area.

There is a desperate need for affordable housing Bexar County, particularly for young Texans, who we serve. The population in our community and surrounding areas is growing rapidly. The proposed development would provide quality, affordable housing to those in need.

Again, we are very pleased to offer our support to Vista at Everest's Housing Tax Credit application. If you need additional information, please feel free to call me at 210-422-3223 or via email at [alex@movetexas.org](mailto:alex@movetexas.org)

Respectfully,

Alex Birnel   
Advocacy Manager, MOVE Texas



# League of United Latin American Citizens

---

Concilio Zapatista 4383  
[lulaczapatista@yahoo.com](mailto:lulaczapatista@yahoo.com)  
(210) 857-5329

February 13, 2020

Texas Department of Housing and Community Affairs  
Attention: Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Everest (TDHCA #20066)  
538 Everest, San Antonio, Bexar County, Texas 78209

Dear Ms. Gamble,

We would like to express support for the Housing Tax Credit application of Vista at Everest, a multifamily housing community proposed at 538 Everest, San Antonio, Bexar County, Texas 78209. The LULAC Concilio Zapatista 4383 is a 501(c)3 non-profit organization that provides services to the entire Bexar County area.

There is a desperate need for affordable housing in the City of San Antonio and Bexar County. The population in our community and surrounding areas is growing rapidly. The proposed development would provide quality, affordable housing to those in need.

Again, we are very pleased to offer our support to Vista at Everest's Housing Tax Credit application. If you need additional information, please feel free to call me at 210.857.5329 or via email at [lulaczapatista@yahoo.com](mailto:lulaczapatista@yahoo.com).

Respectfully,



Henry Rodriguez  
Executive Director

## Community Input Scoring Items

TDHCA#: 20069

Self Score Total: 139

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 0

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

**A. THRU Project**

Name of Community Organization

Elaine Andries Hartle

Contact Name

Support

Opposition

**B. Family Violence Prevention Services, Inc.**

Name of Community Organization

Marta Prada Pelaez

Contact Name

Support

Opposition

**C. MOVE Texas**

Name of Community Organization

Alex Birnel

Contact Name

Support

Opposition

**D. LULAC -League of United Latin American Citizens - Concilio Zapatista #4383**

Name of Community Organization

Henry Rodriguez

Contact Name

Support

Opposition

**E. The Arc of San Antonio, Inc.**

Name of Community Organization

Mike Bennett

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION 2020-02-13-0018R

**IN SUPPORT OF VISTA AT INTERPARK L.P.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF VISTA AT INTERPARK, A 64-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 9.**

\* \* \* \* \*

**WHEREAS**, Vista at Interpark L.P. (the "Applicant") has proposed a 64-unit affordable multi-family rental housing development named Vista at Interpark (the "Development"), to be located at the Southwest Corner of Interpark Blvd. and San Pedro Ave., in Council District 9 in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2020 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

**WHEREAS**, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

**WHEREAS**, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

**WHEREAS**, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

**WHEREAS**, the City, acting through its governing body, hereby confirms that it supports the proposed 64-unit affordable multi-family rental housing development named Vista at Interpark (the "Development"), to be located at the Southwest Corner of Interpark Blvd. and San Pedro Ave., in Council District 9 in the City of San Antonio, Texas and that this formal action has been taken to put on record the opinion expressed by the City on February 13, 2020; **NOW THEREFORE:**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** In accordance with the requirements of Texas Government Code §2306.67071, the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and


- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

**SECTION 2.** The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed Vista at Interpark (the "Development"), to be located at the Southwest Corner of Interpark Blvd. and San Pedro Ave., in Council District 9 in the City of San Antonio, Texas.

**SECTION 3.** For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

**SECTION 4.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 13<sup>th</sup> day of February, 2020.**



**M A Y O R**  
Ron Nirenberg


**ATTEST:**



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Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



---

Andrew Segovia, City Attorney



**STEVE ALLISON**  
STATE REPRESENTATIVE  
*District 121*

January 28, 2020

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701  
Attention: Sharon Gamble – Multifamily Division

RE: Vista at Interpark (TDHCA #20069)  
+/- 1.97 acres located at the southwest corner of Interpark Boulevard and San Pedro  
Avenue in San Antonio, Bexar County, Texas 78216

Ms. Gamble,

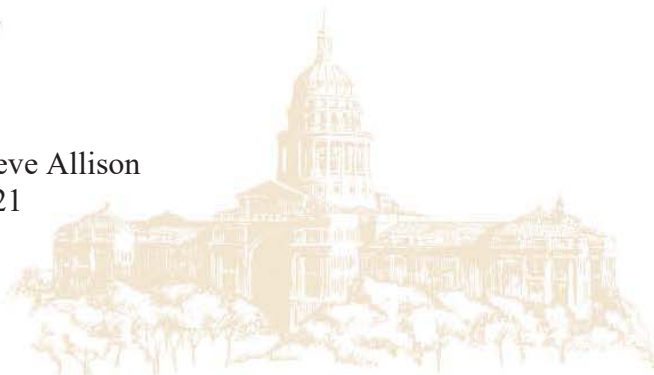
I would like to express my support for the Housing Tax Credit application for Vista at Interpark, to be located southwest of the intersection of Interpark Boulevard and San Pedro Avenue in San Antonio. The proposed new construction development is in my district and will serve the needs of our growing community by providing approximately 64 units for residents earning 60% of the Area Median Family Income or below.

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Steve Allison".

Steve Allison  
State Representative Steve Allison  
Texas House District 121





February 3, 2020

**Board President**

*Kent Roach*

**Board Vice President**

*Sha-Rone Reyes*

**Board Treasurer**

*Thomas Martin*

**Board Secretary**

*Alex Moczygamba*

**Board Members**

*Erika Anderson*

*Helen Bryan*

*James Carter*

*Sarah Donahue*

*Anne Gerber*

*Jessica Johnson*

*Verina Palmer Martin*

*Glenda Raichlen*

*Rachel Moreau-Davila*

*Steve O'Donnell*

*Lauren Cravens Wert*

**Board Special Advisor**

Texas Department of Housing and Community Affairs  
Attention: Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Re: Vista at Interpark (TDHCA Application #20069)  
+/- 1.97 acres located at the southwest corner of Interpark Boulevard and San Pedro Avenue in San Antonio, Bexar County, Texas 78216

Dear Ms. Gamble,

We would like to express support for the Housing Tax Credit application of Vista at Interpark, a multifamily housing community proposed in Bexar County. THRU Project is a 501(c)3 non-profit organization that provides services to the entire San Antonio and Bexar County area.

As a non-profit providing housing for former foster youth as they learn to live independently of the foster care system, there is a desperate need for affordable housing in Bexar County. THRU Project is headquartered approximately five miles from the proposed location of Vista at Interpark, and the population in our community and surrounding areas is growing rapidly. The proposed development would provide quality, affordable housing to those in need, most critically, in a central area of the city with a plentitude of bus lines.

Again, we are very pleased to offer our support to Vista at Interpark's Housing Tax Credit application. If you need additional information, please feel free to call me at 210.683.9536 or via email at [elainehartle@thruproject.org](mailto:elainehartle@thruproject.org).

Sincerely,

Elaine Andries Hartle  
CEO/Co-Founder  
[elainehartle@thruproject.org](mailto:elainehartle@thruproject.org)



**Family  
Violence  
Prevention  
Services, Inc.**

The Battered Women  
and Children's Shelter

Marta Prada Peláez, MA  
*President/CEO*

Wayne Terry  
*Chair*

Christy Prescott  
*Chair-Elect*

Cheryl Thomas  
*Treasurer*

Hon. Monica A. Gonzalez  
*Secretary*

Mark A. Jimenez  
*Parliamentarian*

Nancy Wagner  
*Past Board Chair*

*Board Members*

Leroy D. Alloway

Matthew J. Badders

Smita A. Bhakta, J.D.

Ingrid Etienne, J.D.

Cortney Gill

Chief William P. McManus

Jennifer Mitchell

Carlos E. Moreno, MD, MBA

Manuel Mungia, J.D.

Roberta Lee Sanchez, RN, BSN

Stuart I. Schlossberg, J.D.

Melissa S. Sparks

JR Trevino

Margaret M. Vera, J.D.

Christen Wommack

*Honorary Board*

Joyce H. Coleman

Diana M. Geis, J.D.

Patricia J. Smothers

*Advisory Board*

Dianna Burns-Banks, MD

Graciela Alarcon-Cigarroa, J.D.

Elizabeth Cox

Yolanda Delgado

Kevin C. Dinnin

Javier Ruiz Galindo

M. Antonieta González, MD

Peggy Anawaty Karam

Lori A. Krieger

Sylvia Romo, CPA

Thomas J. Smith, J.D.

AnaPaula Watson

Debra J. Williams, MD

February 18, 2020

Sharon Gamble  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Vista at Interpark (TDHCA Application #20069)  
+/- 1.97 acres located at the southwest corner of Interpark  
Boulevard and San Pedro Avenue in San Antonio, Bexar County,  
Texas 78216

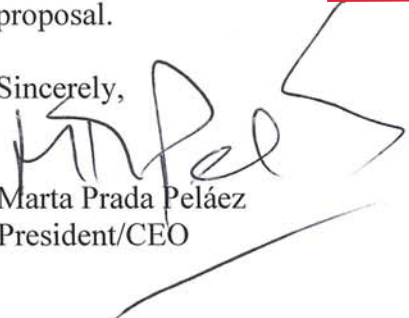
Dear Ms. Gamble:

This letter is written in support of a multifamily housing project to be built  
in San Antonio by Vista at Interpark.

As the President of Family Violence Prevention Services, Inc./The  
Battered Women and Children's Shelter of Bexar County, I am only too  
familiar with the predicament of families desperately trying to access an  
inadequate number of affordable housing units in our city. Housing is the  
most critical need of the thousands of families we assist in pursue of self-  
sufficiency and independence from abuse.

The proposed plan of Vista at Interpark is a sound one, fulfilling the  
integration of affordable housing, thus contributing to the dignity, hope  
and possibilities of the most fragile members of our community.  
It is with excitement that I wholeheartedly support Vista at Interpark's  
proposal.

Sincerely,

  
Marta Prada Peláez  
President/CEO

7911 Broadway • San Antonio, Texas • 78209  
Tel.(administrative) 210•930•3669 •(hotline/shelter) 210•733•8810  
Fax:(administration)210•821•6194 •(counseling)210•930•3669 ext.2201  
fvps-exdir@satx.rr.com • www.fvps.org

# MOVE TEXAS

February 17, 2020

Texas Department of Housing and Community Affairs  
Attention: Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Interpark (TDHCA Application #20069)  
+/- 1.97 acres located at the southwest corner of Interpark Boulevard and San  
Pedro Avenue in San Antonio, Bexar County, Texas 78216

Dear Ms. Gamble,




We would like to express support for the Housing Tax Credit application of Vista at Interpark, a multifamily housing community proposed at the southwest corner of Interpark Boulevard and San Pedro Avenue in San Antonio, Bexar County, Texas 78216. MOVE Texas is a 501(c)3 non-profit organization that provides services to the entire Bexar County area.

There is a desperate need for affordable housing in Bexar County. The population in our community and surrounding areas is growing rapidly. The proposed development would provide quality, affordable housing to those in need.

Again, we are very pleased to offer our support to Vista at Interpark's Housing Tax Credit application. If you need additional information, please feel free to call me at 2104223223 or via email at alex@movetexas.org

Respectfully,

Alex Birnel  
MOVE Texas Advocacy Manager



# League of United Latin American Citizens

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Concilio Zapatista 4383  
[lulaczapatista@yahoo.com](mailto:lulaczapatista@yahoo.com)  
(210) 857-5329

February 13, 2020

Texas Department of Housing and Community Affairs  
Attention: Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Interpark (TDHCA Application #20069)  
+/- 1.97 acres located at the southwest corner of Interpark Boulevard and San Pedro  
Avenue in San Antonio, Bexar County, Texas 78216

Dear Ms. Gamble,

We would like to express support for the Housing Tax Credit application of Vista at Interpark, a multifamily housing community proposed at the southwest corner of Interpark Boulevard and San Pedro Avenue in San Antonio, Bexar County, Texas 78216. The LULAC Concilio Zapatista 4383 is a 501(c)3 non-profit organization that provides services to the entire Bexar County area.

There is a desperate need for affordable housing in the City of San Antonio and Bexar County. The population in our community and surrounding areas is growing rapidly. The proposed development would provide quality, affordable housing to those in need.

Again, we are very pleased to offer our support to Vista at Interpark's Housing Tax Credit application. If you need additional information, please feel free to call me at 210.857.5329 or via email at [lulaczapatista@yahoo.com](mailto:lulaczapatista@yahoo.com).

Respectfully,



Henry Rodriguez  
Executive Director

**Board of Directors**

**Margaret Costantino,**  
President  
*Center for Refugee Services*

**Karen Ridout, Vice President**  
*Ridout Barrett & Co., PC*

**Curt Benefield, Secretary**  
*Community Volunteer*

**Janice Lubel, Treasurer**  
*Lubel Accounting*

**Lee Morris, Immediate  
Past President**  
*Valero Energy Corporation*

**Gregg Chinn**  
*Frost Bank*

**Patricia Du Terroil**  
*Psychotherapist*

**Paul Fagan**  
*REOC San Antonio*

**Virginia Flores**  
*NuStar Energy, LLP*

**Caitlin Goode**  
*Zachry Industrial*

**Dr. Adriaan Jansse**  
*Jansse Law*

**Larry Jendrusch**  
*Community Volunteer*

**Barbara Johnson**  
*Broadway Bank*

**Debbie Kennedy**  
*Community Volunteer*

**Brett Moyer**  
*Whataburger*

**Carlos Peña**  
*Jefferson Bank*

**Mike Reimherr**  
*Community Volunteer*

**Davis Sprinkle**  
*Sprinkle & Co. Architects*

**Terry Warth**  
*CBRE Commercial Real Estate*

**Charlie Weisinger**  
*Weisinger Law Firm, PLLC*

February 20, 2020

Texas Department of Housing and Community Affairs  
Attention: Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Interpark (TDHCA Application #20069)

+/- 1.97 acres located at the southwest corner of Interpark Boulevard and San Pedro Avenue in San Antonio, Bexar County, Texas 78216

Dear Ms. Gamble,

We would like to express support for the Housing Tax Credit application of Vista at Interpark, a multifamily housing community proposed at the southwest corner of Interpark Boulevard and San Pedro Avenue in San Antonio, Bexar County, Texas 78216. The Arc of San Antonio is a 501(c) 3 non-profit organization that provides services to the entire Bexar County area.

There is a desperate need for affordable housing in Bexar County. The population in our community and surrounding areas is growing rapidly, and this appears to offer provide quality, affordable housing to those in need.

If you need additional information, please feel free to call me at (210) 490-4300 ext. 102 or contact me via email at [mbennett@arc-sa.org](mailto:mbennett@arc-sa.org)

Respectfully,



Mike Bennett, MPA, CAP®

President/CEO

t. (210) 490-4300 ext. 102

e. [mbennett@arc-sa.org](mailto:mbennett@arc-sa.org)

## Community Input Scoring Items

TDHCA#: 20072

Self Score Total: 134

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Haven for Hope

Name of Community Organization

Support

Opposition

Contact Name

B. Boys and Girls Club

Name of Community Organization

Support

Opposition

Contact Name

C.

Name of Community Organization

Support

Opposition

Contact Name

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION 2020-02-13-0014R

**IN SUPPORT OF CULEBRA AFFORDABLE HOUSING L.P.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF CULEBRA PLACE APARTMENTS, A 135-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 6.**

\* \* \* \* \*

**WHEREAS**, Culebra Affordable Housing L.P. (the "Applicant") has proposed a 135-unit affordable multi-family rental housing development named Culebra Place Apartments (the "Development"), to be located at 7796 Culebra Road in Council District 6 in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2020 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

**WHEREAS**, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

**WHEREAS**, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

**WHEREAS**, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

**WHEREAS**, the City, acting through its governing body, hereby confirms that it supports the proposed 135 unit affordable multi-family rental housing development named Culebra Place Apartments (the "Development"), to be located at 7796 Culebra Road in Council District 6 in the City of San Antonio, Texas and that this formal action has been taken to put on record the opinion expressed by the City on February 13, 2020; **NOW THEREFORE:**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and


- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

**SECTION 2.** The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed Culebra Place Apartments (the "Development"), to be located at 7796 Culebra Road in Council District 6 in the City of San Antonio, Texas.

**SECTION 3.** For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.


**SECTION 4.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 13<sup>th</sup> day of February, 2020.**



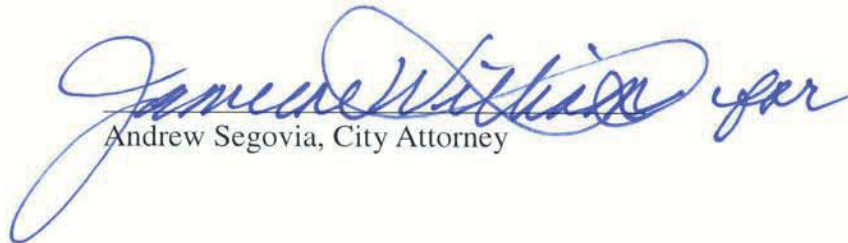
**M A Y O R**  
Ron Nirenberg

**ATTEST:**



\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



\_\_\_\_\_  
Andrew Segovia, City Attorney



February 26<sup>th</sup>, 2020

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Attn: Sharon Gamble, Tax Credit Administrator  
Multifamily Finance

Re: Culebra Place Apartments  
TDHCA Application Number 20072

Dear Ms. Gamble:

Culebra Affordable Housing, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop the Culebra Place Apartments, located at 7796 Culebra Road, San Antonio, Texas.

This development will meet the need in the community of San Antonio to provide adequate, affordable and safe housing, which will benefit those residents who might not otherwise have a viable housing option. I have included information on the services we offer as well as a copy of the IRS 501c3 determination letter from the IRS.

Our organization serves the community of San Antonio, including the area in which the development is located (District 6), and we strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

A handwritten signature in blue ink that reads "Leilah Powell".

Leilah Powell  
Executive Director  
Local Initiatives Support Corporation



February 26, 2020

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Attn: Sharon Gamble, Tax Credit Administrator  
Multifamily Finance

Re: Culebra Place Apartments  
TDHCA Application Number 20072

Dear Ms. Gamble,

Culebra Affordable Housing, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop the Culebra Place Apartments, located at 7796 Culebra Road, San Antonio, Texas. This development will help to meet the need in the San Antonio community to provide adequate, affordable and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

Haven for Hope is a 501(c)3 organization that offers a place of hope and new beginnings for people experiencing homelessness. We do this by providing, coordinating and delivering an efficient system of care. Our organization serves the community of San Antonio, including the area in which the development is located, and we strongly support this development and encourage you to give it your full consideration and approval. Haven for Hope cannot achieve its mission without affordable housing options for our clients and we are confident that this project will have a long-lasting impact on our community.

Sincerely,

A handwritten signature in blue ink that reads "Kenneth L. Wilson".

Kenneth L. Wilson  
President & CEO



Kenneth L. Wilson  
President & CEO  
210.220.2170



[kenneth.wilson@havenforhope.org](mailto:kenneth.wilson@havenforhope.org)  
1 Haven for Hope Way, San Antonio, TX 78207  
[www.havenforhope.org](http://www.havenforhope.org)



## Community Input Scoring Items

TDHCA#: **20075**

Self Score Total: **133**

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested **17**

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested **4**

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested **8**

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested **4**

A. Baker Ripley

Name of Community Organization

Rene Solis

Contact Name

Support

Opposition

B. Connect Community

Name of Community Organization

Anne Whitlock

Contact Name

Support

Opposition

C. Healthcare for the Homeless

Name of Community Organization

Frances E. Isbell

Contact Name

Support

Opposition

D. Star of Hope

Name of Community Organization

Hank Rush

Contact Name

Support

Opposition

E.  

Name of Community Organization

Contact Name

Support

Opposition

F.  

Name of Community Organization

Contact Name

Support

Opposition

City of Houston, Texas, Resolution No. 2020-       /      

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	<b>ABSENT-ON PERSONAL BUSINESS</b>	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
← 11	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family



# GENE WU

STATE REPRESENTATIVE · DISTRICT 137  
HARRIS COUNTY

February 11, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
PO Box 13941  
Austin, Texas 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct New Hope Housing Savoy in Houston, TDHCA Application #20075**

Dear Mr. Wilkinson,

I am writing this letter in support of New Hope Housing Savoy, TDHCA Tax Credit Application #20075.

I support this development, which is to be located at approximately 6301 Savoy Drive, Houston, Texas 77036. There is a need for supportive housing for families that is affordable to our most-vulnerable citizens, and New Hope Housing Savoy will help fill that need.

If you have any questions regarding my support of the proposed development, please feel free to contact me at (512) 463-0492.

Sincerely,

A handwritten signature in black ink, appearing to read "Gene Wu".

Gene Wu  
Texas State Representative  
District 137

CC: Emily Abeln, New Hope Housing

# BakerRipley

Community Developers

February 4, 2020

Ms. Marni Holloway  
Director of Multifamily Housing Finance  
Texas Department of Housing and Community Affairs  
221 East 1th Street  
Austin, Texas 78701

Dear Ms. Holloway,

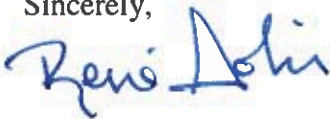
I am writing in support of TDHCA Application #20075, New Hope Housing Savoy, to be located at 6301 Savoy Drive in Houston, Harris County, Texas 77036. New Hope Housing's proposed site is in the Baker Ripley service area as we serve the Houston metropolitan area.

Founded in 1907, BakerRipley is a 501(c)3 nonprofit organization that builds on the strengths that exist within all people and communities, providing support that empowers individuals to achieve their goals and transform their neighborhoods into vibrant communities. Originally established as one of the first settlement houses in Texas, our founders firmly believed that all people were entitled to a quality of life that included appropriate education, adequate wages and decent living conditions. We remain dedicated to bringing resources, education and connection to emerging neighborhoods, allowing individuals and communities to live up to their full potential and keeping Houston a place of opportunity. We believe that our neighborhoods are bridges to opportunity, that people can transform communities and that everyone everywhere has something to contribute.

New Hope Housing Savoy is a proposed new construction supportive housing property being developed by Houston Area Community Development Corporation (HACDC), an affiliate of New Hope Housing, Inc. (NHHI). The proposed project is located less than one linear mile from Baker Ripley's Gulfton Sharpstown campus where neighborhood families can participate in myriad programs designed to provide households the tools they need to achieve long-term success and break the cycle of poverty.

New Hope Housing has demonstrated its commitment to leadership in sustainability, design quality, and management, making its developments recognized leaders in housing that is both beautiful and affordable. Please accept this letter of support and look with favor on TDHCA Application #20075 for housing tax credits.

Sincerely,



Rene Solis  
Chief Program Officer, BakerRipley

EARN. LEARN. BELONG.™





January 23, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701

Dear Ms. Holloway,

I am writing to state strong support for TDHCA Application #20075, New Hope Housing Savoy, to be located at approximately 6301 Savoy Drive, Houston, Harris County, Texas 77036. The service area of Connect Community is located in the Sharpstown and Gulfton area where New Hope's proposed site is located.

Connect Community is a 501(c)(3) founded by Legacy Community Health, KIPP Public Schools, YMCA and St. Luke's United Methodist Church. With our founding and other best-in-class partners, Connect follows a holistic approach to community revitalization based on the [Purpose Built Communities](#) model. Purpose Built helps struggling communities across the country implement proven and effective revitalization strategies, including a cradle to college and career education pipeline, high-quality mixed income housing, and community wellness programs.

New Hope Housing Savoy is a proposed new construction supportive housing property. The property is being developed by Houston Area Community Development Corporation (HACDC), an affiliate of New Hope Housing, Inc. (NHHI). As the Founding Executive Director of Connect Community, I am familiar with the remarkable work of NHHI and its high quality Housing + Services model. We welcome this property into the Connect Community neighborhood.

In the wake of Hurricane Harvey, I can attest that New Hope Housing's superior product has never been more important for Houstonians. Connect Community looks forward to partnering with New Hope Housing Savoy, making available the services of our existing partner agencies, as appropriate to meet resident needs. We also will refer clients to what will be a beautiful and well-managed supportive housing development.

I urge you to accept this letter of support and to look favorably on New Hope's application for Housing Tax Credits.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Whitlock", written over a horizontal line.

Anne Whitlock  
Founding Executive Director



**Healthcare  
for the  
Homeless**  
*Houston*

*health • hope • dignity*

January 30, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701

Dear Ms. Holloway,

I am writing in support of TDHCA Application #20075, New Hope Housing Savoy, to be located at 6301 Savoy Drive in Houston, Harris County, Texas 77036. New Hope Housing's proposed site is in the Healthcare for the Homeless service area as we serve the Houston metropolitan area.

Healthcare for the Homeless is a 501(c)(3) organization that offers health services for people who are literally living on the streets, in shelters, or in transitional or permanent supportive housing, and for those who are at risk of homelessness. We are Houston's third Federally Qualified Health Center (FQHC) and we are the only private FQHC that exclusively provides care for those who are homeless. To that end, our services are unduplicated and fill an essential gap in Houston's safety net system.

Healthcare for the Homeless offers medical services, including transportation to clinics, to residents at several New Hope Housing properties and will very soon expand these offerings and further develop our service delivery partnership. Because of our close working relationship with New Hope and its affiliates, we have direct experience with that fine organization and its very capable staff.

Please accept this letter in support of the New Hope Housing Savoy project and look with favor on its application for Housing Tax Credits.

Sincerely,

Frances E. Isbell, M.A.  
Chief Executive Officer





January 23, 2020

Ms. Marni Holloway  
Director of Multifamily Housing Finance  
Texas Department of Housing and Community Affairs  
221 East 1th Street  
Austin, Texas 78701

Dear Ms. Holloway:

I am writing in support of TDHCA Application #20075, New Hope Housing Savoy, to be located at 6301 Savoy Drive in Houston, Harris County, Texas 77036. New Hope Housing's proposed site is in the Star of Hope Mission service area as we serve the Houston metropolitan area.

Since 1907, Star of Hope has been dedicated to meeting the needs of homeless men, women and their children. We are a faith-based organization funded through public and private contributions, including the United Way, and supported by thousands of volunteers. Our programs encourage positive life changes by focusing on spiritual growth, education, employment, life management and recovery from substance abuse.

New Hope Housing Savoy is being developed by Houston Area Community Development Corporation (HACDC), an affiliate of New Hope Housing, Inc. (NHHI). Star of Hope and HACDC/NHHI have a long and productive history, helping to change lives. Many Star of Hope graduates have gone on to live independently in New Hope Housing developments. We also collaborate with NHHI to provide supportive services to those residents.

Please look with favor on New Hope Housing Savoy's application for Housing Tax Credits.

Sincerely,

A handwritten signature in black ink that reads "Hank Rush". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Hank Rush  
President & CEO



## Community Input Scoring Items

TDHCA#: 20077

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Harmony House

Name of Community Organization

Meg Pohodich

Contact Name

Support

Opposition

B. El Centro de Corazon

Name of Community Organization

Marcie Mir

Contact Name

Support

Opposition

C. Baker-Ripley

Name of Community Organization

Rene Solis

Contact Name

Support

Opposition

D. Urban Harvest

Name of Community Organization

Janna Roberson

Contact Name

Support

Opposition

E. Rebuilding Together Houston

Name of Community Organization

Christine Holland

Contact Name

Support

Opposition

F.

Name of Community Organization

Support

Opposition

Contact Name

City of Houston, Texas, Resolution No. 2020-       /      

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
← 11	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family

# TEXAS HOUSE OF REPRESENTATIVES

**CAPITOL OFFICE:**  
P.O. Box 2910  
AUSTIN, TX 78768-2910  
(512) 463-0614  
FAX: (512) 463-0612



**DISTRICT OFFICE:**  
1233 MERCURY DRIVE  
HOUSTON, TX 77029  
(713) 675-8596  
FAX: (713) 675-8599

## ANA HERNANDEZ DISTRICT 143

February 25, 2020

Ms. Marni Holloway  
Director, Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Re: Project #20077 - Lockwood South Apartments 9% Housing Tax Credit Program Application

Dear Ms. Holloway,

As the State Representative for District 143, I write this letter in support of Project #20077, Lockwood South Apartments, West of Lockwood Drive; South of Buffalo Bayou at Drennan Street, and their pending application for the 9% Housing Tax Credits with the Texas Department of Housing and Community Affairs (TDHCA). As a supporter of affordable housing, it is encouraging to see an avid interest in affordable housing development in our community.

The proposed project seeks to address the need for affordable housing amid rising housing costs and threats of displacement among residents in the community. I appreciate the work that Brinshore Development has done to reach out to local stakeholders like civic clubs and super neighborhoods that would be directly impacted by this project in an effort to earn their support.

Affordable housing is a critical need in our community and it is my hope that the Lockwood South Apartments project is one that positively transforms our community and benefits families in my district and in the surrounding area. If you have any questions, please do not hesitate to contact my office.

Kind regards,

A handwritten signature in black ink that reads "Ana Hernandez".

Ana Hernandez  
State Representative





January 6, 2020

Housing and Community Development Department  
2100 Travis St – 9<sup>th</sup> Floor  
Houston, TX 77002

RE: Lockwood South Apartments, in Houston, Texas

To whom it may concern,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Lockwood South Apartments, an affordable housing development to be located in Houston at Approx. 560' west of Lockwood Drive & south of Buffalo Bayou at Drennan Street in Harris County.

Harmony House, Inc. is a 501(3)(c) nonprofit organization that serves the Houston community by providing residents with quality permanent and transitional housing along with wrap around services to promote self-sufficiency and independence. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Lockwood South Apartments will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County.

Should you have any questions or concerns, please do not hesitate to contact me at 713-221-6161 or [meg\\_pohodich@harmonyhouse.org](mailto:meg_pohodich@harmonyhouse.org). Thank you for your consideration.

Sincerely,

Meg Pohodich  
Chief Executive Officer,  
Harmony House, Inc.  
602 Girard Street  
Houston, Texas 77007



**El Centro de Corazón**  
Quality Health Care

January 28, 2020

To Whom It May Concern:

As the CEO of El Centro de Corazón (El Centro), I am pleased to write a letter of support for the planned Lockwood South Apartments, an affordable housing development in the East End of Houston (approximately 560' west of Lockwood Dr. and south of Buffalo Bayou at Drennan St. – TDHCA ID 20077). El Centro de Corazón is a 501(c)3 non-profit that serves the Houston community. We have worked in the East End area for 26 years and have our administrative office and four health centers in the area, one located very near the Lockwood South Apartments site. Our mission is to be the leader in improving the well-being of the communities we serve through the provision of quality health care and delivery of innovative programs. As a Federally Qualified Health Center (FQHC), El Centro provides a comprehensive range of health care services for the medically underserved and uninsured. Among the services we provide are: primary care, women's health, dental care, and behavioral health services. Our health centers also provide ancillary case management and eligibility assistance to help individuals overcome obstacles to accessing health services. In our daily work interacting with East End residents, we see many needs that go beyond health care; one of these being the need for affordable housing. Because of our work in this community for more than two decades, we have seen significant changes to neighborhoods in the area. In very recent years, there has been an influx of new residents, often displacing long-time community members. Because of this, there is an increasing concern of gentrification and displacement.

The mixed-income housing development planned by Buffalo Bayou Partnership and Brinshore, a national affordable housing developer, will not solve all of the housing needs in the East End; however, it will make a significant impact. El Centro supports their plans to build just not one type of housing, but a variety – multifamily, single family, townhomes, and more.

El Centro is especially excited by the fact that Lockwood South will offer opportunities for integrating community services in with the housing development. With appropriate funding, several of El Centro's programs and services could possibly be offered to Lockwood South residents, as we have a Children's Wellness Program which provides preventative services to combat obesity. *Commit to be Fit* is another initiative that offers our patients exercise and fitness activities with a trainer. Still another program, *Fresh Rx*, provides access to fresh, nutritious foods.

In addition to the Lockwood South Apartments, El Centro is thrilled by Buffalo Bayou Partnership's plans for Tony Marron Park. Located a few blocks away from Lockwood South Apartments along the bayou, the expanded 40-acre park will offer a multitude of recreational opportunities that will provide health benefits for East End residents. El Centro de Corazón looks forward to the Lockwood South development progressing. The project will serve El Centro's patients and will promote a high quality of life for the underserved residents of Houston and Harris County. El Centro supports Buffalo Bayou Partnership and Brinshore's request for 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs (TDHCA).

Sincerely,

Marcie Mir, LCSW  
Chief Executive Officer

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CPA- Retired

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Community Leader

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**Maria Pereyra-Gonzalez**  
BBVA Compass

**Tom Perich**  
Hunton Andrews Kurth, LLP

**Mark Van Elden**  
Community Health Choice

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Chief Executive Officer

**Kavon Young, MD**  
Medical Director

**Shannon Hart, RN**  
Director of Operations

**Paulina Putman, MBA**  
Chief Financial Officer



## To Whom It May Concern:

On behalf of BakerRipley, a 113-year-old Houston community development corporation, I am writing to support the development of the Lockwood South Apartments, an affordable housing development in our city's East End (Approximately 560' west of Lockwood Drive and south of Buffalo Bayou at Drennan Street – TDHCA ID 20077). Please know that BakerRipley is a 501 (C)(3) non-profit that serves the Houston region, including the East End where the aforementioned project is located. We strive to keep the Houston region as a place of opportunity for everyone through our mission of "bringing Resources, Education, and Connection to Emerging Neighborhoods." Our extensive programs and services are provided through seven operational divisions – Adult Education, Community Initiatives, Head Start, Health & Wellness, Promise Community Schools, Regional Initiatives, and Workforce.

We are supporting this project because Lockwood South Apartments is a collaborative effort of the non-profit Buffalo Bayou Partnership (BBP) and Brinshore, who like BakerRipley believe strongly in community engagement. Over the past two years, the organization carried out extensive community engagement in the East End as part of its Buffalo Bayou East master planning effort. Through numerous community meetings, focus groups and other outreach activities, Buffalo Bayou Partnership learned about the community's strengths and assets. The Master Plan's guiding principles of authenticity, inclusivity, connectivity and resiliency demonstrate Buffalo Bayou Partnership's commitment to respecting and uplifting the inherent dignity of East End neighbors. Their vision and goals for neighborhood building reflect BakerRipley's guiding values. During the Buffalo Bayou East master planning effort, residents voiced their concern for the area's intensifying gentrification and the need for affordable housing. BBP listened and is responding to the community's concerns. The organization is devoting 18 acres of its property along Buffalo Bayou to a mixed-income housing development. In partnership with Brinshore, Buffalo Bayou Partnership is planning for a variety of housing choices – multifamily, townhomes, and single family. Our Ripley House East End Community Center is a few short blocks from the proposed Lockwood South site and our administrative office is located less than a half mile away. Each and every day we see clients who are in need of quality affordable housing.



Besides the housing, we are impressed that Buffalo Bayou Partnership and Brinshore are planning to incorporate services such as community gardens, art spaces, bicycle storage and other community amenities into the Lockwood South development. The on-site management office will ensure that Lockwood South's housing is safe, well maintained and welcoming. BakerRipley applauds Buffalo Bayou Partnership and Brinshore for developing an exciting project that will bring much needed housing to the East End. We believe Lockwood South Apartments will provide quality housing options to our East End neighbors and will promote a high quality of life. We urge the Texas Department of Housing and Community Affairs (TDHCA) to award Buffalo Bayou Partnership and Brinshore the 9% Housing Tax Credits to make Lockwood South a reality.

Sincerely,

Rene Solis  
Chief Program Officer

www.urbanharvest.org  
713.880.5540  
3302 Canal Street, Suite 73  
Houston, Texas 77003

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**Urban Harvest**  
Gardening for good.

February 4, 2020

**TO WHOM IT MAY CONCERN:**

Urban Harvest enthusiastically supports the Lockwood South Apartments project in the East End of Houston (Approximately 560' west of Lockwood Drive and south of Buffalo Bayou at Drennan Street – TDHCA ID 20077). Our 501 (C) (3) nonprofit is headquartered just south of the planned Lockwood South Apartments on Canal Street and we work in this area and throughout inner-city Houston.

Founded in 1994, Urban Harvest's mission is to cultivate thriving communities through gardening and access to healthy, local good. We offer farmers markets, gardening, youth education, and community programming. We currently have over 135 community gardens throughout Houston... several being in the East End area.

We applaud Buffalo Bayou Partnership and Brinshore for planning an affordable housing project that incorporates community gardens. There will be a multitude of activities where we can partner – children's education classes focusing on healthy food, cooking classes, and one or more community gardens. A focus on healthy food is extremely important in the East End area as neighborhood residents have high levels of obesity, heart disease and other medical problems. The Lockwood South Apartments community gardens will allow us to incorporate a healthy lifestyle into residents' daily lives. Since the East End is a food desert, neighborhood residents must travel across town to the grocery store. At Lockwood South Apartments, residents will be able to walk out their front doors and obtain fresh fruits and vegetables. Orchards could be another opportunity to put residents in touch with fresh fruit. The opportunities for us to partner with Buffalo Bayou Partnership and Brinshore are endless.

Urban Harvest is very excited about the Lockwood South Apartments project, not only for the housing it will provide but for the many opportunities it affords for healthy living. This is a project that will benefit the East End and all of Houston. We urge the TDHCA to award Lockwood South Apartments the 9% Housing Tax Credits.

Sincerely,

Janna Roberson  
Executive Director  
Urban Harvest





January 30, 2020

**CHIEF EXECUTIVE OFFICER**

Christine Holland

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**TO WHOM IT MAY CONCERN:**

Please accept this letter in support of the Lockwood South Apartments, an affordable housing development in Houston's Second Ward neighborhood (approximately 560' west of Lockwood Drive and south of Buffalo Bayou at Drennan Street – TDHCA ID 20077). This development will be just one component of an 18-acre mixed-income housing project developed by the non-profit Buffalo Bayou Partnership in cooperation with Brinshore, a national affordable housing developer. This project is included in Buffalo Bayou Partnership's recently released Buffalo Bayou East Master Plan. Recommendations from this plan also are part of the Second Ward Complete Communities Plan.

Rebuilding Together Houston (RTH) is a non-profit organization that serves the Houston community by providing low income homeowners with repairs at no cost to them. With the support of the City of Houston, corporations and foundations, RTH has worked for 37 years in many of Houston's oldest neighborhoods. As an organization that is working within the City's Second Ward neighborhood and has a primary purpose of bettering that area and Houston as a whole, we believe the Lockwood South Apartments project will be a valuable asset and will promote a high quality of life for the area's underserved residents. We look forward to continuing repairs to qualified homeowners near this exciting new development in our effort to preserve homes and the unique character of the Second Ward neighborhood.

We strongly support the Buffalo Bayou Partnership/Brinshore application for 9% Housing Tax Credits and urge the Texas Department of Housing and Community Affairs to award this project funding.

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Christine Holland".

Christine Holland  
CEO | Executive Director  
Rebuilding Together Houston

February 17, 2020

Ms. Sharon Gamble, Administrator  
9% Tax Credit Program  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701



Dear Ms. Gamble,

I am writing on behalf of the leadership council of Second Ward Super Neighborhood (SN63) – to express its support for TDHCA Application 20077, Lockwood South Apartments, to be located at approximately 560 feet west of Lockwood Drive & south of Buffalo Bayou at Drennan Street in Houston in Harris County. As a Council, we voted unanimously to write a letter of support for this project. I can assure you that the East End community is in need of additional affordable housing, particularly in our area of rapid gentrification where lifelong residents are, and have been, under threat of displacement due to rising housing costs. With much pushback to affordable housing in recent months and years in our community, we are proud to say that we can unite as a Council to confidently put our support behind this project.

- Second Ward Super Neighborhood was recognized by Mayor Lee Brown in the year 2000 and has been an active neighborhood organization since its founding.
- At least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization.
- None of the following individuals participated in the deliberations or voted on the decision to provide the statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.

Included with this letter of support is a boundary map of the Second Ward Super Neighborhood, as well as its Bylaws. A super neighborhood is a geographically designated area where residents, civic organizations, institutions and businesses work together to identify, plan, and set priorities to address the needs and concerns of their community. The super neighborhood elects a council comprised of area residents and stakeholders that serves as a forum to discuss issues and identify and implement priority projects for the area. The Second Ward Super Neighborhood is a recognized organization by the City of Houston.

Please accept this letter and look with favor on the Lockwood South Apartments proposal by the Buffalo Bayou Partnership and Brinshore Development for housing tax credits, which will help create much needed affordable housing for the Second Ward.

Sincerely,

Thomas Garcia-Prats  
President  
Second Ward Super Neighborhood

## Community Input Scoring Items

TDHCA#: 20079

Self Score Total: 123

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Brenham

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. Faith Mission**

Name of Community Organization

Randy Wells

Contact Name

Support

Opposition

**B. Brenham Independent School District**

Name of Community Organization

Dr. Walter Jackson

Contact Name

Support

Opposition

**C. Washington County HealthyLiving Senior Activities Center**

Name of Community Organization

Tory Kurtz

Contact Name

Support

Opposition

**D. Washington County Habitat for Humanity**

Name of Community Organization

Bryan Best

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. R-20-005**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS, PROVIDING SUPPORT FOR APPLICATION NUMBER 20079 BY FAIRVIEW TERRACE, LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) CONCERNING THE FAIRVIEW TERRACE DEVELOPMENT WITHIN THE CITY OF BRENHAM, TEXAS; AUTHORIZING THE MAYOR TO CERTIFY THIS RESOLUTION TO TDHCA; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.**

**WHEREAS**, Fairview Terrace, LP and Brenham Housing Authority have proposed a development to replace 80 units of currently existing affordable rental housing with 80 affordable housing units for low income residents on approximately 5.6 acres of land located at 700 Eleanor Drive named Fairview Terrace in the City of Brenham, Washington County, Texas, said development being further described in Exhibit "A" attached hereto and incorporated herein for all purposes pertinent; and

**WHEREAS**, Fairview Terrace, LP has advised the City of Brenham that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2020 Competitive 9% Housing Tax Credits for the Fairview Terrace development; and

**WHEREAS**, the City of Brenham recognizes the need for replacing existing affordable housing to accommodate individuals currently living in deteriorating conditions;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS, AS FOLLOWS:**

Section 1: That the foregoing recitals are hereby found to be true and correct legislative findings of the City Council of the City of Brenham, Texas, and are fully incorporated into the body of this Resolution.

Section 2: As provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Brenham has more than twice (2X) the state average of units per capita supported by Housing Tax Credits.

Section 3: That the City of Brenham, hereby declares its support of the proposed Fairview Terrace, and confirms that its governing body has voted specifically to approve the reconstruction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4).

Section 4: That for and on behalf of the City Council of Brenham, Texas, Milton Y. Tate, Jr., the Mayor, is hereby authorized and directed to certify this Resolution to the Texas Department of Housing and Community Affairs, and to execute all necessary documentation.

Section 5: This Resolution shall become effective immediately from and after its passage.

**RESOLVED** on this the 20<sup>th</sup> day of February 2020.



*Milton Y. Tate, Jr.*  
Milton Y. Tate, Jr.  
Mayor

**ATTEST:**

*Jeanne Bellinger*  
\_\_\_\_\_  
Jeanne Bellinger, TRMC, CMC  
City Secretary





---

STATE REPRESENTATIVE  
**BEN LEMAN**

---

February 5, 2020

Marni Holloway  
Director, Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711

Dear Ms. Holloway,

Thank you for your letter informing me of the preliminary applications that have been received by the department for possible funding through the Competitive Housing Tax Credit Program to develop or acquire affordable multifamily rental housing in House District 13.

As the State Representative for House District 13, I believe the decision to support or oppose any of these projects should be done at the local level. These projects will have more of an impact on our local communities and I believe having our local governments take part in the scoring would be more fitting. For this reason, I will not be submitting a letter of support, opposition, or neutrality for any of the applications that I have received and will be referring the scoring of these applications to the local governing body in which they would be located. This covers the following applications:

**Project #:** 20286

**Development Name:** Song  
Hall Villas

**Project #:** 20273

**Development Name:** La  
Grange Springs

**Project #:** 20270

**Development Name:** Navasota  
Landing Apartments

**Project #:** 20248

**Development Name:** Cedar  
Cove Apartments

**Project #:** 20277

**Development Name:** La  
Grange Residences

**Project #:** 20222

**Development Name:** Brenham  
Trails

**Project #:** 20217

**Development Name:**  
Somerville Estates

**Project #:** 20279

**Development Name:**  
Flatonia Springs

**Project #:** 20079

**Development Name:** Fairview  
Terrace



Again, thank you for keeping me informed. Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Leman', with a long horizontal line extending to the right.

Ben Leman  
Texas State Representative  
House District 13



# FAITH MISSION AND HELP CENTER

500 East Academy, Brenham, Texas 77833  
Phone: 979-830-1488, Fax: 979-830-7102  
eMail: [admin@faithmission.us](mailto:admin@faithmission.us)

January 24, 2020

RE: Fairview Terrace  
TDHCA application #20079

Dear Mr. Menjares:

Faith Mission provides this letter of support for the Fairview Terrace project, a proposed 80-unit affordable housing complex to be built on 4.5 acres at 700 Eleanor St. Faith Mission is a non-profit, faith-based organization serving low income individuals and families in Washington County. Since 1985, Faith Mission has been serving those in need by helping them become self-sufficient through emergency assistance and paths to long-term improvement. Our service include: homeless shelter, family and individual counseling, food, clothing, furniture, medical care, medicine, vocational training, financial assistance, education and employment opportunities.

By working to meet these needs, Faith Mission is aware of the shortage of quality affordable housing in the Brenham area. We believe that the propose development will help meet the growing need for affordable housing in our community.

Should you have any questions, please do not hesitate to contact at information listed below.

Sincerely

*Randy Wells*

Executive Director

Faith Mission

500 E. Academy St.

Brenham, TX. 77833

979.830.1488

[randy.wells@faithmission.us](mailto:randy.wells@faithmission.us)

[www.faithmission.us](http://www.faithmission.us)

“making His mission our mission”

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE BRENHAM INDEPENDENT SCHOOL DISTRICT, PROVIDING SUPPORT TO THE BRENHAM HOUSING AUTHORITY AND BRAZOS TRACE BRENHAM, LLC'S TDHCA APPLICATION FOR THE PROPOSED DEVELOPMENT KNOWN AS FAIRVIEW TERRACE WITHIN THE CITY OF BRENHAM, TEXAS; AUTHORIZING THE SUPERINTENDENT TO CERTIFY THIS RESOLUTION TO TDHCA; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.**

**WHEREAS**, the mission of the Brenham Housing Authority ("Authority") is to provide affordable, decent, safe and sanitary housing for persons of low income, the elderly and the disabled; and

**WHEREAS**, the Authority is working to implement a strategic plan to substantially rehabilitate and or replace its aging public housing units; and

**WHEREAS**, the public housing units of the Authority are are being taken off line due to deteriorating and blighted conditions; and

**WHEREAS**, availability of "Housing of Last Resort" is decreasing and this is placing the burden of housing assistance on other community organizations; and

WHEREAS, the Authority has procured a developer, Brazos Trace Brenham, LLC ("Developer") to assist with the redevelopment of some of the public housing units in the Authority's portfolio.

**WHEREAS**, Developer recognizes the opportunity to improve public housing in The City of Brenham and Washington County through a public-private effort for reconstruction; and

**WHEREAS**, Developer has proposed the construction of 80 of those public housing units as a proposed multifamily development called Fairview Terrace that will be located at 907 Hasskarl Drive in the City of Brenham, Washington County, Texas ("Development"); and

**WHEREAS**, Developer intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2020 Competitive 9% Housing Tax Credits for the Development; now, therefore, be it

**RESOLVED**, that the Brenham Independent School District and Superintendent do support the low income, elderly and the disabled having affordable, decent, and safe housing and supports their efforts to achieve self-sufficiency; and be it further

**RESOLVED**, that the Brenham Independent School District and Superintendent do support the proposed Development and the TDHCA application for Low Income Housing Tax Credits.


Passed and Approved this the 16 day of December, 2019


[SEAL]

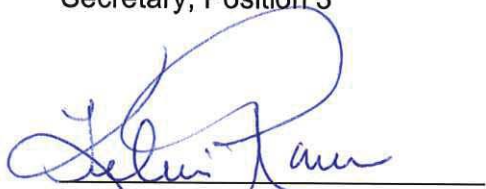
  
Dr. Walter Jackson  
Superintendent of Schools

  
Natalie Lange  
President, Position 6


  
Melvin Ehlert  
Vice President, Position 7

  
Susan Jenkins  
Secretary, Position 3

  
Dr. Michael Altman  
Trustee, Position 2

  
Kelvin Raven  
Trustee, Position 4

  
Mark Schneider  
Trustee, Position 1

  
Tommie Sullivan  
Trustee, Position 5

 THE WASHINGTON COUNTY  
healthy living  
association  
SENIOR ACTIVITY CENTER

February 24, 2020

Benjamin J. Menjares  
Executive Director  
Brenham Housing Authority  
1801 Northview Circle Drive  
Brenham, TX 77833

RE: Fairview Terrace

Dear Mr. Menjares:

I am writing this letter to voice my support of Fairview Terrace to be located at 700 Eleanor St. here in Brenham.

WCHLA, Margaret E. Blizzard Senior Activity Center is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of our community and senior citizens. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,



Toy Kurtz  
Executive Director  
WCHLA, Margaret E. Blizzard Senior Activity Center  
Federal ID 51-0190235

P.O. Box 401 Brenham, TX 77834

(979)836-6552 / Fax: (979)836-1897

[www.seniorcenterbrenham.com](http://www.seniorcenterbrenham.com)



PO Box 377  
Brenham TX 77834

February 26, 2020

RE: Fairview Terrace  
TDHCA application #20079

Dear Mr. Menjares:

Washington County Habitat for Humanity provides this letter of support for the Fairview Terrace project, a proposed 80-unit affordable housing complex to be built on 5.4 acres at 700 Eleanor St. Washington County Habitat for Humanity (WCHH) is a Texas non-profit (501(c)3) corporation with an ecumenical Christian mission to provide affordable housing to persons and families in Brenham, Burton and all of Washington County, Texas. WCHH is an affiliate of Habitat for Humanity International. Our objective is to build modest but adequate and safe housing for families in need due to current living conditions. Selected partners are financially self-supporting, but cannot meet conventional loan requirements and qualify on the basis of need, willingness to partner with WCHH and the ability to pay for the house.

As a direct result of our application process, Washington County Habitat for Humanity is aware of the shortage of quality affordable housing in the Brenham area. We have also come to realize that many individuals or families are not in a position to be able to pay for a house thus do not qualify for a Habitat home. We believe that the proposed development will help meet the growing need for affordable housing in our community.

Should you have any questions, please do not hesitate to call me at (979) 203-1284.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Bryan Best", is written over a faint blue line.

Bryan Best  
President  
Board of Directors  
Washington County Habitat for Humanity

## Community Input Scoring Items

TDHCA#: 20082

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Harmony House

Name of Community Organization

Meg Pohodich

Contact Name

Support

Opposition

B. Legacy Community Health

Name of Community Organization

Katy Caldwell

Contact Name

Support

Opposition

C. St. Luke's United Methodist

Name of Community Organization

Tom Pace

Contact Name

Support

Opposition

D. Scenic Houston

Name of Community Organization

Caludia Williamson

Contact Name

Support

Opposition

E. Kipp Texas Public Schools

Name of Community Organization

Sehba Ali

Contact Name

Support

Opposition

F. YMCA of Greater Houston

Name of Community Organization

Stephen Ives

Contact Name

Support

Opposition



City of Houston, Texas, Resolution No. 2020-       /      

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
← 11	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family



# GENE WU

STATE REPRESENTATIVE · DISTRICT 137  
HARRIS COUNTY

January 28, 2019

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct the Connect South Apts., LP, in Houston, Texas, TDHCA Application #20082**

Dear Mr. Wilkinson,

Please accept this letter expressing my support to allocate tax credits from the Texas Department of Housing and Community Affairs to Connect South Apartments Development, TDHCA Application #20082.

I support this development, which is to be located at 6640 Hillcroft Aven. in Houston, Texas in Harris County. As the Texas Representative of District 137 located in Houston, I see an increasing need for affordable housing in my district.

The City of Houston, like many other communities, is experiencing a shortage of quality affordable housing. Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents of this complex. This proposed project will make a very positive impact in our community.

If you have questions regarding my support of this proposed development, please contact me at (512) 463-0492.

Sincerely,

A handwritten signature in black ink, appearing to read "Gene Wu".

Representative Gene Wu  
House District 137



January 6, 2020

Housing and Community Development Department  
2100 Travis St – 9<sup>th</sup> Floor  
Houston, TX 77002

RE: Connect South Apartments, in Houston, Texas

To whom it may concern,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Connect South Apartments, an affordable housing development to be located in Houston at 6440 Hillcroft St in Harris County.

Harmony House, Inc. is a 501(3)(c) nonprofit organization that serves the Houston community by providing residents with quality permanent and transitional housing along with wrap-around services to promote self-sufficiency and independence. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Connect South Apartments will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County.

Should you have any questions or concerns, please do not hesitate to contact me at 713-221-6262 or [meg\\_pohodich@harmonyhouse.org](mailto:meg_pohodich@harmonyhouse.org). Thank you for your consideration.

Sincerely,

Meg Pohodich  
Chief Executive Officer,  
Harmony House, Inc.  
602 Girard Street  
Houston, Texas 77007



1415 California St.  
Houston, TX 77006

T (832) 548 5100  
F (832) 548 5092

[LegacyCommunityHealth.org](http://LegacyCommunityHealth.org)

January 14, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Connect South Apts., LP; TDHCA #20082 in Houston, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Connect South Apts. LP, an affordable housing development to be located in Harris County at 6640 Hillcroft Ave. Houston, TX 77081.

Legacy Community Health Services, Inc. (Legacy) is a 501(3)(c) nonprofit organization and a Federally Qualified Community Health Center (FQHC). Legacy serves the Houston community by providing residents with access to affordable and comprehensive primary and preventative healthcare services. These services include adult primary care, pediatrics, behavioral health, dental, HIV/STD screening & treatment, LGBTQ services, OB/GYN, pharmacy, vaccinations & immunizations, and vision services. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Connect South Apts., LP will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County.

Should you have any questions or concerns, please do not hesitate to contact me at 832.548.5050 or [kcaldwell@legacycommunityhealth.org](mailto:kcaldwell@legacycommunityhealth.org). Thank you for your consideration.

Sincerely,

DocuSigned by:  
Handwritten signature of Katy Caldwell in black ink.

DBB9218CDCCB4DA...  
Katy Caldwell

Chief Executive Officer  
Legacy Community Health Services  
1415 California St.  
Houston, TX 77006



January 14, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Connect South Apartments, LP, TDHCA #20082 in Houston, Texas

Dear Ms. Holloway,

I write this letter in support of Connect South Apartments, LP, a mixed income housing project in the Gulfton Community of Houston, being developed by Connect Community. Affordable housing has been a serious need in the community, and we are convinced that this project will make a significant difference in the life of our constituents. As a church with a campus in the neighborhood, serving the very diverse population and demographic, we are working in every way to support this project.

St. Luke's United Methodist Church's Gethsemane campus is in the heart of the Gulfton Community. 90% of our participating members come from the surrounding neighborhoods. St. Luke's provides the opportunity for spiritual development for the diverse population through worship services and Bible studies in English, Spanish, and Swahili. Additionally, we serve as the host for a food pantry and other basic needs ministry, English as a Second Language classes, a ministry for at risk youth who have been impacted by the juvenile justice system, and a new early childhood education program. We operate a summer program for children, and perhaps our most significant contribution is serving as a source of community building with family activities across the diverse cultures in the neighborhood. We even have a supportive relationship with the mosque immediately adjacent to our church facility.

Should you have any questions or concerns, please do not hesitate to contact me at (713) 402-5013 or [tpace@stlukesmethodist.org](mailto:tpace@stlukesmethodist.org). Thank you for your consideration.

Sincerely,

Dr. Thomas J. Pace III  
Senior Pastor  
St. Luke's United Methodist Church  
3471 Westheimer  
Houston, TX 77227

# Scenic Houston

November 19, 2019

Anne Whitlock  
Connect Community - Houston  
6700B Bellaire Blvd.  
Houston, Texas 77074

Dear Anne:

On behalf of Scenic Houston's board of directors, thank you for sharing about the upcoming redevelopment in the Gulfton area. With a mission to improve the visual and functional character of Houston's streetscapes, Scenic Houston is excited to learn about the planned improvements along Hillcroft Avenue from Bellaire to High Star Drive, as identified in the Gulfton Complete Community Action Plan. Connect Community's holistic approach to public space improvements in conjunction with the development of the tract of land at Hillcroft Avenue and High Star Drive – which will include mixed income housing, city facilities, parking and a central park – is a model for development initiatives across the region.

Connect Community's mission of a safer built environment for pedestrians and cyclists, aligns well with Scenic Houston's goals for more scenic, functional communities. As such, utilizing its streetscape expertise, Scenic Houston is prepared to partner with Connect Community by either leading community feedback meetings, educating design consultants on Scenic Houston's Streetscape Resource Guide principles, and/or assisting in securing resources for streetscape elements above and beyond the City of Houston standards. We welcome further discussions to develop these and other ideas and increase our involvement in this important development effort.

Anne, thanks to your leadership, the Gulfton area is headed towards becoming a healthier, more functional neighborhood. Scenic Houston is gratified to have been part of the discussion to date. We look forward to working with you in the coming months.

Sincerely,



Claudia Williamson  
Interim President & CEO



Bill Odle, ASLA  
Streetscape Committee Chair





January 16, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Connect South Apts, LP TDHCA #20082 in Houston, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Connect South Apts LP, an affordable housing development to be located in Houston, TX at 6640 Hillcroft Ave. in Harris County.

KIPP Texas Public Schools is a 501(3)(c) nonprofit organization that serves the Houston Gulfton/Sharpstown community by providing residents with tuition-free, academically excellent schools preparing students to pursue college, career, and beyond educational experience in PK3-12<sup>th</sup> grade . As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Connect South Apts will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County.

Should you have any questions or concerns, please do not hesitate to contact me at 832-372-4617 or [Sehba.Ali@kipptexas.org](mailto:Sehba.Ali@kipptexas.org). Thank you for your consideration.

Sincerely,

Sehba Ali  
CEO  
KIPP Texas Public Schools  
10711 KIPP Way  
Houston, Texas 77099



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

January 17, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Connect South Apts, LP; TDHCA #20082 in Houston, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice support for Connect South Apts, LP, an affordable housing development to be located in Houston, TX at 6640 Hillcoft Ave. in Harris County.

The YMCA of Greater Houston is a 501(3)(c) nonprofit organization and serves the Houston Gulfton/Sharpstown community by providing programs that nurture the potential of children and teens, improve the community's health and provide opportunities for individuals to give back and to support neighbors. This might be through group exercise, child watch, teen programs, youth sports, informal education and family activities, to name a few.

As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Connect South Apts will serve our clients well and will help promote a high quality of life for the underserved citizens of Houston and Harris County.

Thank you for your consideration.

Sincerely,

Stephen Ives  
President/CEO  
YMCA of Greater Houston  
2600 North Loop West, Suite 300  
Houston TX 77092



YMCA Mission: To put Judeo-Christian principles into practice through programs that build healthy spirit, mind and body for all. Everyone is welcome.

# Gulfton

Super Neighborhood Council

P. O. Box 36968  
Houston, Texas 77236

January 5, 2020

Housing and Community Development Department  
2100 Travis St – 9<sup>th</sup> Floor  
Houston, TX 77002

RE: Connect South Apartments, in Houston, Texas

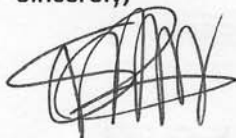
To whom it may concern,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Connect South Apartments, an affordable housing development to be located in Houston at 6440 Hillcroft St in Harris County.

Gulfton Super Neighborhood Council is a civic group comprised of area residents and stakeholders serving the Houston community by providing residents with a platform to discuss issues, identify and implement priority projects for the Gulfton neighborhood. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Connect South Apartments will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County.

Should you have any questions or concerns, please do not hesitate to contact me at 832.875.0179 or [gulftonsnc@gmail.com](mailto:gulftonsnc@gmail.com). Thank you for your consideration.

Sincerely,



Sandra Rodriguez  
President  
Gulfton Super Neighborhood Council  
P.O. Box 36968  
Houston, Texas 77236

**From:** [Sandra Rodriguez](#)  
**To:** [Marni Holloway](#)  
**Subject:** Affordable Rental Housing - Connect Apts  
**Date:** Friday, February 28, 2020 2:10:40 PM

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Good afternoon,

I am a 35 year resident of the Gulfton neighborhood in Houston, Texas and wanted to share why I support the Connect Multifamily proposed project on Hillcroft and High Star. I'm not sure if this is the correct email address I need to send my comments.

The Gulfton neighborhood has more than 60 multifamily properties, one single-family home community, businesses and light industrial in a 3.2 sq. mi. radius. Many of these properties are very old and not well maintained. They were built in the 70s and 80s during the oil industry boom and when the industry crashed, rental prices went down. During which time the country began to have an influx of immigrants. This area was ideal as the rent was affordable. My family moved in during the 80s.

Since then, many property owners have not maintained their properties up to standard. Our neighborhood is the most diverse and densest neighborhood in the city/state and we have many of our neighbors living in the shadows because of our current immigration climate. Our community deserves better housing but not just better housing, quality affordable housing which is what this property is proposing to bring to our community. What I've learned from this proposal is the holistic approach to accessible, affordable housing for an under-resourced neighborhood.

The Mayor of Houston selected Gulfton as a complete community, working towards creating a complete community where families can thrive. This proposal serves as a model for our Southwest community, the city of Houston and for other multifamily property owners. I choose to live in Gulfton and my neighbors deserve to have quality affordable housing.

Thank you for your time. If you have any questions I may be reached at 832.875.0179 or via email [srodriguez.as@gmail.com](mailto:srodriguez.as@gmail.com).

Sandra Rodríguez  
Gulfton Resident

## Community Input Scoring Items

TDHCA#: 20083

Self Score Total: 139

### 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Irving

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

### 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

### 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 0

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

### 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Dallas Area Habitat for Humanity

Name of Community Organization

David J. Crawford

Contact Name

Support

Opposition

B. Shared Housing Center, inc.

Name of Community Organization

Maria Machado

Contact Name

Support

Opposition

C. Metrocare Services

Name of Community Organization

John W. Burruss

Contact Name

Support

Opposition

D. YMCA of Metropolitan Dallas

Name of Community Organization

Melanie Love

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

CITY OF IRVING

COUNCIL RESOLUTION NO. RES-2020-51

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS, SUPPORTING AN APPLICATION FOR 2020 HOUSING TAX CREDITS BY MHP REGION 3 II, LLC FOR THE DEVELOPMENT LOCATED AT 2800 S. MACARTHUR BLVD., NAMED LAKEVIEW PRESERVE, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TO DEVELOP AFFORDABLE RENTAL HOUSING, WITHIN THE CITY LIMITS OF IRVING, TEXAS; AUTHORIZING THE MAYOR TO CERTIFY RESOLUTIONS TO TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, MHP Region 3 II, LLC, (“the Applicant”) has proposed a development for affordable rental senior housing at 2800 S. MacArthur Blvd. named Lakeview Preserve (“the Project”) located within the City of Irving, Texas; and

WHEREAS, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for Lake Vista; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS:

- SECTION I. THAT the City of Irving, acting through its governing body, hereby confirms that it supports the proposed development, located at 2800 S. MacArthur Blvd. and that this formal action has been taken to put on record the opinion expressed by the City of Irving on February 13, 2020.
- SECTION II. THAT for and on behalf of the Governing Body, the Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.
- SECTION III. THAT this resolution shall take effect from and after its final date of passage, and it is accordingly so ordered.


PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS,  
on February 13, 2020.

  
RICHARD H. STOPFER  
MAYOR

ATTEST:

  
Shanae Jennings  
City Secretary

APPROVED AS TO FORM:

  
Kuruvilla Oommen  
City Attorney



# TEXAS HOUSE *of* REPRESENTATIVES



TERRY MEZA

DISTRICT 105

February 25, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Lakeview Preserve, TDHCA Application 20083  
2800 South MacArthur, Irving, Texas 75060

Dear Mr. Wilkinson,

I received the Public Notification for Lakeview Preserve located at the above address in Texas State House District 105, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

A handwritten signature in blue ink that reads "Terry Meza".

Thresa "Terry" Meza  
State Representative District 105  
Texas House of Representatives





February 5, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

*RE: Lakeview Preserve TDHCA #20083*

Dear Ms. Holloway:

Please accept this letter voicing my support for Lakeview Preserve, an affordable housing development to be located approximately at 2800 S MacArthur Boulevard in Irving, Dallas County, Texas.

The Dallas Area Habitat for Humanity is a 501(c)(3) non-profit organization that is active in the Irving community. We serve this community by bringing people together to build homes, communities, and hope. As part of our expanded mission of serving the many—building homeowner equity and asset wealth, addressing the affordable housing gap, strengthening neighborhoods and improving health and education for children and families—Dallas Habitat is working collaboratively on a vision for new policies and products that will create a better value proposition for builders and potential buyers. As an organization that regularly works within the area and has a primary purpose of bettering the community that this development will serve, we believe that Lakeview Preserve will serve our clients well and will promote a high quality of life for the underserved citizens of Irving and Dallas County.

If I can be of further help in this matter, please let me know. I can be reached at (214) 678-2316 or at [dcrawford@dallas-habitat.org](mailto:dcrawford@dallas-habitat.org). Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David J. Crawford".

David J. Crawford  
Chief Executive Officer,  
Dallas Area Habitat for Humanity  
2800 N. Hampton Road  
Dallas, TX 75212



SHARED HOUSING CENTER, INC.

February 10, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

*RE: Lakeview Preserve TDHCA #20083*

Dear Ms. Holloway:

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Lakeview preserve, an affordable housing development to be located approximately at 2800 S MacArthur Boulevard in Irving, Dallas County, Texas.

Shared Housing Center, Inc. is a 501(c)(3) non-profit organization that is active in the Irving community. We serve this community by seeking and securing affordable housing for current and former homeless clients. As an organization that regularly works within the area and has a primary purpose of bettering the community that this development will serve, we believe that Lakeview Preserve will serve our clients well and will promote a high quality of life for the underserved citizens of Irving and Dallas County.

If I can be of further help in this matter, please let me know. I can be reached at (214) 821-8510 ext.116 or [mmachado@sharedhousing.org](mailto:mmachado@sharedhousing.org). Thank you for your consideration.

Sincerely,

Maria Machado  
Executive Director,  
Shared Housing Center, Inc.  
402 N. Good Latimer Expressway  
Dallas, TX 75204  
[www.sharedhousing.org](http://www.sharedhousing.org)



February 21, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

*RE: Lakeview Preserve TDHCA #20083*

Dear Ms. Holloway:

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Lakeview preserve, an affordable housing development to be located approximately at 2800 S MacArthur Boulevard in Irving, Dallas County, Texas.

Metrocare Services (*formerly* Dallas County MHMR) is a 501(c)(3) non-profit organization that is active in the Irving community. We serve this community by providing an array of services including mental health care, intellectual and developmental disability services (IDD), primary care centers for adults and children, veteran programs, accessible pharmacies, housing and supportive social services.

As an organization that regularly works within the area and has a primary purpose of bettering the community that this development will serve, we believe that Lakeview Preserve will serve our clients well and will promote a high quality of life for the underserved citizens of Irving and Dallas County.

If I can be of further help in this matter, please let me know. I can be reached at [john.burruss@metrocareservices.org](mailto:john.burruss@metrocareservices.org) Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "John W. Burruss MD".

John W. Burruss, MD  
Chief Executive Officer  
(214) 743 - 1201



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

February 5, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

*RE: Lakeview Preserve TDHCA #20083*

Dear Ms. Holloway:

Please accept this letter voicing my support for Lakeview Preserve, an affordable housing development to be located approximately at 2800 S MacArthur Boulevard in Irving, Dallas County, Texas.

YMCA of Metropolitan Dallas is a 501(c)(3) non-profit organization that is active in the Irving community. We serve the Dallas Area by working side-by-side with our neighbors to make sure that everyone, regardless of age, income or background, has the opportunity to learn, grow and thrive. With a mission to put Christian values into practice through programs that build a healthy spirit, mind and body for all, our impact is felt when an individual makes a healthy choice, when a mentor inspires a child and when a community comes together for the common good. We accomplish our goals by offering health and wellness counseling, swimming and sports activities for adults and young people, preschool and afterschool programming, and community outreach. As an organization that regularly works within the area and has a primary purpose of bettering the community that this development will serve, we believe that Lakeview Preserve will serve our clients well and will promote a high quality of life for the underserved citizens of Irving and Dallas County.

If I can be of further help in this matter, please let me know. I can be reached at (972) 986-8898 or at [melanie.love@ymcadallas.org](mailto:melanie.love@ymcadallas.org). Thank you for your consideration.

Sincerely,

Melanie "Tricey" Love  
Executive Director,  
YMCA of Metropolitan Dallas – Irving Family YMCA  
2200 W. Irving Blvd.  
Irving, TX 75061

**IRVING FAMILY YMCA**  
2200 W. Irving Blvd.  
Irving, TX 75061  
P 972 986 8898 F 972 790 5473  
[www.irvingymca.org](http://www.irvingymca.org)



**YMCA MISSION:** To put Christian values into practice through programs that build healthy spirit, mind and body for all.

**From:** [Ron Milliron](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Development #20083 Lakeview Preserve 2800 S. MacArthur Blvd, Irving TX  
**Date:** Monday, May 25, 2020 12:30:12 PM

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Paul L and Deborah A Milliron  
821 W. Oakdale Rd  
Irving, TX 75060

We are opposed to the funding for this potential development for the following reasons:

- This potential multifamily development plan is in a predominantly single-family residential area of Irving., with a lack of employment opportunities in the immediate area (5-mile radius).
- The planned development is in a flood plain and will need to modify the flood area to comply with local codes and accommodate the development. Their plan is to dig soil in the flood plain around the development and build up the land under the buildings and parking areas. This will make the 3-story buildings even higher, which are out of place with the surrounding communities.
- The parking plan calls for fewer space than the minimum number required by code. Code requires 1.5 spaces per 1-bedroom units, 1.8 spaces per 2-bedroom units, and 2.5 spaces per 3-bedroom units. **THAT IS THE MINIMUM** Their plan does not cover that minimum. Overflow parking will need to be across MacArthur Blvd in the already crowded and narrow streets of the adjacent neighborhoods. Additionally, the overflow tenants and visitors will have to cross the busy 4+ lanes of MacArthur Blvd.
- Traffic on MacArthur Blvd is exceptionally busy during peak times now. There will need to be additional traffic controls at the entrance to the complex at MacArthur Blvd and Sea Isle Dr. to accommodate the proposed 152 vehicles, causing further delays and congestion on this main city artery, and further cause traffic back up to the schools in the area.
- Finally, the developer has not reached out to the surrounding neighborhoods to get the local acceptance of the project. The tax credit application includes the community "by-in" for the 9% housing tax credit from the State.

Please consider our opposition to this project being located at this address.

Sent from [Mail](#) for Windows 10

May 19, 2020

Cherry Sue McKenzie  
941 Turtle Cove  
Irving, TX  
75060

I am opposed to the changing of the zoning on South MacArthur Blvd from single family housing to multi-family.

The planned development is in a flood plain which will have to be modified to comply with local codes. Their plan is to dig up land around the property and use it under the building and parking area. The parking plan area calls for fewer spaces than the code requires causing an over flow parking into the streets of the residential neighborhoods near by.

Since widening it and Hunter Ferrell I have watched as the traffic on MacAurther steadily increased to the point of congestion during peak times. Also in a relatively short time, from Shady Grove to Hunter Ferrell, two churches, a new school and Daycare Center have been added to the mix.

The Hwy 30 exit to MacAurther has attracted more drivers.

I strongly feel that building a complex in a flood zone with 158 packed parking spaces will adversely alter this neighborhood.

Thank you for your time and consideration.

Cherry Sue McKenzie

**From:** [Eric Kelcher](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Development No. 20083 Lakeview Preserve2800 South MacArthur Blvd opposing this Multi-Family Housing.  
**Date:** Wednesday, May 27, 2020 6:04:29 PM

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I would like to express my dislike for this potential housing development that is requesting tax abatements and subsidy for the city in an area that does not have the business infra structure to help make this a successful venture. The disruption to wildlife and drainage for the south Irving community will be huge if this development is allowed. Currently Lake Vilbig is reaching critical sediment levels that significantly impact the acre feet of retention in during floods like we are currently experiencing. Drain pipes have not been maintained and brushed over with haphazard repairs despite nearly 20 years of notifications to the city of needed repair to a single drainage pipe.

With the open space of a former apartment complex at ~416 S MacArthur remaining undeveloped in an area that does have commercial infra structure I question why a major disruption and zoning change is being allowed that does not mesh with the expressed desires of subsidized housing.

Eric Kelcher  
1227 Lakeshore Dr  
Irving, TX 75060  
Sent from my iPhone

**From:** [John Mikalik](#)  
**To:** [HTC Public Comment](#)  
**Cc:** [John Mikalik](#)  
**Subject:** Development No. 20083  
**Date:** Wednesday, May 27, 2020 10:01:44 AM

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Development No. 20083 Lakeview Preserve 2800 South MacArthur Blvd  
opposing this Multi-Family Housing.

I oppose this development. For one thing, unless a signal light is installed, the traffic, along with Vilbig traffic, and MacArthur traffic will be very dangerous. The outlet on Isle St unto Mac Arthur is already critical. Several accidents have happened already taking out the street light.

The flooding this complex will add to the drains going under Hunter Ferrel will cause a huge back-up.

The complex doesn't have enough parking for residents and guests.

Grocery stores aren't close enough for this type of residents if they don't have a vehicle.

Dart will need to change the schedule to create more runs into this location.

John Mikalik  
1808 Lakeshore Ct, Irving, TX 75060



**From:** [Jonathan Culp](#)  
**To:** [HTC Public Comment](#)  
**Subject:** TDHCA Development No. 20083  
**Date:** Thursday, May 14, 2020 10:02:34 PM

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To Whom It May Concern:

I am writing to express my disapproval of the tax credit being offered to TDHCA Development No. 20083. I live across MacArthur Blvd from the proposed development and I am opposed to it because it will add congestion to an already too-congested stretch of MacArther.

Sincerely,  
Jonathan Culp  
Associate Professor, Department of Politics and Institute of Philosophic Studies  
Director, International Studies Concentration  
University of Dallas  
1845 East Northgate Drive  
Irving, TX 75062  
(972) 265-5739

**From:** [John Lovett](#)  
**To:** [HTC Public Comment](#)  
**Subject:** TDHCA Region 3, Development No. 20083 - Lakeview Preserve - 2800 South MacArthur Blvd, Irving, TX 75060  
**Date:** Monday, May 18, 2020 4:12:11 PM

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Re:TDHCA Region 3, Development No. 20083 Lakeview Preserve - 84 Units 2800 South MacArthur Boulevard Irving, TX 75060 Applicant - Christopher Shear, McDowell Housing, Miami, FL 33131 I, John Lovett, 2625 W Oakdale, Irving, TX 75060 am opposed to the funding for this potential development for the following reasons. • This potential multifamily development plan is in a predominantly single-family residential area of Irving. There is a lack of employment opportunities in the immediate area (5-mile radius). The local businesses within this area are small retail, convenience, and service providers. • The planned development is in a flood plain and will need to modify the flood area to comply with local codes and accommodate the development. Their plan is to dig soil in the flood plain around the development and build up the land under the buildings and parking areas. This will make the 3-story buildings even higher, which are out of place with the surrounding communities. • The parking plan calls for fewer space than the minimum number required by code. Code requires 1.5 spaces per 1-bedroom units, 1.8 spaces per 2-bedroom units, and 2.5 spaces per 3-bedroom units. That is the minimum. Their plan does not cover that minimum. There is no consideration for family, friends, or guests visiting the tenants. This will cause overflow parking across MacArthur Boulevard in the already crowded and narrow streets of the adjacent neighborhoods. Additionally, the overflow tenants and visitors will have to cross the busy 4+ lanes of MacArthur Boulevard. • Traffic on MacArthur Boulevard is exceptionally busy during peak times now. There will need to be additional traffic controls at the entrance to the complex at MacArthur Boulevard and Sea Isle Drive to accommodate the proposed 152 vehicles, causing further delays and congestion on this main city artery. Multiple times I or my wife been almost been hit by someone trying to turn there in the mornings as we drive up MacArthur Boulevard. • Finally, the developer has not reached out to the surrounding neighborhoods to get the local acceptance of the project. The tax credit application includes the community "by-in" for the 9% housing tax credit from the State.

John Lovett  
2625 W Oakdale  
Irving, TX 75060  
214.683.9272

**From:** [Patrick Ebarb](#)  
**To:** [Bobby Wilkinson](#); [Sharon Gamble](#); [HTC Public Comment](#)  
**Cc:** [gurtnerbarbara@gmail.com](mailto:gurtnerbarbara@gmail.com); [rdeyoe@realtextdevelopment.com](mailto:rdeyoe@realtextdevelopment.com)  
**Subject:** Gulf Shores Villas (TDHCA #20054)  
**Date:** Monday, June 8, 2020 6:23:36 PM

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**To:** Addressees at The Texas Department of Housing and Community Affairs

**From:** Patrick Ebarb, President, Sacred Heart Conference, Society of St. Vincent de Paul (SVdP), Rockport, TX

**Subject:** Expression of Full Support for Tax Credit Application # 20054, Gulf Shore Villas, Rockport, TX

**Background:** In the aftermath of Hurricane Harvey it became painfully apparent that practically all disaster support for housing restoration was directed to those who were former homeowners. Unfortunately, this reality prevailed regardless of source be it federal, state or local. Thus, those who were formerly renters, the backbone of the Rockport-Fulton area who poured and leveled the concrete, who laid the brick, who framed the houses, who cooked and served the food, or those who were shepherding small businesses on a shoestring.....all were denied support in acquiring either transitional or permanent housing.

**Discussion:** The task of supporting these forgotten Harvey victims in finding suitable, affordable housing thus fell to the few local charities operating in the county. St. Vincent de Paul is one of those charities which has been in operation in the local area since 1956. Since most charities operate on scarce, donated funds, this new challenge has indeed been daunting. A worrisome complication has been the shortage of livable, sanitary, safe housing at affordable prices. Following on the heels of Harvey, supply and demand immediately reared its impersonal head resulting in opportunistic (if not downright predatory) landlords taking advantage of the housing shortage which has not abated despite planning, scheming, and elevating the plight of renters to all who might be moved to help. Few have come forward, and so here we are almost three full years after Harvey, and those former renters are still being victimized by high prices and miserable, limited choices.

Enter the two main charities in the area, Good Samaritans (GS) and SVdP, who collaborate daily in sharing the costs of rental subsidies, utilities, medical prescriptions, housing for the truly homeless in local motels, and myriad additional categories of support including the operation of two food pantries. A quick summary of rental subsidies paid out by SVdP (only) for calendar years 2017, 2018, and 2019 are as follows:

<u>Year</u>	<u>Adults/Children</u>	<u>Costs</u>
2017	189/129	\$13,887
2018	348/224	31,366

2019	338/185	33,920
Totals	875/538	\$79,173

**Summary:** Since the two charities mentioned share costs equally, the total estimated rental subsidies for the three years comes to \$158,346. These numbers are not presented to elicit sympathy but rather to make the point that despite the increasing demand we see for rent subsidies, the outcomes are not viable for the long term either in available funds or in improved housing. That is, rents are inexorably on the increase for increasingly shoddy, unsafe, and unsanitary housing, while incomes and charitable contributions remain static. Harvey is still wreaking havoc on those folks who must rent in order to survive, and decent, affordable housing is absolutely necessary for a workforce trying to build better lives for themselves and their families.

**Recommendation:** Speaking for the 45 hardy volunteers at Sacred Heart Conference, Society of St. Vincent de Paul, I hereby petition the Texas Department of Housing and Community Affairs to approve the proposed Tax Credit Application #20054, Gulf Shore Villas, Rockport, TX. This approval will not solve all of the housing problems in our community, but it will provide concrete evidence to our workforce that progress is indeed being made in their behalf. Families who must rent are no less intrinsically valuable to society than those who happen to be homeowners. This is an ethical lesson not yet learned by that same society.

Respectfully,

Patrick Ebarb  
President  
Sacred Heart Conference  
Society of St. Vincent de Paul  
PO Box 112  
Rockport, TX 78381  
coldtrail21@aol.com  
281-827-7804

**From:** [kralrdc](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Help  
**Date:** Monday, May 18, 2020 5:27:58 PM

---

We don't need this because the area floods. There are not enough jobs in South Irving. We have had more violence and shootings that need to be taken care of. This will not help traffic on MacArthur.

Re:TDHCA Region 3, Development No. 20083  
Lakeview Preserve  
2800 South MacArthur Blvd  
Irving, TX 75060  
Total units - 84  
The applicant is:  
Christopher Shear  
McDowell Housing  
Miami, FL 33131

Sent from my Sprint Samsung Galaxy S10e.  
Thanks,

Donna Kral

----- Original message -----

From: kralrdc <kralrdc@att.net>  
Date: 5/18/20 5:01 PM (GMT-06:00)  
To: ccouncil@cityofirving.org  
Subject: We don't need this because the area floods. There are not enough jobs in South Irving. We have had more violence and shootings that need to be taken care of. This will not help traffic on MacArthur.

Please help South Irving be better and safer.

Thank,

Donna Kral

Sent from my Sprint Samsung Galaxy S10e.

**From:** [Diana F](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposed  
**Date:** Monday, May 18, 2020 2:48:00 PM

---

Re:TDHCA Region 3, Development No. 20083

Lakeview Preserve  
2800 South MacArthur Blvd  
Irving, TX 75060  
Total units - 84  
The applicant is:  
Christopher Shear  
McDowell Housing  
Miami, FL 33131

I, Diana White am opposed to the funding for this potential development for the following reasons.

- This potential multifamily development plan is in a predominantly single-family residential area of Irving. There is a lack of employment opportunities in the immediate area (5-mile radius). The local businesses within this area are small retail, convenience, and service providers.
- The planned development is in a flood plain and will need to modify the flood area to comply with local codes and accommodate the development. Their plan is to dig soil in the flood plain around the development and build up the land under the buildings and parking areas. This will make the 3-story buildings even higher, which are out of place with the surrounding communities.
- The parking plan calls for fewer space than the minimum number required by code. Code requires 1.5 spaces per 1-bedroom units, 1.8 spaces per 2-bedroom units, and 2.5 spaces per 3-bedroom units. That is the minimum. Their plan does not cover that minimum. There is no consideration for family, friends, or guests visiting the tenants. This will cause overflow parking across MacArthur Blvd in the already crowded and narrow streets of the adjacent neighborhoods. Additionally, the overflow tenants and visitors will have to cross the busy 4+ lanes of MacArthur Blvd.
- Traffic on MacArthur Blvd is exceptionally busy during peak times now. There will need to be additional traffic controls at the entrance to the complex at MacArthur Blvd and Sea Isle Dr. to accommodate the proposed 152 vehicles, causing further delays and congestion on this main city artery.
- Finally, the developer has not reached out to the surrounding neighborhoods to get the local acceptance of the project. The tax credit application includes the community “by-in” for the 9% housing tax credit from the State.

Sent from a mobile device, please excuse typos and brevity.

**From:** [Peggy Tackett](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Preserve 2800 S MacArthur Blvd  
**Date:** Friday, May 22, 2020 1:12:06 PM

---

I am apposed to the multi family family housing unit being voted on by the City of Irving.  
Development No 20083  
Lakeview

Our established single family neighborhood in south Irving is home to long time residents of this great City and multi family units as this will lower our property value and bring crime and hardship to our area.

Please consider the views of the neighbors around this proposed property,

Thank you,

Clara Peggy Tackett  
214-704-7115

**From:** [HANNA BEAUCHAMP](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Re: TDHCA Region 3, Development No. 20083 Lakeview Preserve 2800 South MacArthur Blvd Irving, TX 75060  
**Date:** Sunday, May 24, 2020 10:44:14 AM

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I, Hanna Beauchamp am opposed to the funding for the **Development No. 20083 Lakeview Preserve 2800 South MacArthur Blvd Irving, TX 75060 by Christopher ShearMcDowell Housing Miami, FL 33131** for the following reasons:

1. This multifamily development plan is in a predominantly single-family residential area of Irving.

2. The planned development is in a flood plain.

3. The parking plan does not meet the minimum number required by code. This will cause overflow parking across MacArthur Blvd in the already crowded and narrow streets of the adjacent neighborhoods. Additionally, the overflow tenants and visitors will have to cross the busy 4+ lanes of MacArthur Blvd.

4. Traffic on MacArthur Blvd is exceptionally busy during peak times now. There will need to be additional traffic controls at the entrance to the complex at MacArthur Blvd and Sea Isle Dr. to accommodate the proposed 152 vehicles, causing further delays and congestion on this main city artery.

5. The developer has not reached out to the surrounding neighborhoods to get the local acceptance of the project. The tax credit application includes the community "by-in" for the 9% housing tax credit from the State.

For the foregoing reasons, I urge you to reject this project at the proposed location.

Respectfully,  
Hanna Beauchamp



**From:** [Jacob Padilla](#)  
**To:** [HTC Public Comment](#); [ccouncil@cityofirving.org](mailto:ccouncil@cityofirving.org)  
**Cc:** [Quinton Hanyan](#)  
**Subject:** Re:TDHCA Region 3, Development No. 20083 Lakeview Preserve  
**Date:** Wednesday, May 20, 2020 2:27:22 PM

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Re:TDHCA Region 3, Development No. 20083 Lakeview Preserve  
2800 South MacArthur Blvd  
Irving, TX 75060  
Total units - 84  
The applicant is: Christopher Shear  
McDowell Housing  
Miami, FL 33131

I, Jacob Padilla of 2312 Ruby Road, Irving, TX 75060, am opposed to the funding for this potential development for the following reasons:

- The planned development is in close proximity to the landfill. I don't understand why anyone would want to live closer to the landfill and can see that bothering future residents. Has anyone determined the environmental impact of digging up land so close to the landfill? I also support a "greener" Irving and I don't appreciate when the city has to lose trees/bodies of water/grass/wildlife to new developments. I will hold Irving City Council responsible for any environmental damages caused by this development.
- To further the point on environmental implications, the planned development is in a flood plain and will need to modify the flood area to comply with local codes and accommodate the development. Their plan is to dig soil in the flood plain around the development and build up the land under the buildings and parking areas. How will this impact the surrounding area during floods? Will it cause surrounding neighborhoods to flood when they never had before? In addition, this will make the 3-story buildings even higher, which are out of place with the surrounding communities.
- This potential multifamily development plan is in a predominantly single-family residential area of Irving. There is a lack of employment opportunities within a 5-mile area. The local businesses within this area are small retail, convenience, and service providers.
- The parking plan calls for fewer space than the minimum number required by code. Code requires 1.5 spaces per 1-bedroom units, 1.8 spaces per 2-bedroom units, and 2.5 spaces per 3-bedroom units. That is the minimum. Their plan does not cover that minimum. There is no consideration for family, friends, or guests visiting the tenants. This will cause overflow parking across MacArthur Blvd in the already crowded and narrow streets of the adjacent neighborhoods. Additionally, the overflow tenants and visitors will have to cross the busy 4+ lanes of MacArthur Blvd.
- Traffic on MacArthur Blvd is already exceptionally busy during peak times and there will need to be additional traffic controls at the entrance to the complex at MacArthur Blvd. and Sea Isle Dr. to accommodate the proposed 152 vehicles, causing further delays and congestion on this main city artery. This will undoubtedly lead to a lot of frustration in the surrounding areas and also accessing Highway 30 and Loop 12.
- The developer has not reached out to the surrounding neighborhoods to get the local acceptance of the project. The tax credit application includes the community "by-in" for the 9% housing tax credit from the State. I would expect that due to the current crisis, if the developer cannot reach out to the surrounding neighborhoods directly, then they should propose another means of doing so and not simply avoid this step. I will hold the Irving City Council responsible for any issues this development causes.

Thank you,  
Jacob Padilla

**From:** [Edward Dyson](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Re:TDHCA Region 3, Development No. 20083 Lakeview Preserve 2800 South MacArthur Blvd Irving, TX 75060  
Total units - 84 The applicant is: Christopher Shear McDowell Housing Miami, FL 33131  
**Date:** Wednesday, May 20, 2020 6:56:26 PM

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My name is E. Rudolph Dyson. I reside at 1151 Lakeway Drive, Irving, Tx 75060.

I am opposed to the funding for this potential development for the following reasons:

1. This multifamily development plan is in a predominantly single-family residential area of Irving.
2. There is a lack of employment opportunities in the immediate area (5-mile radius). The local businesses within this area are small retail, convenience, and service providers.
3. Inadequate onsite parking provides no consideration for family, friends, or guests visiting the tenants. This will cause overflow parking across MacArthur Blvd in the already crowded and narrow streets of the adjacent neighborhoods. Additionally, the overflow tenants and visitors will have to cross the busy 4+ lanes of MacArthur Blvd.
4. Traffic on MacArthur Blvd is exceptionally busy during peak times now. There will need to be additional traffic controls at the entrance to the complex at MacArthur Blvd and Sea Isle Dr. to accommodate the proposed 152 vehicles, causing further delays and congestion on this main city artery.
5. Finally, the developer has not reached out to the surrounding neighborhoods to get the local acceptance of the project.

The benefits of the recent widening and street improvements on MacArthur Blvd will be undermined by this development.

Respectfully submitted,

E. R. Dyson

**From:** [STEVE GONZALEZ](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Reference: Development No. 20083 Lakeview Preserve2800 South MacArthur Blvd opposing this Multi-Family Housing.  
**Date:** Monday, May 25, 2020 11:15:59 AM

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Reference: Development No. 20083 Lakeview Preserve2800 South MacArthur Blvd opposing this Multi-Family Housing.

I am 100% totally opposed to this!

Steve Gonzalez  
1600 Rusdell Dr, Irving, TX 75060  
5-25-20

## Community Input Scoring Items

TDHCA#: 20089

Self Score Total: 132

### 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

### 2. Quantifiable Community Participation - §11.9(d)(4)

na Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

### 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

### 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Classical Music Institute

Name of Community Organization

Support

Paul Montalvo

Opposition

Contact Name

B. Supporting Multiple Art Resources Together (SMART)

Name of Community Organization

Support

Andy Benavides

Opposition

Contact Name

C. Greater San Antonio Builders Association

Name of Community Organization

Support

Kristi Sutterfield

Opposition

Contact Name

D. Cesar E Chavez Legacy & Educational Foundation

Name of Community Organization

Support

Ernest Martinez

Opposition

Contact Name

E.

Name of Community Organization

Support

Contact Name

Opposition

F.

Name of Community Organization

Support

Contact Name

Opposition

RESOLUTION 2020-02-13-0015R

**IN SUPPORT OF NRP LONE STAR DEVELOPMENT LLC'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF HAMILTON WOLFE LOFTS, A 74-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 8; AND IDENTIFYING THE DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN THE SA TOMORROW MEDICAL CENTER AREA REGIONAL CENTER.**

\* \* \* \* \*

**WHEREAS**, NRP Lone Star Development LLC (the "Applicant") has proposed a 74-unit affordable multi-family rental housing development named Hamilton Wolfe Lofts (the "Development"), to be located at Hamilton Road and Princeton Place in Council District 8 in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2020 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

**WHEREAS**, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

**WHEREAS**, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

**WHEREAS**, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

**WHEREAS**, the City, acting through its governing body, hereby confirms that it supports the proposed 74-unit affordable multi-family rental housing development named Hamilton Wolfe Lofts (the "Development"), to be located at Hamilton Road and Princeton Place in Council District 8 in the City of San Antonio, Texas and that this formal action has been taken to put on record the opinion expressed by the City on February 13, 2020, and

**WHEREAS**, City staff has identified that the Development is located within the SA Tomorrow Medical Center Area Regional Center; and

**WHEREAS**, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City within the SA Tomorrow Medical Center Area Regional Center; **NOW THEREFORE:**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.


**SECTION 2.** The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed Hamilton Wolfe Lofts (the "Development"), to be located at Hamilton Road and Princeton Place in Council District 8 in the City of San Antonio, Texas.

**SECTION 3.** The City hereby identifies Hamilton Wolfe Lofts as the Development in the 2020 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City within the SA Tomorrow Medical Center Area Regional Center.

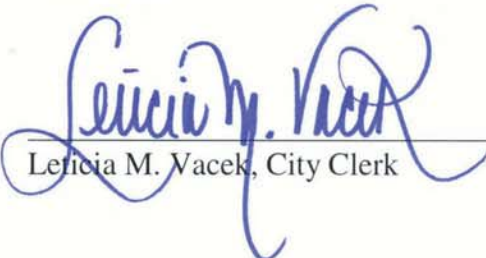
**SECTION 4.** For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

**SECTION 5.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 13<sup>th</sup> day of February, 2020.**

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



CLASSICAL  
MUSIC  
INSTITUTE

February 7, 2020

DONALD R. MASON  
EXECUTIVE DIRECTOR

PAUL M. MONTALVO  
ARTISTIC DIRECTOR

**BOARD OF DIRECTORS**

MELISSA UNSELL-SMITH  
CHAIR

ANTHONY MEDRANO  
VICE CHAIR - EDUCATION

GENARO SOLIS-RIVERO  
VICE CHAIR - MARKETING

ANNETTE MARTINEZ  
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PAUL M. MONTALVO

KEITH NEISLER

MARIO OCHOA

SILVIA SANTINELLI, D.M.A.

PATRICIA PLIEGO STOUT

KIMBERLY TERRY, M.D.

JR TREVINO

JACOB VALENZUELA

**FOUNDERS**

ROBERT C. EHLERS

SILVIA SANTINELLI, D.M.A.

PAUL M. MONTALVO

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

Re: Hamilton Wolfe Lofts  
TDHCA #20089

Dear Mr. Wilkinson,

We would like to express our support for the proposed Hamilton Wolfe Lofts development, located at approximately northwest corner of Hamilton Wolfe Road and Princeton Place, San Antonio, Bexar County, Texas. Our organization includes membership from throughout the City of San Antonio and Bexar County and is devoted to cultivating the realm of classical music for new and versed music lovers through education and performances.

The Classical Music Institute (CMI) is a 501(c)(3) non-profit and we are supportive of the proposed housing development because it will provide quality housing for senior citizens in San Antonio.

Part of CMI's mission is to offer free classical music education to at least 90% of our participants. Through generous donations and community support, we are given the opportunity to serve Bexar County's youth through continued classical music programming, as well as educational opportunities and outreach.

We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Paul Montalvo  
Artistic Director





**Board of Directors**

February 7, 2020

- Sarah Christal
- Samantha Demory
- Greg Murray
- Amanda Poplawsky
- Chris Weber
- Carlos Zapata

Mr. Bobby Wilkinson  
 Executive Director of Multifamily Finance  
 Texas Department of Housing and Community Affairs  
 P.O. Box 13941  
 Austin, TX 78711-3941

Re: Hamilton Wolfe Lofts  
 TDHCA #20089

**Directors**

Andy Benavides  
 Executive Director

Yvette Benavides  
 Director

**Tax Exempt No.**  
 26-1206439

Dear Mr. Wilkinson,

We would like to express our support for the proposed Hamilton Wolfe Lofts development, located in San Antonio at approximately northwest corner of Hamilton Wolfe Road and Princeton Place, in Bexar County, Texas. S.M.A.R.T., our 501(c)(3) nonprofit works throughout the City of San Antonio and Bexar County encouraging artistic creativity in young people through activities and interactive events with local artists.

Our work throughout the community contributes to the overall betterment, development and improvement of the lives of young people and their families. We provide residents with the opportunity to experience the arts and culture as well as educational programs. The proposed development will create an excellent opportunity for us to promote our message of the arts to future residents.

We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Andy Benavides  
 Executive Director



February 10, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13193  
Austin, Texas 78711-3941

Re: Hamilton Wolfe Lofts  
TDHCA # 20089

Dear Mr. Wilkinson:

On behalf of the Greater San Antonio Builders Association (GSABA), I would like to express our support for the proposed Multi-family development – Hamilton Wolfe Lofts - to be located approximately at the northwest corner of Hamilton Wolfe Road and Princeton Place, San Antonio, Bexar County, Texas 78240. Our Association includes membership throughout San Antonio and Bexar County, and we promote developments such as these because of the construction jobs they will bring to our community. Our industry currently employs over 120,000 people in the San Antonio area, with a payroll over \$4.8 Billion each year.

GSABA is supportive of the proposed housing because it will provide the opportunity for even greater economic investments by meeting the housing needs of families in San Antonio. Housing creates greater opportunities for retail and commercial development and all these types of developments expand the tax base of our community, to the tune of \$168 Million in local tax revenue annually.

Our nonprofit trade association provides services available to those within the San Antonio and Bexar County area that contribute to the overall betterment, development, and improvement of the community as a whole.

We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

  
Kristi Sutterfield  
Executive Vice President





**PO BOX 830402**  
**San Antonio, Texas 78283**

February 11, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

Re: Hamilton Wolfe Lofts  
TDHCA #20089

Dear Mr. Wilkinson,

The Cesar E. Chavez Legacy and Educational Foundation is a 501(c) (3) nonprofit organization that serves the San Antonio community. Our mission includes community outreach, providing scholarships, and educating people, particularly our youth, about the values and legacies of Cesar E. Chavez, an American role model. In his work, Cesar E. Chavez helped to empower and improve the lives of the poor and the underserved in our society. Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need.

We would like to express our support for the proposed Hamilton Wolfe Lofts development, located at approximately northwest corner of Hamilton Wolfe Road and Princeton Place in San Antonio, Texas. Our nonprofit is involved in advocacy, awareness and education throughout San Antonio and the Bexar County region. We encourage quality affordable housing made accessible to families like the ones we aim to serve through our efforts.

We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Ernest Martinez,  
Chair – Board of Directors  
Cesar E. Chavez Legacy & Educational Foundation

[www.ceclef.org](http://www.ceclef.org)

## Community Input Scoring Items

TDHCA#: 20092

Self Score Total: 139

### 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

### 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

### 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

### 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Classical Music Institute

Name of Community Organization

Support

Paul Montalvo

Opposition

Contact Name

B. Supporting Multiple Arts Resources Together (SMART)

Name of Community Organization

Support

Andy Benevides

Opposition

Contact Name

C. Greater San Antonio Builders Association

Name of Community Organization

Support

Kristi Sutterfield

Opposition

Contact Name

D. Cesar Chavez Legacy & Educational Foundation

Name of Community Organization

Support

Ernest Martinez

Opposition

Contact Name

E.

Name of Community Organization

Support

Contact Name

Opposition

F.

Name of Community Organization

Support

Contact Name

Opposition

RESOLUTION 2020-02-13-0016R

**IN SUPPORT OF NRP LONE STAR DEVELOPMENT LLC'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF FIESTA TRAILS, AN 85-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 8.**

\* \* \* \* \*

**WHEREAS**, NRP Lone Star Development LLC (the "Applicant") has proposed an 85-unit affordable multi-family rental housing development named Fiesta Trails (the "Development"), to be located at 12485 W I-10 in Council District 8 in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2020 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

**WHEREAS**, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

**WHEREAS**, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

**WHEREAS**, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

**WHEREAS**, the City, acting through its governing body, hereby confirms that it supports the proposed 85 unit affordable multi-family rental housing development named Fiesta Trails (the "Development"), to be located at 12485 W I-10 in Council District 8 in the City of San Antonio, Texas and that this formal action has been taken to put on record the opinion expressed by the City on February 13, 2020; **NOW THEREFORE:**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and


- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

**SECTION 2.** The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed Fiesta Trails (the "Development"), to be located at 12485 W I-10 in Council District 8 in the City of San Antonio, Texas.

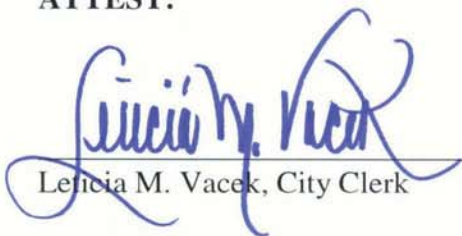
**SECTION 3.** For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

**SECTION 4.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 13<sup>th</sup> day of February, 2020.**

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



CLASSICAL  
MUSIC  
INSTITUTE

February 7, 2020

DONALD R. MASON  
EXECUTIVE DIRECTOR

PAUL M. MONTALVO  
ARTISTIC DIRECTOR

**BOARD OF DIRECTORS**

MELISSA UNSELL-SMITH  
CHAIR

ANTHONY MEDRANO  
VICE CHAIR - EDUCATION

GENARO SOLIS-RIVERO  
VICE CHAIR - MARKETING

ANNETTE MARTINEZ  
SECRETARY

MARIAN AMINI

MARK CHAMBERS

ANNE-MARIE GRUBE

DAVID HELLER, D.M.A.

HUGO LIZARRAGA-HENDERSON

ANDREA BEATRIZ LONGORIA

PAUL M. MONTALVO

KEITH NEISLER

MARIO OCHOA

SILVIA SANTINELLI, D.M.A.

PATRICIA PLIEGO STOUT

KIMBERLY TERRY, M.D.

JR TREVINO

JACOB VALENZUELA

**FOUNDERS**

ROBERT C. EHLERS

SILVIA SANTINELLI, D.M.A.

PAUL M. MONTALVO

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

Re: Fiesta Trails  
TDHCA #20092

Dear Mr. Wilkinson,

We would like to express our support for the proposed Fiesta Trails development, located at approximately 12485 W Interstate 10, San Antonio, Bexar County, Texas. Our organization includes membership from throughout the City of San Antonio and Bexar County and is devoted to cultivating the realm of classical music for new and versed music lovers through education and performances.

The Classical Music Institute (CMI) is a 501(c)(3) non-profit and we are supportive of the proposed housing development because it will provide quality housing for senior citizens in San Antonio.

Part of CMI's mission is to offer free classical music education to at least 90% of our participants. Through generous donations and community support, we are given the opportunity to serve Bexar County's youth through continued classical music programming, as well as educational opportunities and outreach.

We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Paul Montalvo  
Artistic Director



**Board of Directors**

February 7, 2020

Sarah Christal

Samantha Demory

Greg Murray

Amanda Poplawsky

Chris Weber

Carlos Zapata

Mr. Bobby Wilkinson  
Executive Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

Re: Fiesta Trails  
TDHCA #20092

**Directors**

Andy Benavides  
Executive Director

Yvette Benavides  
Director

**Tax Exempt No.**  
26-1206439

Dear Mr. Wilkinson,

We would like to express our support for the proposed Fiesta Trails development, located in San Antonio at approximately 12485 W Interstate 10, in Bexar County, Texas. S.M.A.R.T., our 501(c)(3) nonprofit works throughout the City of San Antonio and Bexar County encouraging artistic creativity in young people through activities and interactive events with local artists.

Our work throughout the community contributes to the overall betterment, development and improvement of the lives of young people and their families. We provide residents with the opportunity to experience the arts and culture as well as educational programs. The proposed development will create an excellent opportunity for us to promote our message of the arts to future residents.

We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Andy Benavides  
Executive Director





February 10, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13193  
Austin, Texas 78711-3941

Re: Fiesta Trails  
TDHCA # 20092

Dear Mr. Wilkinson:

On behalf of the Greater San Antonio Builders Association (GSABA), I would like to express our support for the proposed Multi-family development –Fiesta Trails - to be located approximately at 12485 W Interstate 10, San Antonio, Bexar County, Texas 78230. Our Association includes membership throughout San Antonio and Bexar County, and we promote developments such as these because of the construction jobs they will bring to our community. Our industry currently employs over 120,000 people in the San Antonio area, with a payroll over \$4.8 Billion each year.

GSABA is supportive of the proposed housing because it will provide the opportunity for even greater economic investments by meeting the housing needs of families in San Antonio. Housing creates greater opportunities for retail and commercial development and all these types of developments expand the tax base of our community, to the tune of \$168 Million in local tax revenue annually.

Our nonprofit trade association provides services available to those within the San Antonio and Bexar County area that contribute to the overall betterment, development, and improvement of the community as a whole.

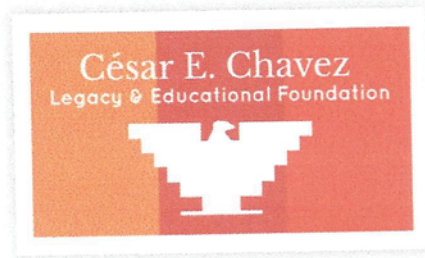
We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,



Kristi Sutterfield  
Executive Vice President





**PO BOX 830402**  
**San Antonio, Texas 78283**

February 11, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

Re: Fiesta Trails  
TDHCA #20092

Dear Mr. Wilkinson,

The Cesar E. Chavez Legacy and Educational Foundation is a 501(c) (3) nonprofit organization that serves the San Antonio community. Our mission includes community outreach, providing scholarships, and educating people, particularly our youth, about the values and legacies of Cesar E. Chavez, an American role model. In his work, Cesar E. Chavez helped to empower and improve the lives of the poor and the underserved in our society. Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need.

We would like to express our support for the proposed Fiesta Trails development, located at approximately 12485 W Interstate 10 in San Antonio, Texas. Our nonprofit is involved in advocacy, awareness and education throughout San Antonio and the Bexar County region. We encourage quality affordable housing made accessible to families like the ones we aim to serve through our efforts.

We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Ernest Martinez,  
Chair – Board of Directors  
Cesar E. Chavez Legacy & Educational Foundation

[www.ceclef.org](http://www.ceclef.org)

## Community Input Scoring Items

TDHCA#: 20093

Self Score Total: 138

### 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Brownsville

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

### 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

### 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

### 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. United Way of Southern Cameron County

Name of Community Organization

Traci Wickett

Contact Name

Support

Opposition

B. Brownsville Affordable Homeownership Corporation

Name of Community Organization

Steven D. Solis

Contact Name

Support

Opposition

C. Communities in Schools

Name of Community Organization

Eva Perez

Contact Name

Support

Opposition

D. Cameron County Housing Finance Corporation

Name of Community Organization

Sergio Gonzales

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NUMBER 2020-011

**RESOLUTION OF THE CITY OF BROWNSVILLE, TEXAS SUPPORTING THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS APPLICATION FOR A PROPOSED AFFORDABLE HOUSING COMMUNITY KNOWN AS BROWNSVILLE LOFTS TO BE LOCATED AT 1860 CENTRAL BOULEVARD, BROWNSVILLE, CAMERON COUNTY, TEXAS; PROVIDING FOR CITY OF BROWNSVILLE FINANCIAL SUPPORT, AND AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.**

**WHEREAS**, Brownsville Housing Partners, LP has proposed a development for affordable rental housing at 1860 Central Boulevard named Brownsville Lofts in the City of Brownsville; and,

**WHEREAS**, Brownsville Housing Partners, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Competitive 9% Housing Tax Credits for Brownsville Lofts; and,


**WHEREAS**, the City of Brownsville confirms it will provide reduced permit fees in the amount of \$500 for the benefit of the Project.

**NOW THEREFORE, BE IT RESOLVED**, that the City of Brownsville, acting through its governing body, hereby confirms that it supports the TDHCA application for the proposed Brownsville Lofts development located at 1860 Central Boulevard, and that this formal action has been taken to put on record the opinion expressed by the City Commission of the City of Brownsville on February 18, 2020; and,


**BE IT FURTHER RESOLVED** that the City of Brownsville, acting through its governing body, hereby authorizes the City Manager of the City of Brownsville, Texas to grant a five hundred dollars (\$500) permit fee reduction for Brownsville Lofts to meet program criteria; and,

**BE IT FURTHER RESOLVED** that the City of Brownsville, acting through its governing body, hereby authorizes, empowers, and directs the City Manager of the City of Brownsville, Texas to certify this resolution to the Texas Department of Housing and Community Affairs.

**DULY PASSED, ADOPTED AND APPROVED** by the City Commission of the City of Brownsville, Texas on the 18<sup>th</sup> day of February 2020.

  
\_\_\_\_\_  
Juan "Trey" Mendez III, Mayor  
City of Brownsville, Texas

ATTEST:

  
\_\_\_\_\_  
Griselda Rosas, Interim City Secretary  
City of Brownsville, Texas



APPROVED AS TO FORM AND LEGALITY:

Approved as to legality and form  
this 3 day of February, 2020.

Name: \_\_\_\_\_

Title: Deputy City Attorney

Office of the City Attorney  
1001 E. Elizabeth Street  
Brownsville, TX 78520  
Phone (956) 548-6011  
Fax (956) 546-4291





# ALEX DOMINGUEZ



TEXAS HOUSE OF REPRESENTATIVES

DISTRICT 37

January 23, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: **Brownsville Lofts TDHCA ID 20093 1860 Central Boulevard Brownsville, TX 78520**

Dear Mr. Wilkinson,

I received the Public Notification for Brownsville Lofts located at the above address in Texas State House District 37, which I represent.

**I am pleased to lend my support** to this Development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink that reads "Alex Dominguez".

Alex Dominguez  
State Representative  
District 37  
Texas House of Representatives



United Way  
of Southern Cameron County

634 East Levee Street  
Brownsville, TX 78520  
tel 956.548.6880  
fax 956.548.6906  
traci.wickett@unitedwayrgv.org

Traci Wickett  
President & CEO



February 3, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Brownsville Lofts, TDHCA #20093 in Brownsville, Texas

Dear Ms. Holloway:

Please accept this letter in support of Brownsville Lofts, an affordable housing development to be located at 1860 Central Boulevard in Brownsville, Cameron County.

United Way of Southern Cameron County is a 501(3)(c) nonprofit organization that fights for the health, education and financial stability of every person in our community. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Brownsville Lofts will serve our clients well and will promote a high quality of life for the underserved citizens of Brownsville and Cameron County.

Should you have any questions or concerns, please do not hesitate to contact me at any of the addresses above. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Traci Wickett", written in a cursive style.

Traci Wickett  
President & CEO



# BROWNVILLE AFFORDABLE HOMEOWNERSHIP CORPORATION

600 SPRINGMART BLVD., SUITE 7 + BROWNVILLE, TEXAS 78526  
956-621-2813 + FAX 956-621-2815 + WWW.MYBROWNVILLEHOME.ORG

February 19, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Brownsville Lofts, TDHCA #20093 in Brownsville, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Brownsville Lofts, an affordable housing development to be located in Brownsville at 1860 Central Boulevard in Cameron County.

The Brownsville Affordable Homeownership Corporation is a 501(3)(c) nonprofit organization that serves the Brownsville community by providing residents access to affordable housing and down payment assistance through the City of Brownsville. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Brownsville Lofts will serve our clients well and will promote a high quality of life for the underserved citizens of Brownsville and Cameron County.

Should you have any questions or concerns, please do not hesitate to contact me at (956)621-2813 or email at [ssolis@bahc.us](mailto:ssolis@bahc.us)

Thank you for your consideration.

Sincerely,

Steven D. Solis  
Executive Director







Communities  
In Schools

Cameron County

*A nationally accredited affiliate*

700 E. Levee St. Ste. 204 PH: 956.554.7954  
Brownsville, TX 78520 FX: 956.554-9144  
[www.ciscameroncounty.org](http://www.ciscameroncounty.org)

February 25, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Brownsville Lofts, TDHCA #20093 in Brownsville, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Brownsville Lofts, an affordable housing development to be located in Brownsville at 1860 Central Boulevard in Cameron County.

Communities in Schools of Cameron County is a 501(3)(c) nonprofit organization that serves the Brownsville community by providing residents with [list services]. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Brownsville Lofts will serve our clients well and will promote a high quality of life for the underserved citizens of Brownsville and Cameron County.

Should you have any questions or concerns, please do not hesitate to contact me at 956-554-7954 or [evaperez@ciscameroncounty.org](mailto:evaperez@ciscameroncounty.org). Thank you for your consideration.

Sincerely,

Eva Perez  
Executive Director  
Communities in Schools of Cameron County  
356 N. Sam Houston Blvd.  
San Benito, TX 78586

Cameron County Housing Finance Corporation  
1100 Monroe St.,  
Brownsville, TX 78520

February 26, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Brownsville Lofts, TDHCA #20093 in Brownsville, Texas

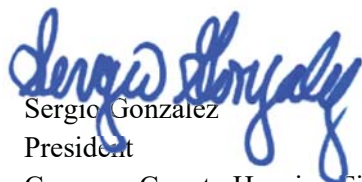
Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Brownsville Lofts, an affordable housing development to be located in Brownsville at 1860 Central Boulevard in Cameron County.

Cameron County Housing Finance Corporation "CCHFC" is a governmental instrumentality of Cameron County existing under the Texas Housing Finance Corporations Act, Chapter 394, Texas Local Government Code (the "Act"), for the public purpose of financing the cost of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of local governments. CCHFC serves the Brownsville community by providing residents with down payment assistance, single family home financing and small dollar loans. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Brownsville Lofts will serve our clients well and will promote a high quality of life for the underserved citizens of Brownsville and Cameron County.

Should you have any questions or concerns, please do not hesitate to contact me at 956-371-0339 or [gonzalezse@lonestarnationalbank.com](mailto:gonzalezse@lonestarnationalbank.com). Thank you for your consideration.

Sincerely,



Sergio Gonzalez  
President

Cameron County Housing Finance Corporation  
1100 Monroe St.,  
Brownsville, TX 78520

## Community Input Scoring Items

**TDHCA#:** 20097

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Change Happens

Name of Community Organization

Helen Stagg, ED

Contact Name

Support

Opposition

B. Wheeler Avenue Inner City Visions, Inc.

Name of Community Organization

Preston J. Allen, ED

Contact Name

Support

Opposition

C. Covenant Community Capital

Name of Community Organization

Stephen Fairfield, CEO

Contact Name

Support

Opposition

D. Ensemble Theatre

Name of Community Organization

Eileen Morris, Director

Contact Name

Support

Opposition

E. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

F. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
← 11	20315	Merritt Novo Senior Village	1120 Dairy Ashford	G	Elderly
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family



Changing Lives. Trusting the Power of Potential.

\* 3353 Elgin Street Houston, Texas 77004-3531 \* Telephone: (713) 374-1200 \* info@changehappenstx.org

www.changehappenstx.org

February 18, 2020

Texas Department of Housing and Community Affairs

221 E. 11<sup>th</sup> Street

Austin, TX 78701

Attn: Marni Holloway - Via Email – marni.holloway@tdhca.state.tx.us

Director of Multifamily Finance

Re: Support for Regency Lofts, TDHCA Application No. 20097

Dear Ms. Holloway:

It is my pleasure to support the planned community being proposed at 3232 Dixie Drive, Houston, Texas 77021. Change Happens shares the concern for attractive, affordable housing which this project addresses. The Third Ward community has more than its share of low-income tenants unable to find quality affordable housing. Indeed, according to Census data, between 2000 and 2015, 900 units were taken off the market in the northern portion of Third Ward alone. Over 500 of these were demolished and nearly 400 sit vacant, resulting in 780 fewer renter households in 2015 than in 2000. In addition, over 50% of renters are cost burdened, spending over 30% of their income on housing. Other projects by this developer provide excellent examples of what we hope to bring to this neighborhood.

I am aware that the applicant of this proposed development is seeking 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project. I therefore fully support this development at its proposed location in Houston, Texas, and HTC Application No. 20097.

Sincerely,

  
Helen Stagg, Executive Director

cc: Cheryl Lawson – clawson@walipp.org  
Donna Rickenbacker – donna@dwrdevelopment.com

**Board of Directors**

**Vanessa T. Reed,**  
Board Chairperson  
Assistant Vice President-  
South Texas Community  
Reinvestment Act  
Manager  
Comerica

**Marian Cabanillas**  
Vice President,  
Marketing  
United Healthcare

**Jené Guess Cash**  
Chief Executive Officer  
Guess Group, Inc.

**Cynthia Ferrell-  
Sample**  
Owner  
Bennie Ferrell Catering

**Robbyn Johnson**  
Inspections Leader  
Public Company  
Accounting Oversight  
Board

**Martha Kennerson**  
Community Advocate

**Carl Townsend Kidd**  
Vice President,  
Government Contracts &  
Advocacy  
Molina Healthcare

**Stephanie Magers**  
Junior League Outside  
Board Representative

**Debbie Salazar**  
First Vice President  
IBC Bank

**Reva Witherspoon**  
Vice President,  
Marketing and Outreach  
Amerigroup

**Helen Stagg**  
CEO  
Change Happens!



## Wheeler Avenue Inner City Visions, Inc.

3826 Wheeler Avenue • Houston, Texas 77004 • 713-748-5240

### WAICV Leadership

Preston J. Allen  
❖ Executive  
Director

### Board of Directors

Robert Haller Jr.  
❖ Chair

Willie Trotty  
❖ Secretary

Paulette Frederick  
❖ Treasurer

Ronique B.  
Robinson  
❖ Member

Lucy H. Anderson  
❖ Member

Melvin Plummer  
❖ Member

Maurice Carr  
❖ Member

Jonathan Howard  
❖ Member

Michael Hoyt  
❖ Member

Wanda Kimbrough  
❖ Member

February 14, 2020

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Marni Holloway - Via Email – [marni.holloway@tdhca.state.tx.us](mailto:marni.holloway@tdhca.state.tx.us)  
Director of Multifamily Finance

Re: Support for Regency Lofts, TDHCA Application No. 20097

Dear Ms. Holloway,

It is my pleasure to support the planned community being proposed at 3232 Dixie Drive, Houston, Texas 77021. As a neighbor to this community and a non-profit Executive, I understand the critical importance of affordable housing that is attractive, supportive of community education and close-in. This project demonstrates the best of everything that the Third Ward community needs.

It is my understanding that the applicant of this proposed development is seeking 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project. I therefore fully support this development at its proposed location in Houston, Texas, and HTC Application No. 20097.

Sincerely,

Preston J. Allen,  
Executive Director  
WAICV Inc.

cc: Cheryl Lawson – [clawson@walipp.org](mailto:clawson@walipp.org)  
Donna Rickenbacker – [donna@dwrdevelopment.com](mailto:donna@dwrdevelopment.com)

*Wheeler Avenue Inner City Visions, Inc., is a nonprofit agent of Wheeler Avenue Baptist Church and operates under the nonprofit tax ID number 76-0574602*





February 26, 2020

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Attn: Marni Holloway - Via Email – [marni.holloway@tdhca.state.tx.us](mailto:marni.holloway@tdhca.state.tx.us)  
Director of Multifamily Finance

Re: TDHCA Application No. 20097; Regency Lofts

Dear Ms. Holloway:

I am writing to express our support for the planned development that is being proposed at 3232 Dixie Drive, Houston, Texas 77021 that will include Regency Lofts, a proposed affordable rental housing community for individuals and families and a pre-kindergarten school that will be available to the residents of Regency Lofts and the neighborhood.

Covenant Community Capital (CCC) is a 501(c)(3) tax-exempt organization that operates in the Houston MSA. We are a United Way supported organization that works to increase community stability by providing financial education and coaching to help low income working families acquire affordable homes, access quality education and build savings for life. Our work has included developing affordable homes for homeless women and children, seniors and low-income working families; founding a call center creating over 500 living-wage jobs; capitalizing trucking and construction firms employing 32 ex-offenders; coaching and matching the savings of 905 low-income working families to purchase their first home or attend college; and forming Raise Texas to promote statewide asset-based poverty remedies. In 2019 we provided free mold remediation and restoration services to 62 low-income rural homeowners affected by Hurricane Harvey, and provided financial education, coaching and savings matches to enable 90 families (56% Black, 32% Latino, 11% Anglo and 1% Asian) earning an average of \$29,000 to purchase their first home. A listing of our services is attached to this letter.

CCC supports DWR Regency 20, LP, the proposed sponsor of Regency Lofts at the development site and the filing of a 9% tax credit application with the Texas Department of Housing and Community Affairs to finance a portion of the development cost of the mixed-use community.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephan Fairfield".

Stephan Fairfield, CEO

cc: Cheryl Lawson – [clawson@walipp.org](mailto:clawson@walipp.org)  
Donna Rickenbacker – [donna@dwrdevelopment.com](mailto:donna@dwrdevelopment.com)

3300 Lyons Avenue  
Suite 203  
Houston, Texas 77020

Mailing Address  
P.O. Box 15398  
Houston, Texas 77220

Phone  
713.223.1864

Fax  
713.223.1853

[www.covenantcapital.org](http://www.covenantcapital.org)

#### **Mission**

To enhance the beauty, safety, and economic vitality of low-income communities by increasing their capacity to develop affordable housing, grow business enterprises, and build family and community assets.



*The*  
ENSEMBLE THEATRE

*Founded in 1976 by the late George Hawkins*

3636 Main Street • Houston, Texas 77002

Phone: 713-520-0058 • Fax: 713-520-1269

www.ensemblehouston.com



February 19, 2020

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Attn: Marni Holloway - Via Email – [marni.holloway@tdhca.state.tx.us](mailto:marni.holloway@tdhca.state.tx.us)  
Director of Multifamily Finance

Re: Support for Regency Lofts, TDHCA Application No. 20097

Dear Ms. Holloway,

With the great work of the Lawsons and the non-profit that operates under their name, I am a strong supporter of the Regency Lofts project they are working to create. Our non-profit theatre would probably not exist without the work of Mrs. Audrey Lawson, the late Founder of WALIPP. We have watched the commitment of the Lawson family over the years. This development of affordable housing and pre-kindergarten education is another example of their vision. It is my pleasure to support the planned community being proposed at 3232 Dixie Drive, Houston, Texas 77021, Regency Lofts.

It is my understanding that the applicant of this proposed development is seeking 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project. I therefore fully support this development at its proposed location in Houston, Texas, and HTC Application No. 20097.

Sincerely,



---

Eileen J. Morris, Artistic Director

cc: Cheryl Lawson – [clawson@walipp.org](mailto:clawson@walipp.org)  
Donna Rickenbacker – [donna@dwrdevelopment.com](mailto:donna@dwrdevelopment.com)



# Community Input Scoring Items

TDHCA# 20100

Self Score Total: 129

## 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

## 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

## 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

## 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

### A. Connect Ministry

Name of Community Organization

Denise Chinn-Caldwell

Contact Name

Support

Opposition

### B. No Sister Left Behind

Name of Community Organization

Lynette Reddix

Contact Name

Support

Opposition

### C. The Lone Star Chapter of the National Hemophilia Foundation dba Lone Star Blee

Name of Community Organization

Allison Pohl

Contact Name

Support

Opposition

### D. Nehemiah Community Church

Name of Community Organization

Gloria Russell

Contact Name

Support

Opposition

### E. Texas Southern University Baptist Student Ministry

Name of Community Organization

Jamie Russell

Contact Name

Support

Opposition

### F.

Name of Community Organization

Support

Opposition

Contact Name

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
← 11	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
✓ 19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family



**Capitol:**  
P.O. Box 2910  
Austin, Texas 78768-2910  
(512) 463-0732

---

# Christina Morales

---

State Representative • District 145  
Harris County

**Committees:**  
Corrections  
Urban Affairs

February 24, 2020

Mr. Bobby Wilkinson  
Executive Director, Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: **Southlawn at Milby, TDHCA Application 20100**  
1810 Milby Street; Houston, Texas 77003

Dear Mr. Wilkinson,

I received the Public Notification for Southlawn at Milby located at the above address located in Texas State House District 145.

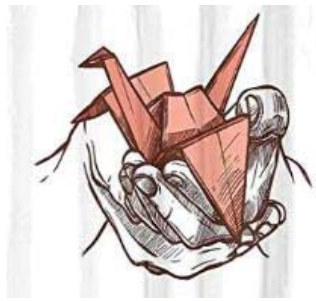
**I am pleased to lend my support to this Development** which will serve the constituents in my District. If you have any questions please feel free to contact my Capitol office.

Sincerely,

A handwritten signature in black ink that reads "Christina Morales".

Rep. Christina Morales  
**Texas House of Representatives**  
**House District 145**





## CONNECT MINISTRY

January 6, 2020

City of Houston Housing and Community Development Department  
2100 Travis St – 9<sup>th</sup> Floor  
Houston, TX 77002

*RE: Southlawn at Milby, TDHCA Application #20100*

To whom it may concern:

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Southlawn at Milby, a new affordable housing development to be located in the City of Houston at 1810 Milby.

Connect Ministry is a 501(c)(3) nonprofit organization that serves the Houston community by providing residents with life skills, educational skills, and community involvement. As an organization that regularly works within the area and has positive experience with this owner/developer and has a primary purpose of bettering the community, we believe that Southlawn will promote a high quality of life for the underserved citizens of Houston and Harris County.

Southlawn's diligence to give their residence a better quality of life is evident in the attention placed on those that cannot fend for themselves, such as the elderly and children. Giving children pride in where they live affords them the confidence to strive in school and as future citizens that make positive contributions in the community.

Your careful consideration for this new project is greatly appreciated. We believe the impact will be evident in the development of its beneficiaries.

Please contact me for any questions or concerns.

Best Regards,

Denise Chinn-Caldwell  
Founder  
Connect Ministry  
[Denise-caldwell@att.net](mailto:Denise-caldwell@att.net)  
281-804-3955



# No Sister Left Behind Inc.

10960 Stancliff Road Houston, TX 77099

February 14, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

*RE: Southlawn at Milby TDHCA #20100*

Dear Ms. Holloway:

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Southlawn at Milby, an affordable housing development to be located approximately at 1900 Milby Street in Houston, Harris County, Texas.

No Sister Left Behind, is a 501(c)(3) non-profit organization that is active in the Houston community. We serve the community by providing various services to the underserved populations. As an organization that regularly works within the area and has a primary purpose of bettering the community that this development will serve, we believe that Southlawn at Milby will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County

If I can be of further help in this matter, please let me know. I can be reached at [nosisterleftbehindfoundation@gmail.com](mailto:nosisterleftbehindfoundation@gmail.com). Thank you for your consideration.

Sincerely,

*Lynette Reddix*

Lynette Reddix  
Founder/CEO  
Direct:832-488-8347



# SUPER NEIGHBORHOOD 64 & 88

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## GREATER EASTWOOD, LAWNSDALE, & WAYSIDE

February 18, 2020

VIA EMAIL [Marni.Holloway@tdhca.state.tx.us](mailto:Marni.Holloway@tdhca.state.tx.us)

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: Southlawn at Milby TDHCA #20100

Dear Ms. Holloway:

Please accept this letter to voice the support of Joint Council for Super Neighborhood 64 & 88, Greater Eastwood, Lawnsdale & Wayside for Southlawn at Milby, an affordable housing development to be located approximately at 1810 and 1900 Milby Street in Houston, Harris County, Texas.

Super Neighborhood 64 & 88 is an area designated by the City of Houston where residents, civic organizations, institutions, and businesses work together to identify, plan, and set priorities. Part of our Joint Council includes Super Neighborhood 64, covering the Greater Eastwood area, is bound by Velasco Street to the west, the Galveston line of the Union Pacific Railroad to the north, the Houston East Belt line of the Union Pacific Railroad to the east, and Interstate 45 to the south.

As a community group that is active in the neighborhood, our Joint Super Neighborhood Council for Super Neighborhoods 64 & 88 endorses the development proposed as Southlawn at Milby. The new housing complex of Southlawn at Milby will contribute significantly to the revitalization of our neighborhood while not displacing any of our current residents. It will also remove a number of existing warehouse facilities that contribute to blight in our area.

As you know, our neighborhood is experiencing a period of transition, and it is our goal to support our neighbors and business owners by ensuring that they have the opportunity to live, work, and remain in a welcoming and high-quality community. We believe that the new residential buildings at this development will help replace some of our neighborhood's older and underutilized structures, while also contributing to our affordable housing stock. Southlawn at Milby will bolster our community by joining the ranks of our neighborhood's newest multifamily developments, EaDo Lofts and Fenix Estates, as an affordable housing option.

We have had the opportunity to meet with the development team through their public outreach event on January 29, 2020 and are confident that under their leadership, this development will serve our community well and will promote a high quality of life for the underserved citizens of Houston and Harris County. Our February 12, 2020 meeting of our Super Neighborhood Joint Council for 64 & 88 also focused on the issues of equitable housing in our area. If I can be of further help in this matter, please let me know. I can be reached at 713-501-5070 or [acdinn@gmail.com](mailto:acdinn@gmail.com). Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Amy Catherine Dinn".

Amy Catherine Dinn  
President  
Super Neighborhood 64 & 88  
acdinn@gmail.com  
713-501-5070



**LONE STAR**  
Bleeding Disorders Foundation

February 27, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Southlawn at Milby TDHCA #20100

Dear Ms. Holloway:

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Southlawn at Milby, an affordable housing development to be located approximately at 1900 Milby Street in Houston, Harris County, Texas.

Lone Star Bleeding Disorders Foundation is a 501(c)(3) non-profit organization that is active in the Houston community. We serve the community by providing various services to those in need of the treatment and cure of hemophilia related bleeding disorders. As an organization that regularly works within the area and has a primary purpose of bettering the community that this development will serve, we believe that Southlawn at Milby will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County.

If I can be of further help in this matter, please let me know.

Sincerely,

*Allison Pohl*

Allison Pohl  
(713) 598-5669



## NEHEMIAH COMMUNITY CHURCH

3601 Blodgett Street, Houston, TX 770004

Dr. Jamie L. Russell Sr., Pastor

832-274-2746 / [nehemiahcc220@gmail.com](mailto:nehemiahcc220@gmail.com)

*“Changing lives through the teaching of the Love of Jesus Christ”*

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February 26, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

*RE: Southlawn at Milby TDHCA #20100*

Dear Ms. Holloway:

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Southlawn at Milby, an affordable housing development to be located approximately at 1900 Milby Street in Houston, Harris County, Texas.

Nehemiah Community Church is a 501(c)(3) non-profit organization that is active in the Houston community. We serve the community by leading youth and adults into a life changing relationship with Jesus through outreach events and evangelistic activities. As an organization that regularly works within the area and has a primary purpose of bettering the community that this development will serve, we believe that Southlawn at Milby will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County

If I can be of further help in this matter, please let me know. I can be reached at 832-274-2746 or [gmrussell@nehemiahcc.org](mailto:gmrussell@nehemiahcc.org). Thank you for your consideration.

Sincerely,

*Gloria Russell*

Gloria Russell  
Executive Ministry Coordinator  
832-274-2746  
[gmrussell@nehemiahcc.org](mailto:gmrussell@nehemiahcc.org)



**Texas Southern University  
Baptist Student Ministry  
3601 Blodgett St.  
Houston, Texas 77004  
832-860-9945**

February 26, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

*RE: Southlawn at Milby TDHCA #20100*

Dear Ms. Holloway:

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Southlawn at Milby, an affordable housing development to be located approximately at 1900 Milby Street in Houston, Harris County, Texas.

Texas Southern University Baptist Student Ministry is a 501(c)(3) non-profit organization that is active in the Houston community. We serve the community by mentoring and teaching character education classes to at risk children and youth. As an organization that regularly works within the area and has a primary purpose of bettering the community that this development will serve, we believe that Southlawn at Milby will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County.

If I can be of further help in this matter, please let me know. I can be reached at 832-860-9945 or [jamie.russell@texasbaptists.org](mailto:jamie.russell@texasbaptists.org). Thank you for your consideration.

Sincerely,

*Jamie L. Russell*

Dr. Jamie L. Russell, Sr.- Director  
Texas Southern University Baptist Student Ministry  
832-860-9945  
[jamie.russell@texasbaptists.org](mailto:jamie.russell@texasbaptists.org)

## Community Input Scoring Items

TDHCA#: 20111

Self Score Total: 134

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Arlington

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. City Square Housing

Name of Community Organization

Chad Baker

Contact Name

Support

Opposition

B. Buckner Children and Family Services

Name of Community Organization

Cheryl Williams

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**Resolution No. 20-051**

**A resolution supporting the application of St. Andrews Townhomes, LLC (MVAH Development, LLC) to the Texas Department of Housing and Community Affairs for Housing Tax Credits for the development of affordable rental housing located approximately at the northeast corner of New York Avenue and Southeast Green Oaks Boulevard, in Arlington, Texas, to be named St. Andrews Townhomes**

WHEREAS, St. Andrews Townhomes, LLC (MVAH Development, LLC) has proposed a development of affordable rental housing at the northeast corner of New York Avenue and Southeast Green Oaks Boulevard, Arlington, Tarrant County, Texas, to be named St. Andrews Townhomes; and

WHEREAS, St. Andrews Townhomes, LLC (MVAH Development, LLC) has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Multifamily 9% Housing Tax Credits for St. Andrews Townhomes; NOW THEREFORE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

I.

That all of the recitals contained in the preamble of this resolution are found to be true and are adopted as findings of fact by this governing body and as part of its official record.

II.

That the City of Arlington, acting through its governing body, hereby confirms that it supports the proposed St. Andrews Townhomes, Application #20111, and that this formal action has been taken to put on record the opinion expressed by the City of Arlington on February 25, 2020.

III.

Further, the City of Arlington will provide development support in the amount of \$500 towards the St. Andrews Townhomes development.



IV.

Further, that for and on behalf of the Governing Body, the City Secretary or his designee is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PRESENTED AND PASSED on this the 25th day of February, 2020, by a vote of 7 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.




W. JEFF WILLIAMS, Mayor

ATTEST:

  
ALEX BUSKEN, City Secretary

APPROVED AS TO FORM:  
TERIS SOLIS, City Attorney

BY 





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# TEXAS HOUSE *of* REPRESENTATIVES

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**Chris Turner**

State Representative, District 101

February 25, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th  
Austin, TX 78701-2410

**RE: St. Andrews Townhomes - TDHCA Project #20111**

Dear Ms. Holloway:

I am writing to express my support for the St. Andrews Townhomes development, project #20111, planned for the northeast corner of New York Avenue and Southeast Green Oaks Blvd, Arlington, TX 76018.

As the need for quality affordable, senior housing continues to grow, I am grateful to have the opportunity to support St. Andrews Townhomes. This project will go a long way towards making quality housing accessible to House District 101 residents, 55 years of age and older, regardless of their income.

I encourage you to support this application for the 2020 cycle.

If you have any questions, please contact my district director, Miles Wilson, at either 817-459-2800 or [miles.wilson@house.texas.gov](mailto:miles.wilson@house.texas.gov).

Sincerely,

A handwritten signature in black ink that reads "Chris Turner".

Chris Turner

[Chris.Turner@house.texas.gov](mailto:Chris.Turner@house.texas.gov)

Capitol • P.O. Box 2910 • Austin, Texas 78768-2910 • phone (512) 463-0574 • fax (512) 463-1481  
District • 320 Westway Place, Suite 501 • Arlington, Texas 76018 • phone (817) 459-2800 • fax (817) 459-7900



511 N. Akard St. Suite 301, Dallas, TX 75201 | [www.citysquarehousing.org](http://www.citysquarehousing.org) | p: (214) 303-2128 | f: (214)573-2575

February 14, 2020

Executive Director Bobby Wilkinson  
Texas Department of Housing and  
Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Letter of Support – St. Andrews Townhomes

Dear Mr. Wilkinson:

Please let this letter serve to acknowledge that CitySquare Housing supports St. Andrews Townhomes, a proposed senior multifamily affordable housing community located at Approx. NEC New York Ave and Green Oaks Blvd Arlington, TX 76018, in the City of Arlington.

CitySquare Housing is a certified 501c(3) non-profit organization whose mission is to provide high quality affordable housing for low income families, the elderly, and the homeless.

Should you require any additional information or have questions about our organization, please feel free to contact me. Attached is some material about our organization and its services. Thank you for your kind attention.

We look forward to hearing a positive outcome of this application process for St. Andrews Townhomes.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Baker", written over a white rectangular background.

Chad Baker  
Executive Director

cc: St. Andrews Townhomes LLC

February 19, 2020

Executive Director Bobby Wilkinson  
Texas Department of Housing and  
Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Letter of Support – St. Andrews Townhomes

Dear Mr. Wilkinson:

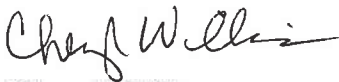
Please let this letter serve to acknowledge that Buckner Children and Family Services, Inc. supports St. Andrews Townhomes, a proposed senior multifamily affordable housing community located at Approx. NEC New York Ave and Green Oaks Blvd Arlington, TX 76018, in the City of Arlington.

Buckner International is a global ministry maximizing resources and leadership to service vulnerable children, seniors and families. Buckner's mission is to transform the lives of vulnerable children and build strong families through Christ-centered values.

Should you require any additional information or have questions about our organization, please feel free to contact me. Attached is some material about our organization and its services. Thank you for your consideration of this development.

We look forward to hearing a positive outcome of this application process for St. Andrews Townhomes.

Sincerely,



Cheryl Williams  
Family Hope Center Director

cc: St. Andrews Townhomes LLC

## Community Input Scoring Items

TDHCA#: 20114

Self Score Total: 141

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. The Coalition for the Homeless**

Name of Community Organization

Michael Nichols

Contact Name

Support

Opposition

**B. Co-Catherdral of the Sacred Heart**

Name of Community Organization

Lawrence W, Jozwiak, J.C.L.

Contact Name

Support

Opposition

**C. The Beacon**

Name of Community Organization

Becky Landes

Contact Name

Support

Opposition

**D. Healthcare for the Homeless**

Name of Community Organization

Frances Isbell

Contact Name

Support

Opposition

**E. Lord of the Streets**

Name of Community Organization

Steve Capper

Contact Name

Support

Opposition

**F. SEARCH**

Name of Community Organization

Thao Costis

Contact Name

Support

Opposition

City of Houston, Texas, Resolution No. 2020-       /      

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
<del>11</del>	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family



STATE of TEXAS  
HOUSE of REPRESENTATIVES



GARNET F. COLEMAN  
STATE REPRESENTATIVE

February 27, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
TDHCA Housing Tax Credit Program  
PO Box 13941  
Austin, Texas 78711-3941

RE: TDHCA Application #20114 (Magnificat Permanent Affordable Housing)

Dear Mr. Wilkinson,

I am writing this letter to express my support for TDHCA Tax Credit Application #20114 (Magnificat Permanent Affordable Housing) to be located at 3300 Caroline St. Houston, TX 77004. The proposed age-restricted development would provide much needed permanent supportive housing for Texans experiencing homelessness, and would provide access to some of Houston's most incredible amenities including: Texas Medical Center, Hermann Park, Hermann Park Golf Course, Miller Outdoor Theatre, and the Museum District. Should you have any questions regarding my support for this development, you can feel free to contact my office at (512) 463-0524.

Sincerely,

A handwritten signature in black ink, appearing to read "Garnet F. Coleman".

Garnet F. Coleman  
State Representative--District 147



# The Beacon

*Providing essential and next-step services to restore hope and help end homelessness in Houston.*

## Board of Directors

### Executive Committee

The Very Reverend  
Barkley Thompson *Board Chair*

William Randall *President*

Alisa Stamp Mengwasser  
*Vice President*

Ben Powell *Secretary*

Andrew Roff *Treasurer*

Wick Rowland *Past President*

Catherine Fowler McDonald

Bess Wareing

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Bryan Chapman  
*Rice Business Board Fellow*

## Advisory Board

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C. Andrew Doyle

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Rochon Hall

Elena Marks

John Nau

Matthew Oren

Courtney Sarofim

Charles Tate

February 26, 2020

Mr. John Boyles  
Executive Director  
Magnificat Houses, Inc.  
P.O. Box 8486  
Houston, TX 77288

Dear Mr. Boyles,

I am writing to support the MHI and NHPF's project to build 149 units of supportive housing through the LIHTC program at 3300 Caroline between Stuart and Francis Streets, Houston Texas.

Our organization's primary focus is the overall betterment, development or improvement of the community in Houston including the Downtown and Midtown areas. Our mission is to provide essential and next-step services to restore hope and help end homelessness in Houston. We partner with MHI and approximately 100 other organizations, public and private, to reduce homelessness in Houston.

We are active in the Midtown neighborhood which includes the development site above. We provide the following services in this neighborhood: civil legal aid, access to hot meals, laundry, and showers, housing assessments, case management, access to a mailing address, and transportation.


These provision of these services can be verified by looking at our website at [www.beaconhomeless.org](http://www.beaconhomeless.org). Our annual report, program and service descriptions, financials, volunteer opportunities, and other information is available via the website. Also attached is a brief description of our services.

The men and women that we serve live on the streets of Houston's Midtown and Downtown areas including the blocks immediately around 3300 Caroline. We serve approximately 300 individuals experiencing homelessness a day and provided services to over 10,000 unduplicated individuals in 2019.

We consider Magnificat Houses, Inc. a valuable partner in our efforts to reduce homelessness in Midtown and Downtown and have no reservations in supporting their application for the NHPF project to build 149 units of supportive housing.

If I can answer any questions, please do not hesitate to reach out.

Regards,



Becky Landes

Chief Executive Officer

# CO-CATHEDRAL OF THE SACRED HEART

*Archdiocese of Galveston-Houston*

CATHEDRAL CENTRE • 1701 SAN JACINTO STREET • HOUSTON, TX 77002-8215

TEL. 713-659-1561 • FAX 713-651-1365

[www.sacredheartheouston.org](http://www.sacredheartheouston.org)

February 27, 2020

Mr. John Boyles  
Executive Director—Magnificat Houses, Inc.  
P.O. Box 8486  
Houston, TX 77288

RE: Magnificat Permanent Supportive Housing Development

Dear Mr. John Boyles:

I am writing to support the MHI and NHPF's project to build 149 units of supportive housing through the LIHTC program at 3300 Caroline between Stuart and Francis Streets, Houston Texas.

The Catholic Church and specifically the Co-Cathedral of the Sacred Heart are missioned to serve those in need, the poor, the homeless, the downtrodden, the ill, etc. Magnificat House, Inc., is such a wonderful service to those in need, specifically the homeless population since 1968. By providing an additional 149 units of supportive housing, so many more people will be lifted up, not only in their immediate housing needs, but also this will affect so many other areas of their human spirit, self-worth and integrity, etc.

Through Magnificat House providing more housing, they are providing a true beacon of light and hope to these possible new residents. This will have such a ripple effect in our area. This is not providing a handout but rather a hand-up to people most in need. With all the other services that Magnificat House provides, such as training and skills for social integration and self-sufficiency, services for mental health and its awareness, spiritual formation if the client desires it, assistance with vocational training and how to secure employment, etc., this helps prepare residents for higher levels of social integration and self-sufficiency. Thus these additional residents can then become more productive members of our local area.

Many of these residents do come to the Co-Cathedral for worship and at times social outreach needs. We do our best to meet their needs in conjunction with Magnificat House. Working together we can make a difference, one person at a time.

For all these important reasons and beyond, I fully support this project.

Praised be the Sacred Heart of Jesus! Now and forever, amen!



The Very Reverend Lawrence W. Jozwiak, J.C.L.  
Pastor / Rector





February 27, 2020

**Board of Directors**

**FY2020**

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*Chief Operating Officer*

**Sara Martinez**

*Vice President of  
Development*

**Ana Rausch, MA**

*Vice President of Program  
Operations*

RE: Letter of Support

To Whom it May Concern,

The Coalition for the Homeless Houston/Harris County is pleased to offer a letter of support for Magnificat Houses' planned 149-unit low-income housing project located at 3300 Caroline Street.

The Coalition for the Homeless supports efforts to prevent and end homelessness in the Greater Houston community. Projects, such as ones proposed by Magnificat House, provide affordable and safe housing options for vulnerable households and serve to prevent and reduce homelessness.

The Coalition for the Homeless embraces opportunities to partner with and support Magnificat Houses in their mission of a welcoming community where those needing housing, food and mental health programs can grow in stability, productivity and independence.

Sincerely,

Michael Nichols  
President & CEO



**Healthcare  
for the  
Homeless  
Houston**

*health • hope • dignity*

Mr. John Boyles  
Executive Director  
Magnificat Houses, Inc.  
P.O. Box 8486  
Houston,  
TX 77288

Dear Mr. Boyles,

On behalf of Healthcare for the Homeless – Houston (HHH), I am writing to support the MHI and NHPF's project to build 149 units of supportive housing through the LIHTC program at 3300 Caroline between Stuart and Francis Streets, Houston Texas.

HHH is a 501(c) (3) organization that offers health services for people who are literally living on the streets, in shelters, or in transitional or permanent supportive housing, and for those who are at risk of homelessness. We are Houston's third Federally Qualified Health Center (FQHC) and we are the only private FQHC that exclusively provides care for those who are homeless. To that end, our services are unduplicated and fill an essential gap in Houston's safety net system.

Last year, HHH served over 8,000 men, women and children experiencing homelessness through primary, behavioral, and oral health care, outreach initiatives and supportive services. Our primary service area includes the Houston downtown and midtown regions, and our largest clinic, the Caroline St. Clinic, is located at 1934 Caroline St., Houston, TX 7002 which sits in the middle between those two areas. A more comprehensive description of our services can be found at [www.homeless-healthcare.org](http://www.homeless-healthcare.org).

Housing is a basic building block on which to address the health issues of people experiencing homelessness and is essential to a person's ability to improve their overall quality of life. HHH and MHI have enjoyed a long collaborative relationship and I fully support their efforts in building supportive housing that our community sorely needs.

Please do not hesitate to contact me if you have any questions.

Respectfully,

Frances Isbell, CEO

HEALTHCARE FOR THE HOMELESS – HOUSTON  
1934 CAROLINE ST., HOUSTON, TEXAS 77002  
[www.homeless-healthcare.org](http://www.homeless-healthcare.org)



**CHAIRMAN**

The Rt. Rev. Andrew Doyle

**VICAR & EXEC. DIRECTOR**

The Rev. Steve Capper

**BISHOP'S COMMITTEE**

Andrew Johnson III, Warden

Jack Clemmensen

Jane Flinn

Bob Lane

Candace McCoy

Dr. Ann McCoy

Garrett Wingfield, Emeritus

**TREASURER**

Bill Frazer, CPA

**STAFF**

Thania Hernandez

Marie Marchand

Will Symmes

Kevin Williams

**SUPPORTING**

**CONGREGATIONS**

Christ Church Cathedral

Christ the King, Atascocita

Emmanuel, Houston

Good Shepherd, Friendswood

Good Shepherd, Kingwood

Holy Spirit, Houston

St. Andrew's, Houston

St. Cuthbert's, Houston

St. Dunstan's, Houston

St. Francis, Houston

St. John the Divine, Houston

St. Mark's, Houston

St. Martin's, Houston

St. Mary's, Cypress

St. Philip Presbyterian

St. Stephen's, Houston

St. Thomas the Apostle

Trinity, Houston

Trinity, The Woodlands

February 26, 2020

Mr. John Boyles  
Executive Director  
Magnificat Houses, Inc.  
P.O. Box 8486  
Houston, TX 77288

John,

I am writing to support the MHI and NHPF's project to build 149 units of supportive housing at 3300 Caroline between Stuart and Francis Streets here in Midtown, Houston through the LIHTC program. As you well know, LOTS and Magnificat are complementary organizations. We both address the needs of the homeless, and both of us are committed to ending homelessness and providing ongoing services to those fortunate enough to receive housing. And there is far too little affordable housing available in Houston, and there are far too few housing units for the homeless that provide true "wrap-around" services for their residents.

LOTS is a church, and for 30 years our Mission has been to Welcome, Restore and Rebuild lives through relationship-focused ministries with the homeless and formerly homeless. We provide multiple services aimed at physical, emotional, and spiritual well-being – a health clinic, a vision clinic, emergency clothing and hygiene and food, health ed classes, psychiatrists, a behavioral health specialist, Social workers, creative writing and art classes, life skills and 12-steps mentors, as well as our Bible studies and worship services. But our Vision is to partner with others to end homelessness in Houston.

Our facility at 3401 Fannin Street, 77004 is less than two blocks from the site of the proposed housing project, John, and I just want you to know we are hopeful that you receive approval. Our city needs both the housing for the homeless, and we need the kind of commitment to holistic, ongoing services your project includes.

Please let me know how we may support you in your request for funding and to build. And after you have received approval, please let's meet and explore ways LOTS may partner with you in providing services to the residents.

---

3401 Fannin Street  
Houston, Texas 77004

P 713.526.0311

F 713.520.7689

The Rev. Steve Capper  
Vicar & Executive Director  
[scapper@lotshouston.org](mailto:scapper@lotshouston.org)



**SEARCH**

*For a Houston without Homelessness*

2015 Congress Ave.  
Houston, TX 77002

phone 713.739.7752

fax 713.739.7706

SEARCHhomeless.org

February 27, 2020

Mr. John Boyles  
Executive Director  
Magnificat Houses, Inc.  
P.O. Box 8486  
Houston, TX 77288

Dear Mr. Boyles:

I am writing to support the MHI and NHPF's project to build 149 units of supportive housing through the LIHTC program at 3300 Caroline between Stuart and Francis Streets, Houston Texas.

SEARCH Homeless Services is a 501(c) 3 non-profit community organization that specializes in skilled case management to help those who are homeless move from the streets into jobs and safe, stable housing. SEARCH's programs serve more than 1,200 individuals each year to obtain housing, increase their income, improve their health, and stabilize their lives through a proven path of services that engage, stabilize, house, employ and educate.

Since our inception in 1989, SEARCH has operated in the Midtown neighborhood which includes the development site above. We have a great need for more supportive housing and fully support Magnificat Houses' providing more options for our most vulnerable population.

Sincerely,

Thao Costis  
President & Chief Executive Officer



February 27, 2020

Mr. John Boyles  
Executive Director  
Magnificat Houses, Inc.  
P.O. Box 8486  
Houston,  
TX 77288

I am writing to support the MHI and NHPF's project to build 149 units of supportive housing through the LIHTC program at 3300 Caroline between Stuart and Francis Streets, Houston Texas.

Our organization's primary mission is the overall betterment, development or improvement of Houston, Texas by providing shelter and programs to support the homeless population. We are active in the inner city which includes the development site above. We provide services at our Men's Development Center in downtown Houston and at our Women and Family Development Center at Reed Rd. just south of downtown. In addition, we have a street outreach program which covers the Midtown area close to the proposed property.

These locations and the provision of these services can be verified by viewing our website at [sohmission.org](http://sohmission.org). Our ministry report is on the website and gives detailed information about our services and programs.

I hope this is helpful, and please let me know if you need additional information.

Sincerely,

A handwritten signature in black ink that reads "Randy Houston". The signature is written in a cursive, slightly slanted style.

Randy Houston

VP & CFO



4848 Loop Central Drive, Suite 500 • Houston, Texas 77081-2356 • 713-748-0700 • 713-748-5941 Fax • [www.sohmission.org](http://www.sohmission.org)







February 27, 2020

Mr. John Boyles  
Executive Director  
Magnificat Houses, Inc.  
P.O. Box 8486  
Houston, TX 77288

I am writing to support the MHI and NHPF's project to build 149 units of supportive housing through the LIHTC program at 3300 Caroline between Stuart and Francis Streets, Houston Texas.

Our organization's primary mission is to serve highly vulnerable, homeless populations through supportive housing. We have 143 units in Midtown and Eado. Over the last decade and a half, we have housed over 340 individuals. Many of our residents have been served by Magnificat House while experiencing homelessness and after being housed (at the mental health clubhouse –St. Joseph's). Having been in the business of providing permanent, supportive housing to vulnerable populations for nearly 15 years, we can attest to the need for quality housing for this population, particularly in service-rich areas such as Midtown.

We value the contributions and partnership of Magnificat House and look forward to this new endeavor.

Sincerely,

A handwritten signature in black ink, appearing to read "Eva Thibaudeau-Graczyk".

Eva Thibaudeau-Graczyk  
CEO  
Temenos CDC  
2200 Jefferson St.  
Houston, TX 77003

## Community Input Scoring Items

TDHCA#: 20115

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Fort Worth

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. Meals on Wheels**

Name of Community Organization

Steven Cook

Contact Name

Support

Opposition

**B. United Way**

Name of Community Organization

Donald Smith

Contact Name

Support

Opposition

**C. Tarrant Food Bank**

Name of Community Organization

Charles Boswell

Contact Name

Support

Opposition

**D.**

Name of Community Organization

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

# A Resolution

**NO. 5188-02-2020**

**SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR AVENUE AT SYCAMORE PARK, COMMITTING DEVELOPMENT FUNDING, AND DETERMINING THAT AVENUE AT SYCAMORE PARK CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN NEIGHBORHOOD EMPOWERMENT ZONE AREA SIX**

**WHEREAS**, the City's 2019 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

**WHEREAS**, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

**WHEREAS**, CSH Avenue at Sycamore Park, Ltd., an affiliate of Brompton Community Housing Development Corporation, has proposed a development for mixed income affordable multifamily rental housing named Avenue at Sycamore Park to be located at 2601 Avenue J in the City of Fort Worth;

**WHEREAS**, CSH Avenue at Sycamore Park, Ltd. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for 2020 Competitive (**9%**) Housing Tax Credits for the Avenue at Sycamore Park apartments, a new complex consisting of approximately **114** units, of which at least ten percent (**10%**) of the total units will be set aside for households earning at or below thirty percent (**30%**) Area Median Income and at least ten percent (**10%**) of the total units will be market rate units;

**WHEREAS**, TDHCA's 2020 Qualified Allocation Plan ("**QAP**") provides that an application for Housing Tax Credits may receive seventeen (**17**) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

**WHEREAS**, the QAP also states that an application may receive one (**1**) point for a commitment of development funding from the city in which the proposed development site is located;

**WHEREAS**, the QAP also provides that an application may qualify for an additional two (**2**) points if a development is explicitly identified in a resolution as "contributing more than any other to the concerted revitalization efforts" of a municipality;

**WHEREAS**, the City created Neighborhood Empowerment Zones ("**NEZ**") beginning in 2001 in accordance with Chapter 378 of the Texas Local Government Code in order to promote affordable housing and economic development in the designated zones. The City consolidated its 20 NEZs into (**6**) NEZs in January 2019 (M&C G-19469). All of the City's NEZs are included in the City's annual

Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2019 Comprehensive Plan, Part II, Chapter 5:Housing);

**WHEREAS**, the Avenue at Sycamore Park apartments are located in NEZ Area Six; and

**WHEREAS**, the City has determined that the application for Avenue at Sycamore Park apartments submitted to TDHCA by CSH Avenue at Sycamore Park, Ltd. qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in NEZ Area Six.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of CSH Avenue at Sycamore Park, Ltd. to the Texas Department of Housing and Community Affairs for 2020 Competitive (9%) Housing Tax Credits for the purpose of the development of the Avenue at Sycamore Park apartments to be located at 2601 Avenue J (TDHCA Application No. 20115), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed **\$2,500.00** to CSH Avenue at Sycamore Park, Ltd. conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Avenue at Sycamore Park apartments (TDHCA Application No. 20115) as the development in the 2020 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in Neighborhood Empowerment Zone Area Six, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

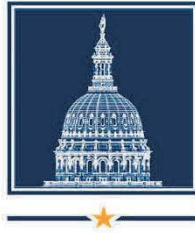
The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, CSH Avenue at Sycamore Park, Ltd.

Adopted this 18th day of February 2020.

ATTEST:

By:   
Mary J. Kayser, City Secretary





February 26, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Sycamore Park in Fort Worth, Texas, TDHCA Application #20115**

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the CSH Avenue at Sycamore Park, Ltd. request to allocate tax credits from the Texas Department of Housing and Community Affairs to Avenue at Sycamore Park, TDHCA Application #20115.

I support this development, which is to be located at 2601 Avenue J in Fort Worth, Texas in Tarrant County. As the Texas Representative of District 90 in which Fort Worth is located, I see an increasing need for affordable housing in my district.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ramon Romero, Jr.', written in a cursive style.

Ramon Romero, Jr.  
State Representative, District 90



Meals On Wheels, Inc. of Tarrant County  
5740 Airport Freeway  
Fort Worth, Texas 76117

January 27<sup>th</sup>, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Sycamore Park in Fort Worth, Texas, TDHCA Application #20115**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Avenue at Sycamore Park housing development, TDHCA application No. 20115, located at 2601 Avenue J in Fort Worth, Texas in Tarrant County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Avenue at Sycamore Park, Ltd.

The mission of Meals On Wheels, Inc. of Tarrant County is to promote the dignity and independence of older adults, persons with disabilities, and other homebound persons by delivering nutritious meals and providing or coordinating needed services.

As both the City of Fort Worth and Tarrant County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Avenue at Sycamore Park could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members within the community is critically important to growth and long-term sustainability for our city.

The Meals On Wheels, Inc. of Tarrant County is a non-profit located at 5740 Airport Freeway, Haltom City, 76117. As part of the neighborhood and community in which Avenue at Sycamore Park will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. We are glad to serve the proposed Avenue at Sycamore Park development, which is within our Meals on Wheels service area. Ultimately, we look forward to seeing this project developed.

Sincerely,

A handwritten signature in black ink that reads "Steven R. Cook".

**Steven R. Cook, D.Min.**  
Vice President of Client Services  
Meals On Wheels, Inc. of Tarrant County  
5740 Airport Freeway  
Fort Worth, Texas 76117  
817-258-6401 direct  
817-338-1066 Fax  
mealsonwheels.org

**United Way  
of Tarrant County**

1500 N Main St., Ste. 200  
Fort Worth, TX 76164  
Tel 817-258-8000  
Fax 817-258-8005  
unitedwaytarrant.org

January 23, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Sycamore Park in Fort Worth, Texas, TDHCA Application #20115**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Avenue at Sycamore Park housing development, TDHCA application No. 20115, located at 2601 Avenue J in Fort Worth, Texas in Tarrant County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Avenue at Sycamore Park, Ltd.

The mission of **United Way of Tarrant County** is to provide leadership and harness resources to solve Tarrant County's social challenges. United Way of Tarrant County allocates funding to community agencies to provide support our three key initiatives: education, health and income areas. Some of these programs include partnerships with Read Fort Worth in our education initiative and the Vita Program which is held yearly through our income initiative to assist low income consumers with tax preparation. Our health initiative in serving older adults through the Area Agency on Aging provides direct services and programs to our aging population and their caregivers to ease the stress of growing older in Tarrant County.

As both the City of Fort Worth and Tarrant County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Avenue at Sycamore Park could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members within the community is critically important to growth and long-term sustainability for our city.

**United Way of Tarrant County** is a 501c(3) non-profit organization located at 1500 North Main Street, Fort Worth, Texas.



**United Way  
of Tarrant County**

**Arlington Office**  
United Way – Arlington  
401 W. Sanford St., Ste. 2600  
Arlington, TX 76011-7072  
Tel 817-548-9595  
Fax 817-277-6919

**Information &  
Referral Services**  
Tel 2-1-1  
[www.211texas.org](http://www.211texas.org)

**United Way's  
Area Agency on Aging  
of Tarrant County**  
Tel 817-258-8000  
Fax 817-258-8074  
[unitedwaytarrant.org/aaa](http://unitedwaytarrant.org/aaa)

**United Way  
of Tarrant County**

1500 N Main St., Ste. 200  
Fort Worth, TX 76164  
Tel 817-258-8000  
Fax 817-258-8005  
unitedwaytarrant.org



**United Way  
of Tarrant County**

**Arlington Office**  
United Way – Arlington  
401 W. Sanford St., Ste. 2600  
Arlington, TX 76011-7072  
Tel 817-548-9595  
Fax 817-277-6919

**Information &  
Referral Services**  
Tel 2-1-1  
[www.211texas.org](http://www.211texas.org)

**United Way's  
Area Agency on Aging  
of Tarrant County**  
Tel 817-258-8000  
Fax 817-258-8074  
[unitedwaytarrant.org/aaa](http://unitedwaytarrant.org/aaa)

As part of the neighborhood and community in which Avenue at Sycamore Park will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates.

Ultimately, we look forward to seeing this project developed.

Sincerely,

A handwritten signature in black ink that reads "Donald R. Smith".

Donald R. Smith  
Director, Area Agency on Aging  
Vice President, Community Investment  
United Way of Tarrant County  
1500 N. Main Street, Suite 200  
Fort Worth, Texas 76164  
Office: (817) 258-8128; Fax: (817)258-9078





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February 11, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Sycamore Park in Fort Worth, Texas, TDHCA Application #20115**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Avenue at Sycamore Park housing development, TDHCA application No. 20115, located at 2601 Avenue J in Fort Worth, Texas in Tarrant County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Avenue at Sycamore Park, Ltd.

The mission of Tarrant Area Food Bank is empowering communities to eliminate hunger by providing food, education and resources through innovation and collaboration.

As both the City of Fort Worth and Tarrant County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Avenue at Sycamore Park could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members within the community is critically important to growth and long-term sustainability for our city.

The Tarrant Area Food Bank is a 501(c)(3) located at 2525 Cullen Street, Fort Worth, Texas 76107. As part of the neighborhood and community in which Avenue at Sycamore Park will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

A handwritten signature in blue ink that reads "Charles R. Boswell". The signature is written in a cursive style.

**Charles R. Boswell**  
**Executive Vice President of Advocacy & Communication**



City of Houston, Texas, Resolution No. 2020-       /      

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
← 11	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family

# Texas House of Representatives



ANNA EASTMAN

DISTRICT 148  
HARRIS COUNTY

February 25, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Dian Street Villas in Houston, Texas, TDHCA Application #20116**

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the CSH Dian Street Villas, Ltd. request for an allocation of tax credits from the Texas Department of Housing and Community Affairs to finance the development of Dian Street Villas, TDHCA Application #20116.

I support this proposed development, to be located at 1433 Dian Street (SWC of Dian Street and 15th Street) in Houston, Texas in Harris County. As the Texas Representative of District 148, I see an increasing need for affordable housing in my district.

The City of Houston, like many other communities, is experiencing a shortage of quality affordable housing. Developments such as Dian Street Villas will help address the needs of this community by providing affordable housing and social services to the future residents. This proposed development will have a positive impact on our community.

If you have questions regarding my support of this proposed development, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Anna Eastman".

Representative Anna Eastman  
House District 148



**Ronald McDonald  
House Charities**  
Greater Houston/Galveston

February 13, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Dian Street Villas in Houston, Texas, TDHCA Application #20116**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for Dian Street Villas housing development, TDHCA application No. 20116, located at 1433 Dian Street in Houston, Texas in Harris County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Dian Street Villas, Ltd.

The mission of Ronald McDonald House Charities of Greater Houston/Galveston is to create, find and support programs that directly improve the health and well-being of children. With more than 835,000 kids, Texas currently leads the nation for the highest number of uninsured children. There are 200,000 kids in Harris County that are uninsured and many whose families need affordable housing.

As both the City of Houston and Harris County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Dian Street Villas could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members within the community is critically important to growth and long-term sustainability for our city.

The Ronald McDonald House Charities is a nonprofit organization located at 6300 West Loop S. Suite 288, Bellaire, TX 77401. As part of the neighborhood and community in which Dian Street Villas will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Karen LaFleur | Communication Director | RMHC of Greater Houston/Galveston

**Society of St. Vincent de Paul**

*Archdiocese of Galveston-Houston*

All Saints  
215 East 10<sup>th</sup> Street  
Houston, TX 77008  
svdphouston.org

February 19, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Dian Street Villas in Houston, Texas, TDHCA Application #20116**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for Dian Street Villas housing development, TDHCA application No. 20116, located at 1433 Dian Street in Houston, Texas in Harris County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Dian Street Villas, Ltd.

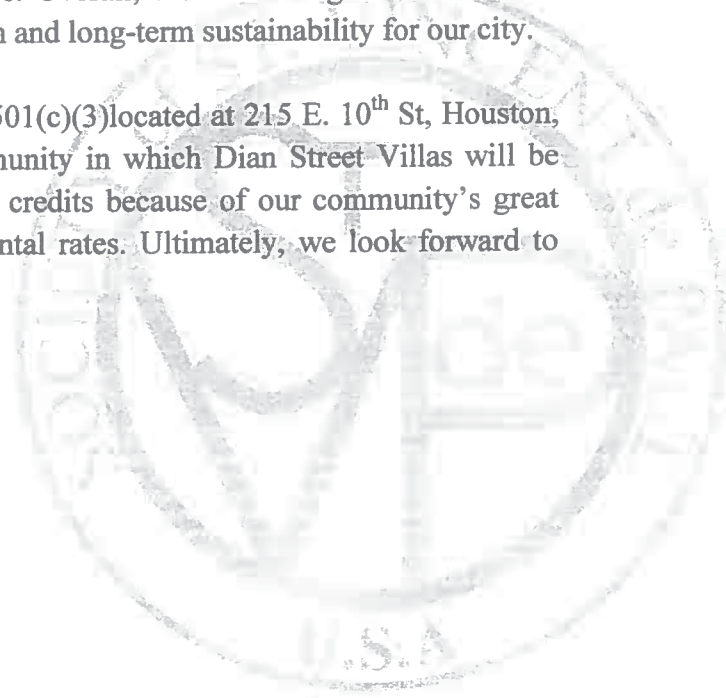
The mission of the St. Vincent de Paul Food Pantry, All Saints Conference is to provide person to person service to all in need in our community.

As both the City of Houston and Harris County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Dian Street Villas could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members within the community is critically important to growth and long-term sustainability for our city.

The St. Vincent de Paul, All Saints Conference is a 501(c)(3) located at 215 E. 10<sup>th</sup> St, Houston, TX 77008. As part of the neighborhood and community in which Dian Street Villas will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

  
Pamela A. Lemp, President







February 27, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Dian Street Villas in Houston, Texas, TDHCA Application #20116**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for Dian Street Villas housing development, TDHCA application No. 20116, located at 1433 Dian Street (SWC of Dian at 15<sup>th</sup> Street) in Houston, Texas in Harris County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Dian Street Villas, Ltd.

The mission of Harmony House, Inc is to provide quality permanent and transitional housing, medical respite care and primary health care to homeless persons in Texas, through a supportive, drug and alcohol free community. The organizational goal is to provide supportive services, tools and training to homeless persons who are ready to make the transition from homelessness to permanent housing, self-sufficiency, and independence.

As both the City of Houston and Harris County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Dian Street Villas could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members within the community is critically important to growth and long-term sustainability for our city.

Harmony House is a 501(c)3 non-profit located at 602 Girard Street. As part of the neighborhood and community in which Dian Street Villas will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Meg Pohodich  
Chief Executive Officer  
Harmony House, Inc.

**PAUL FURRH, JR.**  
Attorney at Law  
Chief Executive Officer

**ROSLYN O. JACKSON**  
Directing Attorney

**MARTHA OROZCO**  
Project Director  
Directing Attorney



**Lone Star Legal Aid  
Equitable Development Initiative**

**AMY DINN**  
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Managing Attorneys

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800-733-8394 Toll-free

Friday, June 19, 2020

Texas Department of Housing and Community Affairs  
Multifamily Finance Division  
P.O. Box 13941  
Austin, TX 78711-3941  
Via Email: [Sharon.Gamble@tdhca.state.tx.us](mailto:Sharon.Gamble@tdhca.state.tx.us).

**Re: Public Comments submitted on behalf of the Texas State Client Council *in favor of 2020 9% Housing Tax Credit Application for Dian Street Villas, 1433 Dian Street, Houston, Texas 77008 (#20116)***

CSH Dian Street Villas, Ltd. has applied to the Texas Department of Housing and Community Affairs for the 9% Multifamily Housing Tax Credit Program for Dian Street Villas, a prospective multifamily apartment complex to be constructed in The Heights, Houston, Texas.

The application concerns available 2020 low-income housing tax credits through the Texas Department of Housing and Community Affairs (TDHCA) intended to subsidize the proposed construction of 108 new units. The proposed development would offer (45) efficiency units, (45) one-bedroom units, (12) two-bedroom units and (6) three-bedroom units. To date, there are no other federal housing subsidies associated with the development.

Lone Star Legal Aid (“Lone Star”) submits these comments on behalf of the Texas State Client Council. The Texas State Clients Council is a private, non-profit corporation established under the laws of the State of Texas to work with those programs throughout the state which provide legal services to indigent persons. The purposes of the Council shall be to help assure that the services delivered are appropriate, relevant, and of the highest quality; to facilitate the involvement of such consumers in the policy making processes of such local programs; and to foster the use

of the client community as an on-going resource is achieving solutions to community problems. The Council shall also assist the members of its local councils as well as individual clients to obtain, maintain and protect their human rights and to assist in their efforts to obtain increased access to resources to meet their basic human needs.

The Texas State Client Council is in support of the issuance of the 9% tax credit to the CSH Dian Street Villas, Ltd. for the reasons detailed below.

### ***Qualified Allocation Plan***

Pursuant to Texas Government Code, Chapter 2306, Subchapter DD, the Texas Department of Housing and Community Affairs (“TDHCA”) shall administer the low income housing tax credit program.<sup>1</sup> According to the statute, the purpose of the low income housing tax credit program is to: 1) encourage the development and preservation of appropriate types of rental housing for households that have difficulty finding suitable, affordable rental housing in the private marketplace; (2) maximize the number of suitable, affordable residential rental units added to the state's housing supply; (3) prevent losses for any reason to the state's supply of suitable, affordable residential rental units by enabling the rehabilitation of rental housing or by providing other preventive financial support under this subchapter; and (4) provide for the participation of for-profit organizations and provide for and encourage the participation of nonprofit organizations in the acquisition, development, and operation of affordable housing developments in urban and rural communities.<sup>2</sup>

Under federal guidelines, TDHCA is required to adopt a Qualified Allocation Plan (“QAP”) that will establish the requirements and procedures relating to allocation and rewarding of a housing tax credit.<sup>3</sup> The 2020 QAP has been approved by the governor of Texas and published in the Texas Register.<sup>4</sup> Applicants for the housing tax credit program are required to certify that they familiarized themselves with the rules of the QAP that govern that program.<sup>5</sup>

### ***Fair Housing Act***

Under the Fair Housing Act, the Secretary of Housing and Urban Development shall, administer the programs and activities relating to housing and urban development in a manner affirmatively to further the policies of the Fair Housing Act.<sup>6</sup>

HUD defines affirmatively furthering fair housing as, “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and

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<sup>1</sup> Tex. Gov't. Code §2306.6701

<sup>2</sup> Tex. Gov't. Code §2306.6701 (1-4)

<sup>3</sup> 26 U.S. Code § 42(m).

<sup>4</sup> Texas Department of Housing and Community Affairs <https://www.tdhca.state.tx.us/multifamily/nofas-rules.htm> (Date Accessed June 19,2020).

<sup>5</sup> Tex. Admin. Code § 11.101 (2018) (Tex, Dep't of Hous. and Cmty. Affairs, Qualified Allocation Plan).

<sup>6</sup> 42 U.S.C § 3608(5)

foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”<sup>7</sup>

The purpose of the mandate to affirmatively further Fair Housing HUD provides is to, “provide program participants with an effective planning approach to aid program participants in taking meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination.<sup>8</sup> HUD emphasizes that the duty to affirmatively further fair housing extends to all of a program participant's activities and programs relating to housing and urban development.<sup>9</sup>

HUD further highlights in the statute ways in which program participants can actively affirmatively further fair housing such as, removing barriers to the development of affordable housing by developing such housing in areas of high opportunity and promoting greater housing choice within or outside of areas of concentrated poverty and greater access to areas of high opportunity.<sup>10</sup>

### ***TDHCA Site Selection and Disparate Impact claim under the Fair Housing Act***

The Texas Department of Housing and Community Affairs’ mandate to not only prohibit segregation but to promote integration was explored in the Supreme Court case *Texas Dep’t of Hous. & Cmty. Affairs v. Inclusive Communities Project, Inc.*, 135 S. Ct. 2507192 L. Ed. 2d 514 (2015). In this case, the Inclusive Communities Project, an organization that assists low-income families in finding affordable housing, brought suit against TDHCA claiming that the Department’s award of housing tax credits perpetuated segregation. Specifically, ICP alleged that the Department frequently awarded credits in Black inner-city areas and rarely in predominately White suburban areas.<sup>11</sup> ICP submitted startling statistics that demonstrated the disparity. The District Court found that ICP has established a prima facie case of disparate impact.

In Dallas, it found “from 1999–2008, [the Department] approved tax credits for 49.7% of proposed non-elderly units in 0% to 9.9% Caucasian areas, but only approved 37.4% of proposed non-elderly units in 90% to 100% Caucasian areas.” 749 F.Supp.2d 486, 499 (N.D.Tex.2010) (footnote omitted). Second, it found “92.29% of [low-income housing tax credit] units in the city of Dallas were located in census tracts with less than

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<sup>7</sup> 24 C.F.R. § 5.152

<sup>8</sup> 24 C.F.R. § 5.150

<sup>9</sup> 24 C.F.R. § 5.152

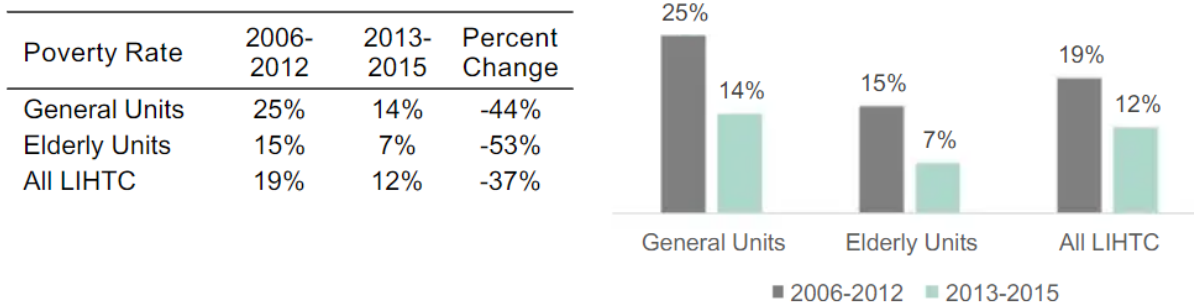
<sup>10</sup> 24 C.F.R. § 5.150

<sup>11</sup> *Texas Dep’t of Hous. & Cmty. Affairs v. Inclusive Communities Project, Inc.*, 135 S. Ct. 2507, 2510, 192 L. Ed. 2d 514 (2015)

50% Caucasian residents.”<sup>12</sup> Ultimately, the Court’s analysis led to the landmark holding that disparate impact claims are cognizable under the Fair Housing Act.<sup>13</sup>

Following the *ICP v. TDHCA* District Court case, in 2013, TDHCA amended its site selection process. This has ultimately led to tax credit awards for projects in more ethnically diverse, higher income neighborhoods.<sup>14</sup> Race neutral changes were made to the scoring assessments including the addition of points rating Opportunity Index and Educational Excellence. The addition of these metrics to the Qualified Allocation Plan resulted in credits being awarded in higher income, Whiter neighborhoods. Texas Housers conducted a study in 2017 which demonstrated the profound effect that these changes to the QAP contributed to decreasing awards in high poverty, high minority areas. The report cites that “between 2006 and 2012, one in four general LIHTC awards in the Houston area went into Census tracts in extreme poverty, but from 2013-2015 there were no developments awarded in tracts with poverty rates above 40 percent.”<sup>15</sup> Additionally, the report cites that there was a 32% increase of tax credits awarded in predominately White neighborhoods and a 27% decrease of awards in Black neighborhoods.<sup>16</sup> These statistics point to a step forward with respect to reducing the levels of segregation within the program.

Exhibit 3.4.3: Moving Out of Poverty: LIHTC Awards Going to Areas with Lower Poverty Rates



This chart originally appeared in Texas Housers *Did Texas reduce government funded segregation in tax credit housing?* (<https://texashousers.org/2017/01/25/report-did-texas-reduce-government-funded-segregation-in-tax-credit-housing/>)

<sup>12</sup> *Id.* at 2514.

<sup>13</sup> *Id.*

<sup>14</sup> Program to Spur Low-Income Housing Is Keeping Cities Segregated (New York Times)

<sup>15</sup> Texas Housers *Did Texas reduce government funded segregation in tax credit housing?* (<https://texashousers.org/2017/01/25/report-did-texas-reduce-government-funded-segregation-in-tax-credit-housing/>)

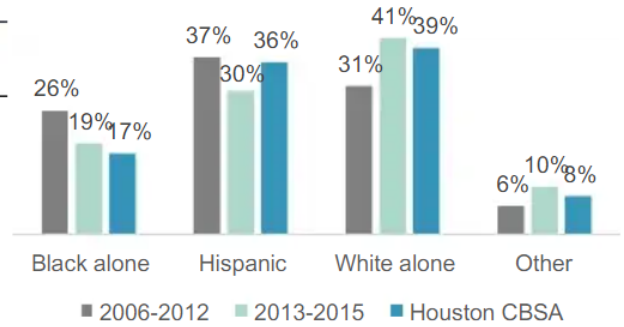
<sup>16</sup> *Id.*

## RACE & ETHNICITY

The Houston Metro has seen a 32 percent increase in tax credit units in majority white Census tracts since 2013, and comparative drops in concentration of units in black and Hispanic areas:

### 3.4.5: Promoting Integration: Demographic Characteristics of LIHTC Award Census Tracts

Race & Ethnicity	2006-2012	2013-2015	Percent Change	Houston CBSA
Black alone	26%	19%	-27%	17%
Hispanic	37%	30%	-19%	36%
White alone	31%	41%	32%	39%
Other	6%	10%	67%	8%



Source: ACS 2014 5 Yr Estimate Table B03002, TDHCA HTC Property Inventory as of 09/08/16

**This chart originally appeared in Texas Housers: *Did Texas reduce government funded segregation in tax credit housing?* (<https://texashousers.org/2017/01/25/report-did-texas-reduce-government-funded-segregation-in-tax-credit-housing/>)**

Nevertheless, the overwhelming existing inventory of Houston Low Income Tax Credit Housing is located in densely minority, high-poverty census tracts.<sup>17</sup> The perpetuation of segregation in this program is not only a result of the previous scoring process which resulted in more tax credits awarded in higher poverty census tracts, but significant public opposition against the development of new housing in higher-income neighborhoods.

### ***Houston's Pattern of Opposition to Affordable Housing Developments***

TDHCA reviews applications and decides which projects will receive tax credits that will allow private developers to build more affordable housing; however, most proposed developments in Houston have been met by opposition, often contentious. The Dian Street Villas project is no different, unfortunately. Backed by concerted opposition from elected officials and community members, most projects that are expected to get the credits rarely proceed to construction in higher-income, low minority areas. In fact, Houston, like many other cities, have historically placed affordable housing developments in low-income, high minority areas. These Comments emphasize the consequences of nimbyism, which leads to less development and preservation of housing.

“The tax credits have been the largest driver of affordable housing in recent years, empowering private developers to build facilities that offer affordable rents by

<sup>17</sup> Id.

offsetting a portion of their federal tax liability.”<sup>18</sup> These proposed developments also include market-rate units.<sup>19</sup> However, baseless opposition low-income housing projects has been vocal. For example, in 2019 low-income apartments were denied in Spring and Klein areas despite the need for affordable housing as a result of opposition.

Opposition to affordable housing extends beyond the City of Houston and into Harris County at large. Last year, seven applications were submitted to the TDHCA’s tax credit program for sites in the Spring and Klein areas.<sup>20</sup> “All of the applicants failed to qualify for housing tax credits, partly as a result of opposition by local state representatives...—who each wrote letters of opposition to one or more of the proposals.”<sup>21</sup> In mid-April of that year, there were no low-income housing projects in application or in development in Spring and Klein.<sup>22</sup> Meanwhile, two opposing bills were proposed during that time that could give state representatives power to approve or deny these projects.<sup>23</sup> These representatives generally serve households making 60% of the area’s median income.<sup>24</sup> Representatives received numerous calls opposing affordable housing for various reasons similar to those echoed in the opposition to the Dian Street Villas project. Unfortunately, tax credit properties were thwarted in these areas due to elected officials and community member efforts to oppose applications for tax credit properties.

TDHCA scores applications for housing tax credits using a point system; a letter from as state representative either adds or subtracts points.<sup>25</sup> Greater consideration to state representatives’ inputs have stopped developments of affordable housing in areas that need it. “To qualify for a tax credit property in Spring, the household income for a family of four must be at or below \$44,944. In Spring and Klein, 32.2% of households made less than \$50,000 in 2017, according to the U.S. Census Bureau.”<sup>26</sup>

Objections made to stop the development of affordable housing are mainly based on fear and prejudice, lacking real evidence that support their rationale. Expressed concerns surrounding low-income housing projects include placing greater strain on emergency services districts and school districts as well as increasing crime rates.<sup>27</sup>

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<sup>18</sup> McGuinness, Dylan (2020, February) Houston backs affordable housing tax credits, despite protests over certain neighborhoods, *Houston Chronicle*. Retrieved from <https://www.houstonchronicle.com/news/houston-texas/houston/article/Houston-council-support-tax-credits-housing-afford-15068063.php#photo-19052898>.

<sup>19</sup> *Id.*

<sup>20</sup> Vigh, Eva (2019, May) Low-income apartments denied in Spring, Klein despite apparent need, *Community Impact Newspaper*. Retrieved from <https://communityimpact.com/houston/spring-klein/housing-real-estate/2019/05/13/low-income-apartments-denied-in-spring-klein-despite-apparent-need/>

<sup>21</sup> *Id.*

<sup>22</sup> *Id.*

<sup>23</sup> *Id.*

<sup>24</sup> *Id.*

<sup>25</sup> *Id.*

<sup>26</sup> *Id.*

<sup>27</sup> McGuinness, Dylan (2020, February) Houston backs affordable housing tax credits, despite protests over certain neighborhoods, *Houston Chronicle*. Retrieved from

Similar reasons were expressed when the Houston Housing Authority (“HHA”) proposed a new mixed-income apartment development on Fountain View Drive near the Galleria shopping mall in Houston, a high opportunity area.<sup>28</sup> “The stated reasons for opposition are varied, from worries about increased traffic to barely-veiled racial dog whistles about the people who might live in the new affordable complexes.”<sup>29</sup>

In the case of the Fountain View site, community members raised concerns that the development will contribute to the overcrowding problem in the neighborhood’s public schools. “But if the primary concern of residents is a numerical increase of children in a crowded neighborhood, it’s reasonable to assume that concern would extend to any new large development, not just public housing. Forty-two new upper-middle-class children at a public school impact class sizes exactly as much as 42 new low income students, after all.”<sup>30</sup>

In the case of Dian Street Villas site, community members have started an online petition and have echoed baseless reasons for opposition including, traffic, overcrowding, flooding and potential crime.<sup>31</sup> None of these reasons have not been adequately substantiated. Perceived correlations between increased crime and tax credit properties are simply unfounded.<sup>32</sup> Unfortunately, “when residents of high opportunity areas rally against affordable development, there are often very real consequences: The barriers keeping away low income people of color get higher; the doors to good schools and improved chances for children are shut.”<sup>33</sup> “HHA has proposed that 70 percent of the units at Fountain View would be designated for families earning 60 percent of the city’s median family income or less. That means a family of four would need to earn less than \$41,580 per year to qualify. That isn’t a living wage in Houston – but it’s more than many hardworking adults earn. If you’re a single breadwinner with children, you might want to live in a high opportunity area near your job or good educational opportunities.”<sup>34</sup>

The Dian Street Villas complex could be a new home for many low income renters whose needs are best met in higher opportunity areas. “Where people live is a

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<https://www.houstonchronicle.com/news/houston-texas/houston/article/Houston-council-support-tax-credits-housing-afford-15068063.php#photo-19052898>.

<sup>28</sup> (2016) What’s behind the opposition to public housing in a high opportunity area in Houston? *Texas Housers*. Retrieved from <https://texashousers.org/2016/02/09/whats-behind-the-opposition-to-public-housing-in-a-high-opportunity-area-in-houston/>.

<sup>29</sup> *Id.*

<sup>30</sup> *Id.*

<sup>31</sup> Zuvanich, Adam (2020, April) Community grapples with affordable housing project, *The Leader*. Retrieved from <https://theleadernews.com/community-grapples-with-affordable-housing-project/>

<sup>32</sup> McGuinness, Dylan (2020, February) Houston backs affordable housing tax credits, despite protests over certain neighborhoods, *Houston Chronicle*. Retrieved from <https://www.houstonchronicle.com/news/houston-texas/houston/article/Houston-council-support-tax-credits-housing-afford-15068063.php#photo-19052898>.

<sup>33</sup> (2016) What’s behind the opposition to public housing in a high opportunity area in Houston? *Texas Housers*. Retrieved from <https://texashousers.org/2016/02/09/whats-behind-the-opposition-to-public-housing-in-a-high-opportunity-area-in-houston/>.

<sup>34</sup> *Id.*



powerful predictor of their health, life expectancy, educational attainment and economic mobility, among myriad other factors.”<sup>35</sup> The Dian Street Villas proposed in the Greater Heights represents a high opportunity neighborhood where such developments have been rarer – this would construction would affirmatively further fair housing.

“There are more than 74,000 subsidized affordable multifamily housing properties in the U.S.; however, just 7 percent of these properties are currently located in high opportunity areas. In high opportunity areas, there are nearly three times as many owners as renters, while the same ratio is only about 1.75x on a national scale. An estimated 866,174 families earn 60 percent of the Area Median Income (AMI) in high opportunity areas; however, there are just 788,666 units affordable at this level (inclusive of restricted and unrestricted units). This means that there is an estimated shortage of 77,508 affordable units in high opportunity areas.”<sup>36</sup> Based on affordability of rental units in high opportunity areas, only 13% of the Texas population live in higher opportunity areas.<sup>37</sup> This is very unfortunate. The consequences of not having affordable housing in higher opportunity, low minority neighborhoods, impact families’ housing stability, education, health and wellbeing, economic security and mobility.<sup>38</sup> Making the connection between affordable rental housing and the economic health of families affects entire communities.

Overcoming opposition to affordable rental housing is important to producing and preserving affordable home and desegregation of housing. “Embracing affordable rental housing as a community asset and as an essential infrastructure need helps shape the vision of a successful affordable housing strategy and maximizes community potential.”<sup>39</sup>

### **“Emotionally Charged Local Opposition, Unsupported by the Facts”**

The campaign to “Stop Dian Street Villas” bears a clear resemblance to the “STOP Fountain View Project” campaign that successfully shut down a similar affordable housing development in a high opportunity neighborhood in Houston four years ago, in 2016. When city leaders yielded to local pressure at Fountain View, they set a troubling precedent. But the 2016 decision also highlighted deeper problems, prompting an investigation by the Department of Housing and Urban Development (HUD).

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<sup>35</sup> McGuinness, Dylan (2020, February) Houston backs affordable housing tax credits, despite protests over certain neighborhoods, *Houston Chronicle*. Retrieved from <https://www.houstonchronicle.com/news/houston-texas/houston/article/Houston-council-support-tax-credits-housing-afford-15068063.php#photo-19052898>.

<sup>36</sup> Spotlight on Underserved Markets, Affordable Housing in High Opportunity Areas. Freddie Mac Multi-Family. Page 2. Retrieved from [https://mf.freddiemac.com/docs/Affordable\\_Housing\\_in\\_High\\_Opportunity\\_Areas.pdf](https://mf.freddiemac.com/docs/Affordable_Housing_in_High_Opportunity_Areas.pdf)

<sup>37</sup> *Id.* at 14

<sup>38</sup> *Id.* at 3

<sup>39</sup> Ross, Jaimie. Avoiding and Overcoming Neighborhood Opposition to Affordable Rental Housing. Retrieved from [https://nlihc.org/sites/default/files/AG-2019/02-10\\_Avoiding-Overcoming-Opposition.pdf](https://nlihc.org/sites/default/files/AG-2019/02-10_Avoiding-Overcoming-Opposition.pdf)

The City of Houston has perpetuated segregation, HUD founds, specifically with respect to Fountain View being denied, and more generally by allowing ‘racially motivated opposition’ to affordable housing projects dictate the city’s decisions about where to build them, HUD’s letter said. The Dian Street Project offers an opportunity to take a different approach: to comply with the Civil Rights Act of 1964. In 2016, HUD found Houston violated Title VI by yielding to “emotionally charged local opposition to the project, unsupported by the facts.” A close review of the Dian Street opposition’s claim will show how today’s opposition is also “unsupported by the facts.”

Like the homeowners who protested the Fountain View affordable housing project in the high-opportunity neighborhood near the Houston Galleria, homeowners in the Dian-Street-Villa neighborhood express concerns about traffic, flooding, and property values. While flooding is a serious concern everywhere in Houston, for other reasons, it is one that Dian Street’s developers have more than adequately addressed in their construction plans. Indeed, per the city of Houston’s requirements, they are required to address these concerns. Still, with no basis, protesters say they’re not satisfied. They offer no evidence to support their concerns. In the following paragraphs, we outline the recent history of flooding in the neighborhood. Ironically, many of the petitioners opposing Dian Street live in the densely packed, newly built townhomes across the street from the proposed project — and it’s likely their homes have contributed to the increased flooding they find so concerning -- not the other way around.

Residents of neighboring Clark Pines, a 1940s-era subdivision say the flooding started in recent years (since the appearance of the townhomes).<sup>40</sup> Until the early 2000s, the blocks around Dian Street were divided into large parcels measuring 8,000 or 9,000 square feet each. On each lot stood a house, say 1,500 square feet, leaving plenty of land to absorb the rainwater. As property values rose in the adjacent historic Heights neighborhood, however, developers bought properties around Dian Street, tore down the old homes, divided each lot into much smaller parcels, built a townhome on each, then covered the remaining absorbent earth with a concrete driveway.<sup>41</sup> Bobby Speer, the organizer of the Stop Dian Street Villas petition, lives across the street from the proposed project in one of these townhomes built in 2007.

Obviously the as-yet unbuilt housing did not cause prior area floods. Whatever the cause of recent floods, opposing a low-income housing project will do nothing to bring about a resolution to the drainage problem. If a low-income housing project is rejected and another developer comes in with a different plan, the replacement plan will not be subject to this level of rigorous review – and it will not likely be any smaller or have less of an impact on the neighborhood.

Finally, the Harris County Flood Control District is the entity overseeing flood mitigation and they’re already at work on a plan to address drainage in the Dian-Street

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<sup>40</sup> Morris, Mike, “Houston’s Sprawling Drainage Project Would Help Hundreds of Homes Along White Oak Bayou,” *Houston Chronicle*, March 20, 2018. <https://www.houstonchronicle.com/news/article/Houston-s-sprawling-drainage-project-would-help-12759536.php>

<sup>41</sup> Lot sizes and construction dates via Harris County Appraisal District.

area — with or without an affordable housing project (see plans titled C1-030 Turkey Gulley).<sup>42</sup>

The traffic concerns can, of course, sometimes be valid. But not here. The Dian Street project will not impact traffic any more than another project built on the site. The approval process ensured that traffic impact of this project will not be excessive. A great deal of development has followed the townhomes into the upper west quadrant of Houston's inner loop neighborhoods, particularly along the major commercial thoroughfares of Shepherd and Durham Drive — just blocks away from Dian Street. Traffic is an ongoing challenge in this sprawling automobile-dependent City of Houston— and like flooding, will not be resolved by preventing the Dian Street project.

Assertions that new construction will devalue properties is an old argument, one that has inhibited fair access to affordable housing for decades in this country. First of all, it is often purely speculation and not, in fact, true. Also, as Richard Rothstein explains, property values rise in white neighborhoods, not because of invisible market forces, but as a result of racially discriminatory federal programs that have explicitly devalued black and brown neighborhoods while protecting and inflating the value of white neighborhoods.<sup>43</sup> Achieving fair access to affordable housing requires an affirmative effort to integrate neighborhoods and to remove race from the equation of property values. It requires a complex collaboration between public and private actors: the real estate industry, the banks, and the policy makers. The Dian Street project is one important component of this work.

### ***History of Discrimination involving privately-owned subsidized housing programs in Houston***

The Low Income Tax Credit Program isn't the only federal housing program that has a history of perpetuating segregated housing. One of Houston's largest resources of assisted housing is the Project Based Rental Assistance Program. This HUD-administered program allows private owners to contract with HUD for subsidies to provide affordable housing to low-income tenants. In Houston, there are over 40 PBRA multi-family complexes.<sup>44</sup> In comparison, the Houston Housing Authority manages 21 multi-family public housing developments.<sup>45</sup>

The City of Houston has an existing problem of undue concentration of PBRA housing in densely populated, low-income minority areas. As such, it is critical to build new assisted units in racially diverse, high-opportunity communities. The administration of the PBRA program in the City of Houston has perpetuated racial segregation within the program over the last five decades. Forty-two of the 44 PBRA projects in the City of

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<sup>42</sup> <https://www.hcfcd.org/Find-Your-Watershed/White-Oak-Bayou/CI-030-Turkey-Gully>

<sup>43</sup> Rothstein, Richard, *Color of Law: A Forgotten History of How Our Government Segregated America*, 2017.

<sup>44</sup> Texas Housers, *Project-Based Section 8 Housing- Across Houston and The Woodlands* (2019).

<sup>45</sup> Houston Housing Authority, <http://www.housingforhouston.com/public-housing/housing-developments/clayton-homes.aspx> (May 13, 2020).

Houston are located in predominantly minority census tracts. The 42 PBRA projects in predominantly minority census tracts are adversely affected by various unequal neighborhood living conditions. The 42 PBRA projects in predominantly minority census tracts are disproportionately occupied by Black or African-American low-income tenants. The only two PBRA projects in White non-Hispanic Houston census tracts that would offer prospective tenants a racially integrated housing opportunity in equal neighborhood conditions are restricted to elderly tenants only. In the Woodlands, a municipality to Houston's north, there are 6 PBRA properties. The racial disparities, unit/site conditions, school ratings and percentage of poverty in census tracts correlating to the PBRA properties in Houston as compared to those in the Woodlands are stunning.

The Texas Low Income Housing Service published a report in 2019 highlighting the following stark statistics within Houston's PBRA program. In Houston, 75 percent of PBRA tenants in Houston are Black.<sup>46</sup> Only 2 percent of PBRA tenants in Houston are White Non-Hispanic. In the Woodlands, the PBRA tenants are over 65 percent White Non-Hispanic. The properties in the Woodlands had higher Real Estate Assessment Center (REAC) inspection scores by an average of 8 points as compared to Houston PBRA properties.<sup>47</sup> The schools zoned to PBRAs in the Woodlands had average Texas Education Agency scores of 90 percent as compared to Houston PBRAs with an average score of 69 percent. In Houston, 82 percent of the properties are located in neighborhoods with above average poverty rates whereas properties in the Woodlands are in a locality where the median household income is over \$100,000 annually.<sup>48</sup>

### ***Houston Housing Authority owned Public Housing indicates pattern of segregation***

The Houston Housing Authority's current public housing stock also raises concerns about assisted housing in densely minority, low-income census tracts. More than half of the City's 21 public housing properties are composed of 80 percent Black tenants.<sup>49</sup> There are less than 5 percent of White Non-Hispanics in these same properties. Greater than half of these properties are in predominately minority census tracts.<sup>50</sup> Additionally, many of HHA's properties are located in census tracts where more than 25 percent of the population are in poverty.<sup>51</sup> The current data surrounding Houston's existing public housing and PBRA properties strongly indicates that concerted efforts must be taken to remedy segregation within Houston's subsidized housing stock and affirmatively further fair housing in the city.

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<sup>46</sup> Texas Housers, *Project-Based Section 8 Housing- Across Houston and The Woodlands* (2019).

<sup>47</sup> *Id.*

<sup>48</sup> *Id.*

<sup>49</sup> HUD's 2017 Picture of Subsidized Households

<sup>50</sup> *Id.*

<sup>51</sup> *Id.*

## ***Current Houston LIHTC property stock and concentration in minority neighborhoods***

As discussed earlier, most of Houston's Low Income Housing Tax Credit developments are concentrated in densely minority, high-poverty census tracts. As of 2016, 126 of the Housing Tax Credit properties were located in only 11% of Harris County census tracts. The Tax Credits were most frequently awarded to properties in densely low income neighborhoods, outside of the 610 Loop System.<sup>52</sup> These areas were often lacking access to transportation and other amenities.<sup>53</sup> In addition, these census tracts tended to have higher percentages of renter-occupied units, Black and Hispanic renters and lower educational attainment as compared to higher opportunity census tracts.<sup>54</sup> The 2020 Qualified Allocation Plan enumerates several factors that are scored in order to assess whether an area is considered "high opportunity."<sup>55</sup> Some of the factors assessed include: census tract poverty rate, access to sidewalks and public transportation (urban areas), whether the development is within one mile of a grocery store and pharmacy, whether the development is zoned to a school rated A or B by the Texas Education Agency and the percentage of adults in the census tract with an Associate's degree or higher.<sup>56</sup> The placement of these properties in undesirable neighborhoods disproportionately affects minorities. About 90 percent of LIHTC renters are Black or Hispanic.<sup>57</sup>

In 2017, HUD found that the City of Houston violated the Civil Rights Act with respect to the City's alleged segregated method of approving tax credit proposals. The Houston Housing Authority asked for the City to provide a Resolution of No Objection for the proposed Fountain View public housing development which would be partially funded by 4% Low Income Tax Credit funds. Resolutions of No Objection are required by the QAP for a 4% LIHTC to be funded.<sup>58</sup> As discussed earlier, the proposed development faced significant local opposition. The project would potentially receive 14 million dollars from the 4% Tax Credit, 12 million dollars in tax exempt bonds, 26 million dollars of HHA's allocation of CDBG Disaster funds and 6 million dollars of HHA corporate funds. The project would not require any city funds.<sup>59</sup> The City's Housing and Community Development Department did not issue a recommendation for Resolution. Mayor Sylvester Turner refused to place it on the City Council's agenda for a vote. The project ultimately failed.

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<sup>52</sup> Rice Kinder Institute for Urban Research, *Growing But Unequal: Mapping High Opportunity Areas and Implications for Affordable Housing* (November 2017).

<sup>53</sup> *Id.*

<sup>54</sup> *Id.*

<sup>55</sup> 10 T.A.C. §11.9(c)(4)

<sup>56</sup> *Id.*

<sup>57</sup> HUD Says Houston Broke Law Nixing Affordable Housing Complex

<https://www.houstonpublicmedia.org/articles/news/2017/01/13/183650/breaking-hud-says-houston-broke-law-nixing-affordable-housing-complex/> (June 18, 2020).

<sup>58</sup> Tex. Gov't. Code §2306.67071

<sup>59</sup> *Id.*

In January 2017, HUD determined that the City of Houston's actions violated Title VI of the Civil Rights Act. HUD found that the City's refusal to issue a Resolution regarding the Fountain View project was racially motivated. Mayor Turner cited costs but the project would not have required any City funds. HUD found that the City did issue Resolutions of No Objections for LIHTCs of similar costs in predominately minority neighborhoods, including an LIHTC named "Crosstimbers" to be developed in Independence Heights.<sup>60</sup>

HUD determined that the distinguishable factor for the issuance of the Resolution for No Objection for the Crosstimbers project and withholding of the Resolution for the Fountain View project was racially motivated. Fountain View was to be constructed in a predominately White census tract (86.9% White, 3% Black, and 10.5% Hispanic). Whereas Crosstimbers would be developed in a predominately Minority census tract (22.4% White, 52.5% Black and 42.4% Hispanic). The poverty rates were also very distinct between the two census tracts. The proposed Crosstimbers project would be developed in a neighborhood with a poverty rate of 38.8% and the Fountain View project's census tract had a poverty rate of 7%.<sup>61</sup>

HUD determined that the City of Houston's actions "reinforces and perpetuates existing patterns of segregation. In adopting local opposition when denying the Fountain View project and considering other Resolutions, the City has violated Title VI, including through the utilization of 'criteria or methods of administration which have the effect of subjecting persons to discrimination because of their race, color, or national origin, or have the effect of defeating or substantially impairing accomplishment of the objectives of the program or activity as respect to persons of a particular race, color or national origin.'"<sup>62</sup> As a result of the censure, the City was ordered to take specific steps to remedy its violations under Title VI. Those remedies included developing a site selection process and strategies for building affordable housing in a manner that does not perpetuate segregation.<sup>63</sup> The proposed Dian Street Villas which is located in an affluent, predominately White census tract would contribute to providing affordable housing which does not follow racist, historical trends.

### ***The City of Houston's Affordable Housing Crisis***

The City of Houston is facing an unprecedented housing affordability crisis. According to recent reports, nearly one-half of all renters in the city pay 30 percent or more of their income on rent and almost one-fourth of renters pay 50 percent or more, making Houston one of the highest cost-burden cities for renters to live in.<sup>64</sup> A household is generally considered cost-burdened if rent amounts to more than 30 percent of its income. Rental costs of more than 50 percent of a household's income

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<sup>60</sup> *Id.*

<sup>61</sup> *Id.*

<sup>62</sup> *Id.*

<sup>63</sup> *Id.*

<sup>64</sup> *Houston is one of the most cost-burden cities for renters*

<https://www.click2houston.com/community/2019/11/06/houston-is-one-of-the-most-cost-burden-cities-for-renters/> (June 18, 2020)

means that renters are considered to be severely cost-burdened. Spending so much of a family's income on rent alone means facing shortages and difficult decision when prioritizing other needs, including food, medicine and transport expenses.

Houston ranks first in the state and fifth in the U.S. for having the most severe affordable housing shortages, and costs only continue to rise.<sup>65</sup> There are over 430,000 cost-burdened households, and the figures do not even reflect the consequences of COVID-19 as well as the resulting layoffs and furloughs, which most heavily impacted those least able to afford it. It is safe to say that the current pandemic has caused an even greater number of Houstonians to face financial difficulties and an increased rent burden than available data suggests. Even disregarding the impact of COVID-19, city-wide, the poverty rate has risen from 13% in 1980 to 20%. As a result, nearly half a million people in Houston live below the poverty line<sup>66</sup>. The city has only 19 affordable housing units for every 100 households in need, or about an 80% deficit, according to the National Low Income Housing Coalition.

Acute shortages of affordable housing within city limits have been obvious for some time.<sup>67</sup> Demand for affordable housing in Houston is so great that HHA's public housing and Housing Choice Voucher Program waitlists have been closed for several years, and HHA is not accepting any more applications at this time. Currently there are 25,000 people on the HCVP waitlist, and over 93,000 people are on the public housing waitlist, according to the most recent HHA board meeting on April 21. Those numbers existed prior to the pandemic, and are only expected to rise.

Local public housing agencies such as the Houston Housing Authority (HHA) are making only limited efforts to increase the supply of affordable housing units. HHA has recently announced that it has secured 1,659 affordable units for Houston households in the last three years and that it targets an additional 2,858 affordable units across the city; the plan is not nearly sufficient to reduce the imbalance between supply of housing for low-income renters and local demand for it. According to HHA's own projections, these combined housing units are able to satisfy only 1% of current demand.<sup>68</sup> It is important to note that affordable housing as defined by HHA are intended for families earning between 30% to 80% of area median income (AMI). Houston's annual AMI is presently \$53,400. Certain professions fall far below the 80% of AMI threshold and are somewhat or seriously rent-burdened. Retail and grocery store cashiers, baristas, food servers, home health aides, yard workers, janitors and housekeepers particularly tend to earn 50% of AMI or less, making them susceptible to housing insecurity. Even professional, middle-class occupations such as teachers, firefighters, police officers, paralegals and bookkeepers fall within the range of rent-burdened earners by making 80% of AMI and needing affordable housing options. Data indicates that affordable

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<sup>65</sup> Houston Housing Authority Press Release, <https://drive.google.com/file/d/1PTjtKsqvkGyv7rgOatSpN7VwHzmqqUIF/view>, (June 17,2020)

<sup>66</sup> <https://eig.org/neighborhood-poverty-project/houston-tx>, accessed 6/17/2020

<sup>67</sup> Texas-wide data indicates that 23% of renter households are extremely low-income and almost ¾ of them are severely rent-burdened. See <https://nlihc.org/housing-needs-by-state/texas>, (June 18, 2020).

<sup>68</sup> *Houston Housing Authority Press Release* at p. 1.

housing in Houston is needed by an immense number of families. Most recent figures indicate that a household needs an annual income of \$87,657 to live comfortably as a renter in Houston<sup>69</sup>. Hence, any proposal that would make it possible for low-income renters to be able to afford living in one of the more desirable areas of Houston is welcome.

TDHCA is an entity that receives HUD funding, and as such is required to meet HUD requirements to expand fair housing choice and opportunities in the State of Texas. Expanding affordable housing in areas with a range of income levels is part of HUD's mandate to affirmatively further fair housing (AFFH). The pending proposal is tailored exactly to meet this objective. Houston does not merely need more affordable housing, but also construction in communities with a range of income and wealth levels. Diffusing the concentration of low and moderate income housing projects has been shown to lead to increased opportunities for children, increased property values, reduced crime rates and lower displacement. This mixed income model means that new and potential units are located in the same neighborhood as higher rent properties. Both market-rate and affordable units are in one community. This constitutes a shift from the traditional affordable housing model that benefits communities and allows the city to meet affordability challenges in every neighborhood, regardless of varying land and property values. Such affordable housing located in high-opportunity areas reduces economic segregation, avoids displacing long-term residents from gentrifying communities, increases property values and creates additional economic opportunities for low and middle-income families. Dian Street Villas would squarely fit in this plan as would be located in a rapidly gentrifying neighborhood with rising property values and a dwindling low-income population.

Affordable housing proposals in Houston, particularly in gentrifying areas with desirable economic prospects continue facing local opposition. An example is the Second Ward, where the Houston Housing Authority is facing opposition in its efforts to replace apartment units lost as a result of the closure of Clayton Homes. Increasing real estate costs in the city means that current residents become effectively dislocated from their neighborhoods by rising land and rent costs, as well as the resulting property tax hikes. Other projects, including the TxDOT I-45 expansion further impact the already insufficient stock of affordable housing in areas that have traditionally been affordable. Every proposed development, particularly in desirable neighborhoods with superior schools and public services, seems to attract fears of declining property values and increased crime, sometimes thinly veiled as traffic and congestion concerns. Developments do not seem to face this entrenched opposition when they are located in low-income, high poverty tracts, as those neighborhoods do not tend to organize to counter affordable housing projects. This makes the already challenging task of ensuring sufficient supply of housing for Houston's low and moderate-income population even more difficult.

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<sup>69</sup> *Id.* at p. 2.



***Dian Street Villas would affirmatively further fair housing while providing affordable housing and mitigate the affordable housing shortage***

The Texas State Client Council is advocating in support of the Dian Street Villas development as it would be a significant step forward in breaking the pattern of perpetuating segregation in the Low Income Housing Tax Credit award process. The site meets the requirements of the Qualified Allocation Plan to receive a tax credit and would provide affordable housing in a high-opportunity neighborhood. Pursuant to the Texas Administrative Code, a tax credit may not be awarded to a development that is in the proximity of certain undesirable site features unless granted exemptions.<sup>70</sup> Its application indicates that it is not in proximity of any of those features. An EPA screen of the census tract cites no hazardous waste sites in the census tract and only one EPA reporting water discharge site.<sup>71</sup> The project is also not in a census tract featuring neighborhood risk factors. These factors include:

**(i) the Development Site is located within a census tract that has a poverty rate above 40% for individuals (or 55% for Developments in regions 11 and 13).**

**(ii) the Development Site is located in a census tract (or for any adjacent census tract with a boundary less than 500 feet from the proposed Development Site that is not separated from the Development Site by a natural barrier such as a river or lake, or an intervening restricted area, such as a military installation) in an Urban Area and the rate of Part I violent crime is greater than 18 per 1,000 persons (annually) as reported on neighborhoodscout.com.**

**(iii) the Development Site is located within 1,000 feet (measured from nearest boundary of the Site to the nearest boundary of blighted structure) of multiple vacant structures that have fallen into such significant disrepair, overgrowth, and/or vandalism that they would commonly be regarded as blighted or abandoned.**

**(iv) the Development Site is located within the attendance zone of an elementary school, a middle school or a high school that has a 2019 TEA Accountability Rating of D and a 2018 Improvement Required Rating or a 2019 TEA Accountability Rating of F and a 2018 Met Standard Rating by the Texas Education Agency.<sup>72</sup>**

The Dian Street Villas site does not contain any of these risk factors. The poverty rate in the census tract is about 20%. The three schools zoned to the area have a Texas Education Agency rating of C or above.

The construction of new affordable housing in this census tract would contribute towards the de-concentration of LIHTC properties in the City of Houston. The Qualified Allocation Plan prohibits “an award to an Application that proposes a Development Site located in a county with a population that exceeds one million, if the proposed Development Site is also located less than two linear miles from the proposed Development Site of another Application within said county that is awarded in the same calendar year.”<sup>73</sup> The Dian Street Villas census tract does not contain any subsidized

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<sup>70</sup> 10 T.A.C. §11.101 (a)(2).

<sup>71</sup> EPA's Environmental Justice Screening and Mapping Tool (Version 2019)(<https://ejscreen.epa.gov/mapper/>) (June 19, 2020).

<sup>72</sup> 10 T.A.C. § 11.101(a)(3).

<sup>73</sup> 10 T.A.C. § 11.3.

housing at all. The two closest subsidized housing units are outside of that census tract and are reserved for elderly persons only.<sup>74</sup>

TDHCA must also assess an application based on Opportunity Index Factors as designated in the Qualified Allocation Plan.<sup>75</sup> The Dian Street Villas development is one of two applications for development in high opportunity areas of Houston.

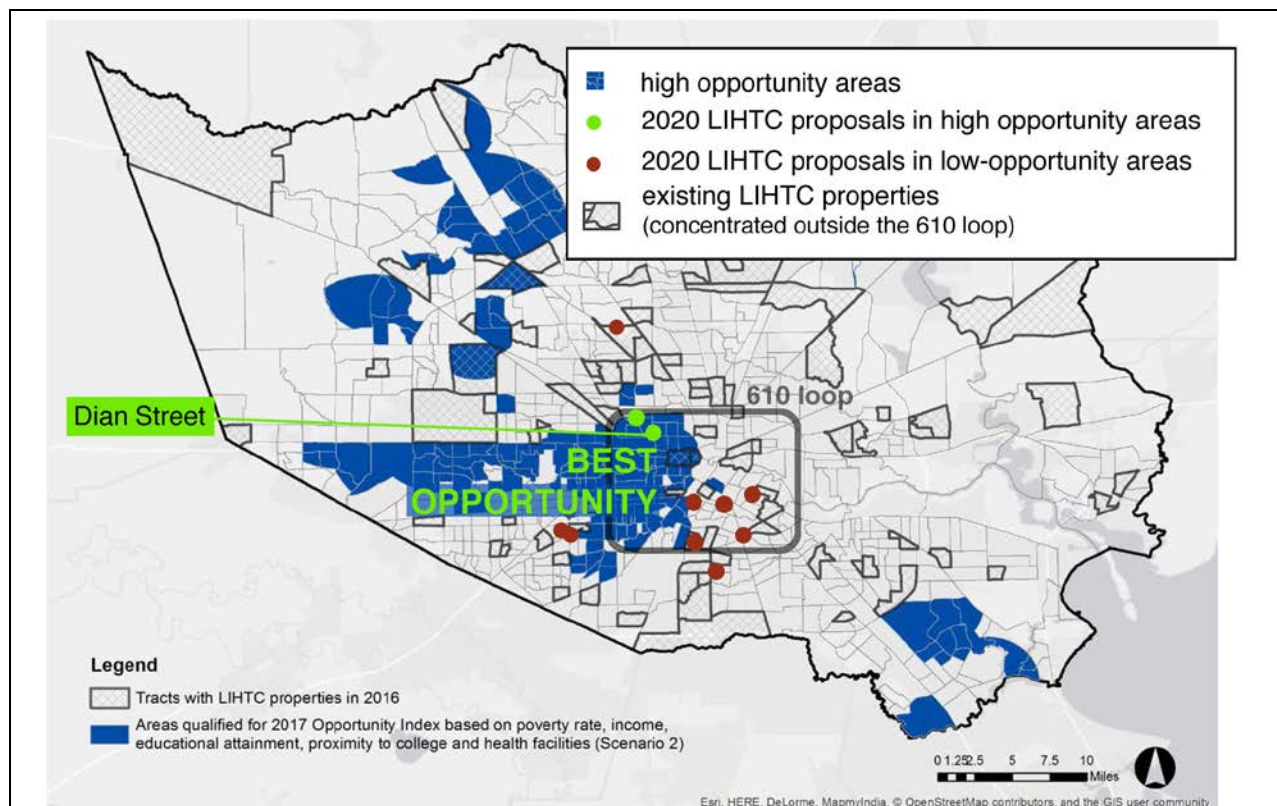


Figure 5 Scenario 2: Qualified areas for Opportunity Index based on poverty level, income, distance to college/university, health care facilities, and educational attainment of age 25 years or older

Annotated by Lone Star Legal Aid, this map originally appeared in the Kinder Institute Study in 2017.

The opportunity index designates points based on the number of agency specified amenities and services in close proximity to the proposed site.<sup>76</sup> The Dian Street Villas site is within a mile of two full service grocery stores and pharmacies. The site is zoned to three schools with a Texas Education Agency rating of C or above.<sup>77</sup> The

<sup>74</sup> EPA's Environmental Justice Screening and Mapping Tool (Version 2019)(<https://ejscreen.epa.gov/mapper/>) (June 19, 2020).

<sup>75</sup> 10 TAC § 11.9(c)(4).

<sup>76</sup> 10 TAC § 11.9(c)(4)

<sup>77</sup> Texas Education Agency School Report Card

(<https://rptsvr1.tea.texas.gov/perfreport/src/2019/campus.srch.html>) (June 19, 2020).

proposed site is also within 3 miles of indoor and outdoor recreation facilities, health centers and an accredited university or community college. Further, more than 61% of the population in the census tract have a Bachelor's Degree or more.<sup>78</sup> Points are awarded for each of these factors are scored by the QAP. Although, not scored by QAP, the census tract is ethnically diverse. The total Hispanic population is 28%. The Non-Hispanic population is 54% White, 7% Black and 8% Asian. More than 61% of the population in the census tract have a household income of \$75,000 or more.<sup>79</sup>

### ***Conclusion***

For the above stated reasons, Lone Star Legal Aid, on behalf of Texas State Client Council, submits these comments in support of a 9% tax credit for the proposed Dian Street Villas. If constructed, it would provide affordable housing in a census tract where none currently exists and will contribute to affirmatively furthering fair housing in the City of Houston. It will also break the pattern of unsubstantiated opposition preventing the development of affordable housing in high-opportunity areas.

Respectfully Submitted,

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Fair Housing /Community Advocacy Teams  
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<sup>78</sup> EPA Screen 2013-2017 American Community Survey Report.

<sup>79</sup> *Id.*

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**From:** [Sharon Gamble](#)  
**To:** [HTC Public Comment](#)  
**Subject:** FW: Dian Street Project, Houston Texas  
**Date:** Tuesday, June 9, 2020 5:09:04 PM

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**From:** Matt Oberle <moberle@gmail.com>  
**Sent:** Monday, June 8, 2020 6:52 PM  
**To:** Sharon Gamble <sharon.gamble@tdhca.state.tx.us>  
**Subject:** Dian Street Project, Houston Texas

Sharon,

My name is Matt Oberle and I'm writing to you as an almost 15 year resident of Shady Acres and Timbergrove area of Houston.

I'm writing in support of the Dian Street affordable houston project. There are many workers on the area, including the 13 dollar per hour wage workers who raise my son at daycare, who could greatly benefit from not having to take multiple buses to get to work every day. I've been arguing with the people of this neighborhood for this project and the proposed Ella project for months now. They say it's about flood drainage and infrastructure, but they aren't picketing any of the nearby and recent townhome constructions at all, and townhomes are a greater threat to flood and infrastructure than an apartment complex. I think it's obvious why they are only protesting these builds so vigorously. These people think it will bring a bad element to the neighborhood. They claim they're not racist, but they certainly seem to be not be welcoming equality or the human kindness to help out their fellow man. In these times more than ever I think projects like these need to happen in our communities.

Regards,

Matt Oberle

**From:** [Sharon Gamble](#)  
**To:** [HTC Public Comment](#)  
**Subject:** FW: Ella and Dian affordable housing proposals  
**Date:** Sunday, June 7, 2020 1:20:09 PM

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**From:** Brooke P <brookeprimomo@gmail.com>  
**Sent:** Sunday, June 7, 2020 11:53 AM  
**To:** Sharon Gamble <sharon.gamble@tdhca.state.tx.us>  
**Subject:** Ella and Dian affordable housing proposals

Dear Ms, Gamble,

I am writing this email in support of the proposed Ella and Dian affordable housing developments. Unchecked development in Houston has caused a severe dearth in affordable housing inside the loop. I believe our community members have a right to fair, affordable housing and should not be financially forced farther and farther outside Houston city limits. People of all income levels deserve to live near their place of work. We need to actively seek out opportunities like the Ella and Dian developments to reduce housing discrimination and segregation in Houston.

Thank you for your time and consideration,

Brooke Primomo  
Garden Oaks Homeowner

**From:** [Sharon Gamble](#)  
**To:** [HTC Public Comment](#)  
**Subject:** FW: I support the public housing on Dian Street  
**Date:** Sunday, June 7, 2020 1:17:43 PM

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**From:** Peggie Kohnert <peggie@peggie.com>  
**Sent:** Saturday, June 6, 2020 1:41 PM  
**To:** Sharon Gamble <sharon.gamble@tdhca.state.tx.us>  
**Subject:** I support the public housing on Dian Street

We need more affordable housing in good areas. This needs to happen.  
Thank you,  
Peggie Kohnert

**From:** [Sharon Gamble](#)  
**To:** [HTC Public Comment](#)  
**Subject:** FW: Affordable housing at Ella and Dian  
**Date:** Sunday, June 7, 2020 1:18:14 PM

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**From:** Jeanine Turell <jturell@gmail.com>  
**Sent:** Saturday, June 6, 2020 2:20 PM  
**To:** Sharon Gamble <sharon.gamble@tdhca.state.tx.us>  
**Subject:** Affordable housing at Ella and Dian

Hello,

I live in the Heights and support the affordable housing project at Ella and Dian. It is great for diversity and good for the environment to have people being able to afford living closer into the city - less traffic and fewer far-flung suburbs increasing concrete and making flooding worse.

Thank you,  
Jeanine



**From:** [Sharon Gamble](#)  
**To:** [HTC Public Comment](#)  
**Subject:** FW: In support of Application 20116 - Dian St Villas  
**Date:** Monday, June 8, 2020 4:25:32 PM

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**From:** Samantha Scheiner <samantha.scheiner@gmail.com>  
**Sent:** Monday, June 8, 2020 3:50 PM  
**To:** Sharon Gamble <sharon.gamble@tdhca.state.tx.us>  
**Subject:** In support of Application 20116 - Dian St Villas

Hello,

I am writing to voice my support for the proposed affordable housing project at 1433 Dian Street. My family and I live nearby at W 16th and Dorothy. I believe that our neighborhood should be accessible to all income levels and that this project will contribute to maintaining economic diversity. That diversity is one of the reasons my husband and I are choosing to raise our children in the city instead of relocation to the suburbs. I hope to see this project move forward.

Thank you for your time,  
Samantha Scheiner  
625 W 16th St, Houston, TX 77008

**From:** [Sharon Gamble](#)  
**To:** [HTC Public Comment](#)  
**Subject:** FW: Support for affordable housing projects  
**Date:** Friday, May 22, 2020 3:53:10 PM  
**Importance:** High

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**From:** Stacy Cash <[stacy.i.cash@gmail.com](mailto:stacy.i.cash@gmail.com)>  
**Sent:** Thursday, May 21, 2020 2:50 PM  
**To:** [districtc@houston.tx.gov](mailto:districtc@houston.tx.gov); [Anna@voteannaeastman.com](mailto:Anna@voteannaeastman.com); [maprkwmsn@markwmsn.com](mailto:maprkwmsn@markwmsn.com); [allison.newport@gmail.com](mailto:allison.newport@gmail.com)  
**Cc:** info <[info@mail.tdhca.state.tx.us](mailto:info@mail.tdhca.state.tx.us)>  
**Subject:** Support for affordable housing projects

Good Afternoon,

As a lifelong Houstonian and a recipient of affordable housing through Houston's LARA program, I'm writing in support of the Dian Street Villas and other related affordable housing projects. The areas of proposed development were working class neighborhoods for as much of my youth as I remember. Currently a select group of new homeowners are not only systemically moving people out of their own neighborhoods via gentrification and rising property taxes but also through organizing efforts to prevent those with working class salaries from accessing affordable housing as well.

I have chosen a path in life that doesn't earn me much wealth. I trained as a lawyer but found life as a teacher more fulfilling. However, my choice to serve my city and disadvantaged youth prevented me from feeling like I could amass the money needed for a down payment on a home. I'm young. I wanted to live in the city, but housing prices were unattainable. So I lived month to month and never fully felt I would access the kind of wealth and stability home ownership provides. By chance, I stumbled on the LARA program that allowed me to live in Independence Heights for a price I could afford. I bought my first home on my teacher salary. I can now build my wealth, live in the city I love, and continue to do worthwhile work. Affordable housing not only protects people like me, it allows us to thrive.

If you haven't chosen to support this project, please consider supporting it. If you already publicly support it, please don't let these bullies convince you otherwise.

If you have any questions about my experience as an affordable home owner, I welcome them.

Best, Stacy Cash

**From:** [Sharon Gamble](#)  
**To:** [HTC Public Comment](#)  
**Subject:** FW: Support for Ella and Dian St developments  
**Date:** Sunday, June 7, 2020 1:17:28 PM

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-----Original Message-----

From: Vanessa Wodehouse <[vwodehouse72@gmail.com](mailto:vwodehouse72@gmail.com)>  
Sent: Saturday, June 6, 2020 12:57 PM  
To: Sharon Gamble <[sharon.gamble@tdhca.state.tx.us](mailto:sharon.gamble@tdhca.state.tx.us)>  
Subject: Support for Ella and Dian St developments

Hello Ms. Gamble,

I am emailing you today in support of the proposed affordable housing developments on Ella and Dian streets. As a black business owner, I feel that it is imperative to keep our community diverse, racially and socio-economically. I am the owner of Big Blue Whale and Mary & Moss, both on 19th Street just off of Yale. I have seen a lot of changes to the neighborhood in the past two decades as a resident as well and am fearful that the gentrification which has occurred has not been a positive change.

Respectfully,

Vanessa Wodehouse  
Owner  
Big Blue Whale/Mary & Moss  
281-685-3044

Sent from my iPhone

**From:** [Natalia Heredia](#)  
**To:** [HTC Public Comment](#)  
**Subject:** In support of Dian St. Villas  
**Date:** Tuesday, June 2, 2020 1:46:32 PM

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Hello,

I am writing you I support if the Dian St. Villas project. I live in Timbergrove Manor, about 4 blocks from the proposed project. I think that this project is a great way to provide affordable housing for low-income families that work in the area and to bring people of various income levels together. The only way people can learn to understand each other better is by being close to them and becoming neighbors is a great way! I'm fully in support of your project!

Natalia

**From:** [Jennifer Mathis](#)  
**To:** [HTC Public Comment](#)  
**Subject:** In Support of Dian Street Villas  
**Date:** Tuesday, June 2, 2020 10:58:16 AM

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To Whom It May Concern,

I write *in support* of the Dian Street Villas affordable housing project. I feel that people who serve our neighborhood (nurses, teachers, clerks, etc.) should be able to live in our neighborhood. The flood mitigation steps that are outlined in the plan seem reasonable. The argument that it will create increased danger to pedestrians seems incorrect, as there are currently no sidewalks and little off-street parking in that area now.

I support the building of this project!

Thank you,  
Jennifer Mathis  
1102 Woodhill Rd

**From:** [Tori Williams](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Public Comment in Favor of Application 20116 - Dian Street Villas  
**Date:** Wednesday, June 17, 2020 11:19:59 PM

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Texas Dept. of Housing & Community Affairs  
Multifamily Finance Division  
PO Box 13941  
Austin, Texas 78711-3941  
Email: [htc.public-comment@tdhca.state.tx.us](mailto:htc.public-comment@tdhca.state.tx.us)

Dear Colleagues:

This letter is in favor of Application 20116-Dian Street Villas for the following reasons:

- 1.) Houston has a shameful history of not having affordable housing. That has been the case since at least 1982 when I moved to Texas. In the last decade, we have had several hurricanes, including Hurricane Harvey, which have created fewer housing opportunities and more people in need.
- 2.) Historically, everyone in Houston claims that affordable housing is important, but every neighborhood has excuses for why it cannot be tucked into their neighborhood. I participated in two of the five videoconference calls that were organized by the neighborhood civic associations and appreciated the factual information that was presented. I became excited about Texas Interfaith's vision for the property and am looking forward to walking my dogs under shade trees and on sidewalks for a change!
- 3.) I looked at the 800 block of Heights Boulevard (another Texas Interfaith project) and was impressed with the layout of the property and the quality of the construction. The homes are attractive with significant green space in between buildings and adequate accommodations were made for resident and visitor parking.
- 4.) Flooding is a legitimate concern for the residents of Clark Pines neighborhood but what I heard from the representatives of Texas Interfaith (Russ Michaels and Jervon Harris) leads me to believe that their plan will mitigate flooding for Clark Pines and surrounding neighborhoods.
- 5.) Although some of the details are still to be worked out on Dian Street, I do not believe that the flow of traffic will be a problem and do not mind being inconvenienced or changing my route to use a different exit out of the neighborhood if 108 people or more are going to have attractive, safe, affordable housing in our neighborhood.

Please give serious consideration to Application 20116 – Dian Street Villas.

Sincerely,

Victoria "Tori" Williams  
1809 W. 14 1/2 Street  
Houston, Texas 77008

**From:** [Pankaj Wadhwa](#)  
**To:** [HTC Public Comment](#)  
**Cc:** [anna@voteannaeastman.com](mailto:anna@voteannaeastman.com)  
**Subject:** Re: TDHCA Public Comments Due by 06/19/20  
**Date:** Monday, June 15, 2020 9:25:01 AM

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Regarding the Development on Dian Street:

I own property in this area and for development that increases density in the community and provides for diverse society Houston is known for.

Regardless of some of the other issues raised with floodplains and traffic which are addressed in the COH development ordinances, it looks like this housing development will meet that and am for it.

Keeping Houston progressive and growing in a dynamic city center is what makes this city a great place to live.

**Pankaj Wadhwa, LEED AP BD+C**

[WAI-Designs.com](#) | [GreenModeDesign.com](#) | 713-487-7303



On Sun, Jun 14, 2020 at 10:36 AM Stop DianStreetVillas <[stopdianstreetvillas@gmail.com](mailto:stopdianstreetvillas@gmail.com)> wrote:

Hi Neighbors,

As you know, the deadline for comments to the TDHCA are due by 06/19/20:

Email: [htc.public-comment@tdhca.state.tx.us](mailto:htc.public-comment@tdhca.state.tx.us)

Please reference Application Number 20116, Dian Street Villas.

Please also provide your name and address and proximity to the proposed project.

If you have already submitted comments, awesome. I haven't found any rules which govern how often you can submit comments so feel free to submit more.

Context matters so I encourage you to include pictures so that people sitting miles away can actually see what we are protesting.

I've also included as a Word document if that makes it easier to wordsmith your response.

(As you may know, if you are on the Timbergrove and/or Shady Acres Facebook civic club pages a neighbor has brought in people from outside the neighborhoods to "support" the project and lobby the TDHCA and Superneighborhood 15 directly. If you were on the Timbergrove Q&A call, you may remember the 4 people, not neighbors, who read speeches. So your input will hopefully carry more weight if you give the context for your protest.)

We invested a considerable amount of time to do due diligence for the many issues around this project. The three neighborhood Q&A sessions with the Dian Street Villas yielded very little substantive change. Dian Street Villas refuses to commit to anything in writing. We engaged with the developers with an open mind to hear how they would address our specific concerns and got almost nothing in return. Our elected representatives participated in the process and, speaking for myself, I found their posturing and defensiveness unhelpful. I'm disappointed that they added nothing constructive to the discussion when they are in a position to do so.

It's worth remembering that the city has committed \$11 million, out of the \$30 million budget, of taxpayer money

**From:** [Amy Tissue](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Support for Housing development: Dian Street Villas Application 20116  
**Date:** Tuesday, June 9, 2020 2:41:32 PM

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Hello,

I am writing in support of the development called Dian Street Villas Application 20116.

My family and I have lived nearby at 1418 Nashua for 8 years

Since moving in, we have seen old homes demolished, families move out and home prices sky rocket. Development of this project will create a small pocket of the neighborhood that is still accessible to the people who have lived here so long. I want my neighbors to stay. And I want their families to be able to live nearby.

The developers have made numerous infrastructure upgrades part of their plan and our neighborhood, once so long a working class neighborhood, is the perfect spot for this development. Our neighborhood will benefit greatly.

Thank you,  
Amy Tissue



**From:** [Kate Black](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Support for Project 20116  
**Date:** Thursday, May 21, 2020 3:17:19 PM

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To Whom It May Concern,

I am writing in support of the Dian Street Villas project (No. 20116). My husband and I live at 14th and Prince, two blocks away from the proposed Dian Street project, in a home I purchased in 2015. Since moving here, we have been saddened to see the families around us forced to leave as property taxes rise. If our neighborhood and community fail to address the lack of affordable housing, the folks who have lived here for a generation will be forced to leave and the folks who work in the area - teachers, nurses, grocery store clerks, bus drivers - will not be able to live in the area in which they work. That is not an outcome I find acceptable. My husband and I value the economic diversity of the Heights generally, and our neighborhood in particular. I am deeply concerned that our neighborhood will become a monolith.

I am a lawyer who works with disenfranchised populations in the disability and child welfare systems and have a robust understanding of the toll economic segregation takes on communities, particularly on people with disabilities and people who are working at or below minimum wage. Those members of our community have so much to add and deserve the chance to live in a vibrant neighborhood like ours, which is the best chance to break the cycle of poverty, which benefits us all. The Dian Street Villas project is a step in the right direction.

The developers have addressed all questions about flooding and traffic that have been asked of them. There is a large community of support for this project that is being drowned out by a vocal opposition that can, to be frank, feel abusive to some. Something is going to be developed on that property, and I can't think of a better use than affordable housing.

I thank you for your time. Please feel free to contact me with any questions or concerns.

Best,

Kate Black  
[303-818-0370](tel:303-818-0370)

Sent from my iPhone

**From:** [Mariko Brayley](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Support for the Dian St. Villas  
**Date:** Wednesday, June 3, 2020 11:13:48 AM

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In regards to the building of the Dian St. Villas, I want to state my SUPPORT for building of this community. According to the U.S. Department of Housing and Urban Development, the majority of the nation's cost-burdened households are low-income, which makes them vulnerable to the negative impacts of housing insecurity. One in four renter households in the U.S. pays more than half of their income on rent. Access to affordable housing provides stability for these vulnerable families and keeps them from homelessness. Stable and affordable housing allows families to save money, purchase needs such as food, clothing, transportation, and health care. Having better access to their needs leads to better job opportunities, emotional and physical stability, better health, and better engagement in school for children. The Dian St. Villas will provide a home for professionals, essential workers, and other valuable employees to have homes near their jobs. It allows better opportunities for families to finally attain stability to greatly contribute their community. It allows the area to have a more diverse and inclusive community.

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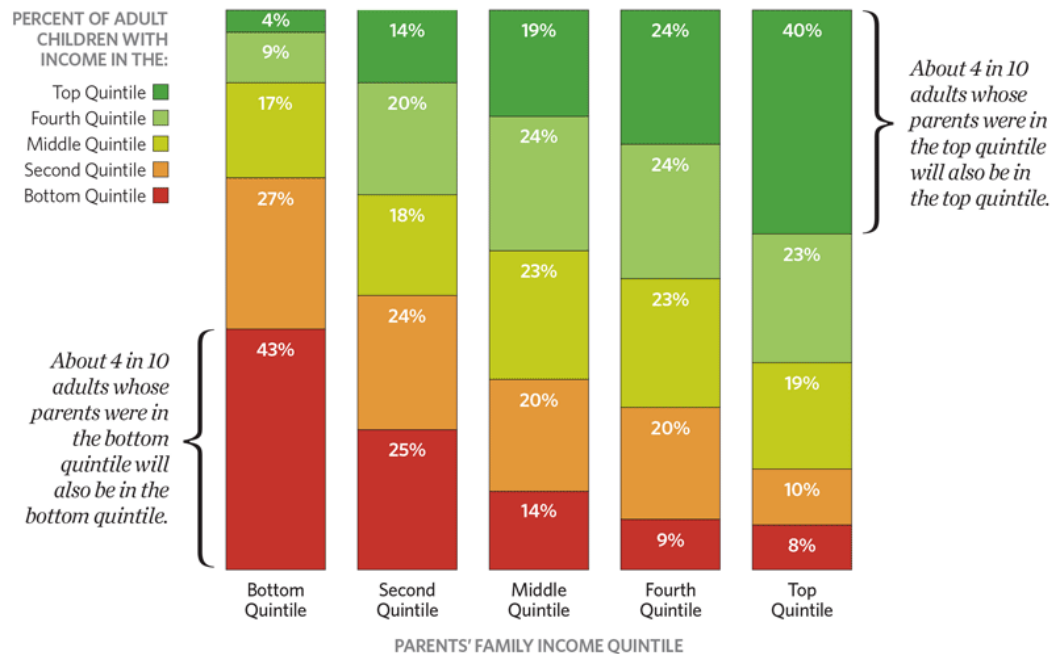
Mariko Brayley

**From:** [Camden Tissue](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Support of Application 20116 - Dian St Villas  
**Date:** Tuesday, June 2, 2020 7:31:22 AM  
**Attachments:** [image.png](#)

I am writing in support of the project proposed for 1433 Dian street. My family has lived two blocks away on Nashua street for 8 years. In those 8 years I have seen many of my neighbors forced from their homes as property values have increased. Unless our neighborhood develops affordable housing, we risk becoming inaccessible for not only large swaths of the population, but the specific population that called our very neighborhood home for many decades before we showed up. I want my neighbors to stay. I want to maintain the economic diversity that we are losing so quickly. I do NOT want our neighborhood to become monolithic. Segregation based on economic status is still segregation and serves to keep people in the economic quintile in which they are born.

CHART 1

**Americans Raised at the Top and Bottom Are Likely to Stay There as Adults**



**Note:** Income is adjusted for family size.

**Source:** Pew Charitable Trusts Economic Mobility Project, *Pursuing the American Dream: Economic Mobility Across Generations*, July 2012, Figure 3, p. 6, [http://www.pewstates.org/uploadedFiles/PCS\\_Assets/2012/Pursuing\\_American\\_Dream.pdf](http://www.pewstates.org/uploadedFiles/PCS_Assets/2012/Pursuing_American_Dream.pdf) (accessed May 28, 2013).

CPI DP 12 heritage.org

This is incompatible with the idea of the American Dream. Economic rigidity like this crushes the idea that we are a mobile nation of opportunity for all. And of course we know that economic and racial lines are not identical, but they tend to follow each other because of systems in place and history. This housing project is a step in the right direction.

Please let me know how I can be of help to you and feel free to use my name.

Camden Tissue

**From:** [Sarah Fischer](#)  
**To:** [Sharon Gamble](#)  
**Subject:** 2020 9% Housing Tax Credit applications - In Favor of 2 Houston Applications  
**Date:** Tuesday, June 9, 2020 4:33:23 PM

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Hello, Ms. Gamble.

I hope that you are doing well. I am writing you today about two 2020 applications to the TDHCA for Low Income Housing Tax Credits for these two projects:

- Dian Street Villas in Houston, Texas, TDHCA Application #20116
- The Ella, TDHCA #20138 – 1718 W. 26th Street, Houston, Texas 76105

I live less than a mile from the proposed site for The Ella development and less than 1.5 miles from the proposed site of the Dian Street Villas. I have owned my house in the area for 15 years and my family and I frequently pass by each of those locations on fitness walks. I share this with you because I want you to know that these developments would be in an area in which I live and I am very familiar.

I am very much in favor of these projects and hope that they will be approved. Low income families need to be provided opportunities and these developments would be in very good areas in which to live. There are good schools, plenty of grocery stores, restaurants, and places of employment, plus other amenities, and I think it's ridiculous to deny access to individuals or families that need affordable housing. People should be able to live close to where they work.

Lastly, while Houston is a very diverse city, its neighborhoods really are not and for one would welcome the diversity these developments would bring to the neighborhood.

Sincerely,  
Sarah L. Fischer  
Houston, TX 77008

**From:** [Kara Rutledge Hagen](#)  
**To:** [Sharon Gamble](#)  
**Subject:** Dian Street Villas, TDHCA #20116 & The Ella, TDHCA #20138 – 1718  
**Date:** Sunday, June 21, 2020 8:29:27 PM

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Ms. Gamble,

I would like to submit a letter in support of two housing developments in the Houston Heights area that have applied for Housing Tax Credits. I understand that the Dian Street Villas and The Ella have both made it through the City of Houston's vetting process. I believe that these two developments would provide economic diversity and opportunity in the Houston Heights.

The public schools in the Heights are high quality. Unfortunately, many working families are priced out of the neighborhood, and unable to take advantage of the opportunities these schools offer for their children. Without housing tax credits, this neighborhood would only become further from their reach.

It seems to me that Housing Tax Credits were made for exactly this situation--making quality neighborhoods available to people from all walks of life. I hope that the commissioners of the Texas Department of Housing and Community Affairs will agree with me, and award these projects the support they deserve. It is in everyone's interest to build strong cities that provide opportunities to all.

Sincerely,  
Kara Rutledge Hagen



**Cassandra M. McGarvey**  
*Board Certified: Residential Real Estate Law and  
Commercial Real Estate Law  
Texas Board of Legal Specialization*

**Direct: 713-242-1746**  
**cmcgarvey@mcgarveypllc.com**

July 16, 2020

***Via Email: [Marni.Holloway@tdhcastate.tx.us](mailto:Marni.Holloway@tdhcastate.tx.us)***

***Via Email: [info@tdhca.state.tx.us](mailto:info@tdhca.state.tx.us)***

Texas Department of Housing and  
Community Affairs  
Attn: Marni Holloway  
Director of Multifamily Finance  
P.O. Box 13941  
Austin, Texas 78711-3941

***Via Email: [Sharon.Gamble@tdhcastate.tx.us](mailto:Sharon.Gamble@tdhcastate.tx.us)***

***Via Email: [info@tdhca.state.tx.us](mailto:info@tdhca.state.tx.us)***

Texas Department of Housing and Community Affairs  
Attn: Sharon Gamble  
Administrator 9% Competitive Housing Tax Credit Program  
P.O. Box 13941  
Austin, Texas 78711-3941

Re: Appeal for Termination of Application Number 20116 (the  
“Application”), Dian Street Villas, 1433 Dian St., Houston, Texas 77008  
(the “Development Site”) with the Texas Department of Housing and  
Community Affairs (“TDHCA”)(the “Appeal”)

Dear Ms. Holloway and Ms. Gamble,

As you know, this firm has been asked to assist in filing of an opposition to the Application and a response to the Appeal on behalf of the Shady Acres Civic Club (“SACC”) and numerous neighboring homeowners. We have received the letter from Executive Director Bobby Wilkinson (the “Director”) dated July 9, 2020, in which the Application was reinstated (the “Reinstatement Letter”). The purpose of this correspondence is to:

- 1) Request reconsideration of the reinstatement of the Application because SACC’s boundaries include the Development Site and the Reinstatement Letter inappropriately imposed an obligation on the SACC to post its boundaries with the county or the state. Furthermore, SACC submits that the map relied upon by the Applicant and the Director in reinstating the Application is incorrect because it references the Shady Acres neighborhood – not SACC. Likewise, references to City of Houston Department of

Neighborhoods references the Shady Acres neighborhood. While Shady Acres neighborhood is included within the SACC, SACC and Shady Acres neighborhood are different.

- 2) In the alternative, SACC should be allowed to submit a statement of opposition as a Neighborhood Organization in accordance with section 11.9(d)(4). The Reinstatement Letter excused notification because of inaccurate maps posted on a neighborhood Facebook Page and with the City of Houston Department of Neighbors. The Reinstatement Letter did not determine that the boundaries of SACC did not include the Development Site. SACC should be allowed to respond under section 11.9(d)(4) as a QCP.
- 3) In the alternative of option 1, deduct points awarded to Applicant pursuant to section 11.9(d)(6) because the letters of community support are from organizations outside of the area in which the Development Site is located and do not provide statements of the organizations' participation in the community of the Development Site.

### ***The Notification System is Flawed and the Reinstatement Letter Required Public Posting of the Boundaries***

The Reinstatement Letter points out the fatal flaw in the notification process: If a neighborhood organization is not required to publicly post its boundaries, then how is an applicant to know of its existence?

But the central issue of this appeal is identifying the neighborhood organizations that the law required to be provided notice. Clearly, only those neighborhood organizations on record with the state or county need to be notified. ***But how is an applicant to determine whether the development site is within the boundaries of a recorded neighborhood organization if those boundaries are not readily discernible from the documents that are “on record with the state or county?”*** (Reinstatement Letter, at p. 4, emphasis added).

The Reinstatement Letter does not seek to answer the question of what steps must the Applicant take to determine the boundaries of the organization? In this instance, Applicant inaccurately thought the boundary was across the street and that the Development Site was just outside the boundaries of SACC, based on a map of the Shady Acres neighborhood – not the boundaries of the SACC. *Applicant never contacted SACC to determine the accuracy of the boundaries. It contacted the mayor's office – but not the actual organization or even its councilmember.*

Although the Director recognizes that there is no duty to publicly post boundaries, the Director imposes upon the neighborhood organizations the duty to

ensure compliance with the notification provisions of the statute by publicly posting boundaries:

However, if a neighborhood organization were seeking to ensure that the statute and rules at issue would guarantee them notice ... the statute clearly provides the notice requirement if the neighborhood organization puts itself and their boundaries “on record with the state or county.”

In short, the Director implies that if a neighborhood organization has not publicly posted boundaries with the state or county then it is not interested in ensuring compliance with the applicable notice provisions. This is backwards. The Applicant has the duty to determine the applicable boundaries. Here, Applicant failed to identify the appropriate boundaries of SACC. Meanwhile, the Director appears to fault SACC because it did not post its boundaries with either the County or the State.

***SACC was registered with the State and Harris County does not register neighborhood organizations.***

The TDHCA requirements do not provide clarity for how a neighborhood organization would register with the county or the state to ensure notification under the statute. As an initial matter, SACC is a volunteer-run organization. It is funded by nominal voluntary dues paid by residents within its boundaries. SACC does not have the financial backing similar to larger homeowners’ associations with large annual fees. The organization relies upon assistance of city councilmembers and elected representatives.

SACC representatives contacted City of Houston Councilmember Abbie Kamin to address the issue of how to ensure compliance with the notice requirements of the TDHCA. On behalf of Councilmember Kamin, Ngan Nguyen, Director of Constituent Services, contacted the TDHCA for guidance. And, like the Director’s statements in the Reinstatement Letter, instructed Mr. Nguyen that the neighborhood organization would need to be recorded with the state or county. TDHCA did not provide any guidance on how the neighborhood organization would register.

Mr. Nguyen then sought clarification from the Secretary of State and Harris County. His correspondence with the Secretary of State details his efforts to resolve the registration issue:



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**From:** Nguyen, Ngan - CNL <[Ngan.Nguyen@houstontx.gov](mailto:Ngan.Nguyen@houstontx.gov)>  
**Sent:** Tuesday, July 7, 2020 10:20 AM  
**To:** SOS Webmaster <[webmaster@sos.texas.gov](mailto:webmaster@sos.texas.gov)>  
**Subject:** FW: Registration with the County or State for Quantifiable Community Participation

**CAUTION:** This email originated from OUTSIDE of the SOS organization. Do not click on links or open attachments unless you are expecting the email and know the content is safe. If you believe this to be a malicious or phishing email, please send this email as an attachment to [Informationsecurity@sos.texas.gov](mailto:Informationsecurity@sos.texas.gov).

Good morning,

My name is Ngan Nguyen and I work with Council Member Abbie Kamin's office, Council representative for District C in the City of Houston.

Some super neighborhoods had contacted our office to inquire on the process for registering as a neighborhood organization for tax credit purposes. They were not aware that they must also register at the state level as they are recognized by the City.

I had reached out to TDHCA to inquire on the process and was informed that registration is with the Secretary of State or the county of a development. As we are predominantly within the borders of Harris County, I had reached out their divisions for clarification on the situation. It was shared that the county does not register neighborhood organizations and they do not have a list of recognized neighborhoods available.

As such, I just wanted to reach out to confirm that neighborhood organizations for tax credit purposes would be registered through the Secretary of State. If so, could you please advise on the process or share with me an application that I can forward to the super neighborhoods in our district? Would the Secretary of State's office have a list of recognized/registered neighborhood organizations?

Thank you so much for your insight!

Warm regards,

Ngan Nguyen  
Director of Constituent Services  
Office of Council Member Abbie Kamin  
Houston City Council District C  
(832) 393-3004

A copy of the email chain is attached hereto.

In response, the Secretary of State advised Mr. Nguyen to consult a private attorney:

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**From:** Corporations Information <[Corpinfo@sos.texas.gov](mailto:Corpinfo@sos.texas.gov)>  
**Sent:** Thursday, July 9, 2020 2:02 PM  
**To:** Nguyen, Ngan - CNL <[Ngan.Nguyen@houstontx.gov](mailto:Ngan.Nguyen@houstontx.gov)>  
**Subject:** RE: Registration with the County or State for Quantifiable Community Participation

As a ministerial filing office, the Texas Secretary of State cannot offer you the business or legal advice you need to fully address the issues raised by your question. A private attorney can advise you. All we can offer is general information.

Mr. Nguyen then asked the very simple and straightforward question that would be pertinent to this matter:

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Hello Ms. Victoria,

Could you please advise whether neighborhood organizations would be registered through the state? All of the information provided below and on the link are for businesses. Thank you!

Warm regards,

Ngan Nguyen  
Director of Constituent Services  
Office of Council Member Abbie Kamin  
Houston City Council District C  
(832) 393-3004

Again, the Secretary of State refused to answer the question:

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**From:** Corporations Information <[Corpinfo@sos.texas.gov](mailto:Corpinfo@sos.texas.gov)>  
**Sent:** Thursday, July 9, 2020 2:16 PM  
**To:** Nguyen, Ngan - CNL <[Ngan.Nguyen@houstontx.gov](mailto:Ngan.Nguyen@houstontx.gov)>  
**Subject:** RE: Registration with the County or State for Quantifiable Community Participation

[Message Came from Outside the City of Houston Mail System]  
Dear Sir or Madam,

As a ministerial filing office, the Texas Secretary of State cannot offer you the business or legal advice you need to fully address the issues raised by your question. A private attorney can advise you. We can only offer help for general information.

Please see the links below to our Business Start-Up Information on the Secretary of State website which may provide you with some helpful guidance and resources.

Selecting a Business Structure: <http://www.sos.state.tx.us/corp/businessstructure.shtml>  
Guides and Resources: <http://www.sos.texas.gov/corp/related.shtml>  
Employer Tax Information: <http://www.sos.texas.gov/corp/tax.shtml>

Best Regards,

Victoria T.  
Program Supervisor|Business and Public Filings  
Office of the Texas Secretary of State  
Phone: (512) 463-5555



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In the end, Councilmember Kamin's office was unable to obtain instructions as to how a neighborhood organization would record its boundaries so that it would be provided notice. In correspondence, the level of frustration of Councilmember Kamin's chief of staff is apparent. Chief of Staff Julie Retta noted:

On Friday, July 10, 2020, 07:34:10 PM CDT, Retta, Julia - CNL <[julia.retta@houstontx.gov](mailto:julia.retta@houstontx.gov)> wrote:

Dear all,

With your assistance, Ngan Nguyen in our office has been working for the past few months to determine how super neighborhoods (and other "neighborhood organizations") need to register in order to receive TDHCA notifications about tax credit applications, and to be considered for points in the QAP system. She has spoken with TDHCA, Harris County, and finally the Texas Secretary of State's office to no avail. Both the county and the Secretary of State appear to be dead ends, except perhaps if the neighborhood organization is also incorporated as a nonprofit with the Secretary of State, but that requires a fee as pointed out below.

Here is my attempt to summarize what we know and don't know:

We know:

- TDHCA's rules require neighborhood organizations to be "on record" with the County or State (per their governing statute)
- Harris County does not maintain any list/database of Neighborhood Organizations (confirmed separately by Ngan and Mark)
- The only response we can get from the Texas Secretary of State is: "As a ministerial filing office, the Texas Secretary of State cannot offer you the business or legal advice you need to fully address the issues raised by your question. A private attorney can advise you. We can only offer help for general information."

We don't know:

- TDHCA's internal process for quality control on notification of neighborhood organizations
- Whether to pursue county or SOS any further given that both have been dead ends so far

I am at a loss as to how to proceed, since this seems to be a problem with a lack of clarity in TDHCA, either the governing state or the regulatory rules, or both. At this point, I would like to seek our state representative's help in getting TDHCA to give a clear answer as to how they identify which neighborhood organizations need to be notified. They must check SOME list, even if it's not their internal one, and without knowing what that process is, it is impossible to figure out which of the two thus-far dead ends - Harris County or Secretary of State - to continue pushing on.

Marisol, please let me know if your office is willing to pursue this with TDHCA. I'm happy to provide more documentation if needed; below you will find (most of) Ngan's emails relating to the above. If anyone else would like to weigh in if they've learned anything different, please feel free. I apologize that after so much time and questioning we are still unsure how to proceed.

**Julia Retta**  
..

At no time did the TDHCA or Councilmember Kamin's office recommend filing with the City of Houston Department of Neighborhoods or publishing the boundaries on a website or Facebook page.

### ***Applicant Confuses the SACC with the Shady Acres Neighborhood***

Applicant's relies upon information obtained from the City of Houston Department of Neighborhoods and a Facebook map which shows the Shady Acres **neighborhood**. Neither one of these should be included as they reference the neighborhood and not SACC, which is the actual organization on file with the Secretary of State and whose boundaries include the Development Site.

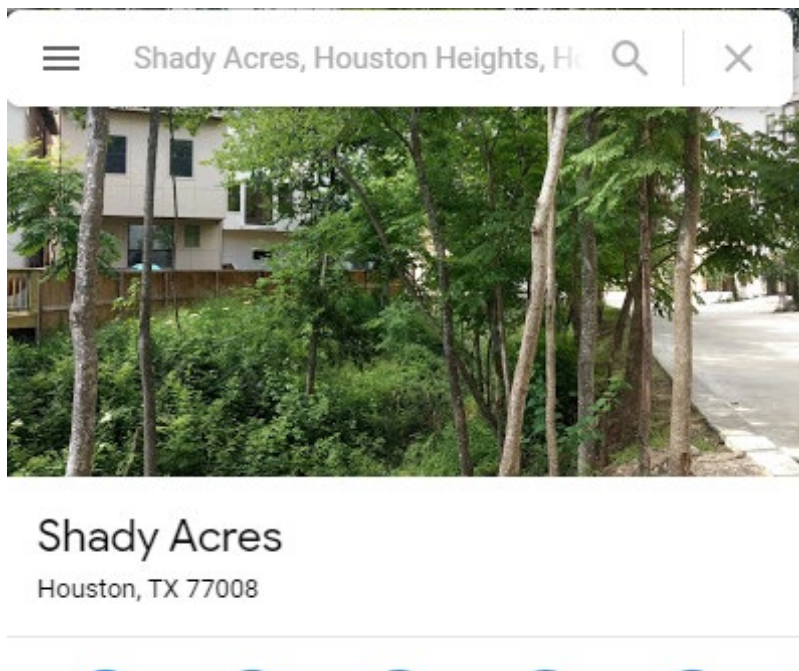
In the dialogue with Councilmember Kamin's office, it was never suggested that a neighborhood organization, such as SACC, should register with the City of Houston for compliance with the TDHCA's requirements to be notified. Councilmember Kamin's office did not instruct SACC to confirm its boundaries were accurate with the City of Houston or confirm that it was registered with the City of

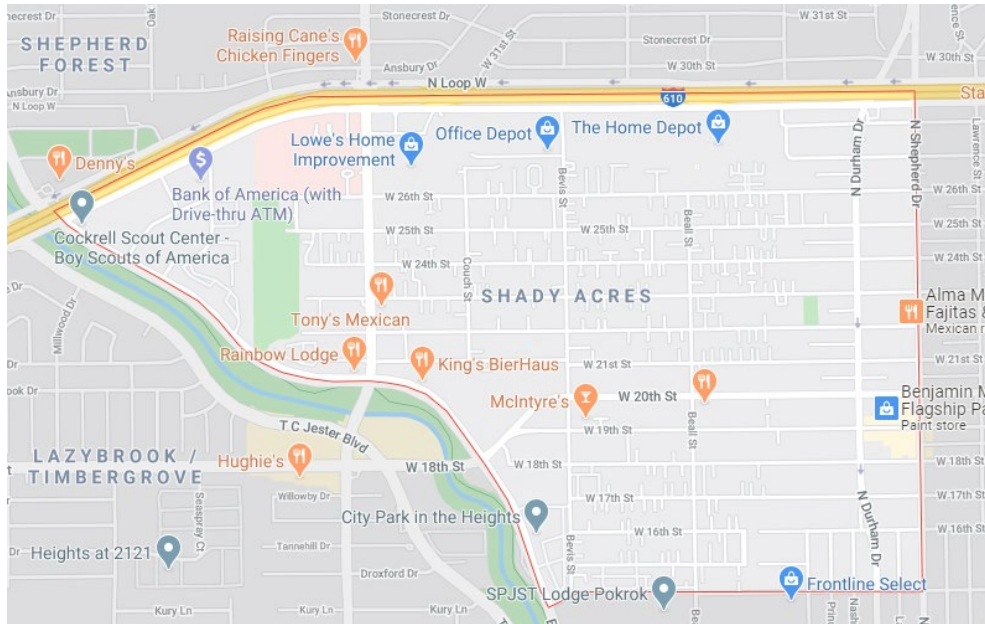
Houston for notice. TDHCA referred the councilmembers to the County and State resource – there was no indication that the City of Houston mapping would be relied upon for notice.

Furthermore, the boundaries registered with the City of Houston Department of Neighborhoods match the neighborhood boundary of Shady Acres; these boundaries do not reflect the SACC's boundary. Yes, it is confusing. But this entire process is confusing because, as noted above, there is not clear instruction as to how to register to ensure compliance.

The map referenced by the Applicant on the Shady Acres Neighborhood Group Facebook page, <https://www.facebook.com/groups/shadypeople>, does not show the boundaries of SACC. This Facebook Group is not limited to people within the boundaries of the Civic Club. The map shows the boundaries of the Shady Acre neighborhood. In comparison, the SACC official page does not include the map at issue – <https://www.facebook.com/shadyacrescivicclub>. The Group page is not the official page of the SACC. The community organization page is the appropriate page for the dissemination of community information.

The map on the Neighborhood Group page matches the efforts to have Google include the Shady Acres neighborhood on its maps:





The inclusion of the map on Google and the Facebook page was not designed to show the boundaries of the SACC.

### ***Applicant is Not Entitled to Points Under Section 11.9(d)(4)(C)(v)***

As previously noted, SACC opposes the Application. In the event that the Application is not terminated, SACC should have the opportunity to submit a QCP letter of support or opposition. While the Application has been reinstated, there is a dichotomy that exists wherein Applicant complied with the notice provisions but yet the Development Project is within the defined boundaries. To address this situation, SACC should be given the opportunity to respond.

In the alternative, if SACC is not granted time to respond, then the points awarded under this section should be removed. Applicant is not entitled to the points under this section because there is a Neighborhood Association in existence.

### ***Applicant is Not Entitled to Points for Input from Community Organizations (section 11.9(d)(6)).***

Under this particular section, Applicant may obtain 2 points for each letter of support submitted from a community or civic organization that serves the community in which the Development Site is located. Under subsection (A),

An organization must provide evidence of its participation in the community in which the Development Site is located including, but not limited to, a listing of services and/or members, brochures, annual reports, etc. *Letters of support*

*from organizations that cannot provide reasonable evidence that they are active in the area that includes the location of the Development Site will not be awarded points.*

With only one exception, Applicant's letters of support from community organizations do not demonstrate that they are active within the location of the Development Site.<sup>1</sup> At best, the letters provide vague statements of service to the area, but examination, there is no evidence of work done within this community.

The letter from Ronald McDonald House Charities, which is located in Bellaire, Texas, claims to be in the neighborhood where DSV will be located:

The Ronald McDonald House Charities is a nonprofit organization located at 6300 West Loop S. Suite 288, Bellaire, TX 77401. As part of the neighborhood and community in which Dian Street Villas will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

But Ronald McDonald House Charities is located about 9 miles from the Dian Street Villas. The letter or the accompanying materials list no services or brochures for services provided within the location of the Development Site.

Similarly, Harmony House does not provide a statement of services provided in the area that includes the Development Site. Harmony House makes the general statement that it is "part of the neighborhood and community in which Dian Street Villas" will be located:

Harmony House is a 501(c)3 non-profit located at 602 Girard Street. As part of the neighborhood and community in which Dian Street Villas will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Again, the documentation of the services provided by Harmony House do not include any discussion of services provided for the Development Site. Because the Application does not comply with the statute, the full amount of points should not be awarded for this provision.

Kind regards,



Cassandra M. McGarvey

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<sup>1</sup> Applicant submitted a letter of support from Society of St. Vincent De Paul, All Saints Conference, located at 215 E. 10<sup>th</sup> Street, Houston, Texas 77008. This is the only letter of community support that provides documentation of services provided to the location around the Development Site.

## Cassandra McGarvey

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**From:** Kevin Strickland <kevinjstrickland@yahoo.com>  
**Sent:** Monday, July 13, 2020 1:33 PM  
**To:** Marni Holloway; Sharon Gamble; bobby.wilkinson@tdhca.state.tx.us  
**Cc:** Nguyen, Ngan - CNL; Allison Newport; Leigh Killgore; Mark R. Williamson; Anna Eastman; Marisol Valero; Abbie - CNL Kamin; Julia - CNL Retta  
**Subject:** Re: Registration for neighborhood organizations  
**Attachments:** image001.png

Hi,

I believe this may have already been shared with TDHCA through your liaison, but given tomorrow's board meeting in which Dian Street Villas (DSV) is on the agenda, I wanted to send to you directly.

The fact that a city of Houston councilmember's office, after reaching out to several state agencies, was unable to get resolution on the neighborhood organizations' "registration" part of the notification process is, to be blunt, mind boggling.

Not included below is a long screed where I also discuss the problems with neighborhood organizations' "registration" of their boundaries which wasn't even part of the city's due diligence below. That also needs to be addressed going forward.

I appreciate that City Councilmember Kamin has reached out to TDHCA and State Rep. Eastman to address these issues going forward but given the reinstatement of DSV's application last Friday, I would ask that it's status be reevaluated, given the issues raised below.

On Friday, July 10, 2020, 07:34:10 PM CDT, Retta, Julia - CNL <[julia.retta@houstontx.gov](mailto:julia.retta@houstontx.gov)> wrote:

Dear all,

With your assistance, Ngan Nguyen in our office has been working for the past few months to determine how super neighborhoods (and other "neighborhood organizations") need to register in order to receive TDHCA notifications about tax credit applications, and to be considered for points in the QAP system. She has spoken with TDHCA, Harris County, and finally the Texas Secretary of State's office to no avail. Both the county and the Secretary of State appear to be dead ends, except perhaps if the neighborhood organization is also incorporated as a nonprofit with the Secretary of State, but that requires a fee as pointed out below.

Here is my attempt to summarize what we know and don't know:

We know:

- TDHCA's rules require neighborhood organizations to be "on record" with the County or State (per their governing statute)
- Harris County does not maintain any list/database of Neighborhood Organizations (confirmed separately by Ngan and Mark)
- The only response we can get from the Texas Secretary of State is: "As a ministerial filing office, the Texas Secretary of State cannot offer you the business or legal advice you need to fully address the issues raised by your question. A private attorney can advise you. We can only offer help for general information."

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Marisol, please let me know if your office is willing to pursue this with TDHCA. I'm happy to provide more documentation if needed; below you will find (most of) Ngan's emails relating to the above. If anyone else would like to weigh in if they've learned anything different, please feel free. I apologize that after so much time and questioning we are still unsure how to proceed.

**Julia Retta**

Chief of Staff

Office of Council Member Abbie Kamin, District C

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**From:** Corporations Information <[Corpinfo@sos.texas.gov](mailto:Corpinfo@sos.texas.gov)>

**Sent:** Thursday, July 9, 2020 2:16 PM

**To:** Nguyen, Ngan - CNL <[Ngan.Nguyen@houstontx.gov](mailto:Ngan.Nguyen@houstontx.gov)>

**Subject:** RE: Registration with the County or State for Quantifiable Community Participation

[Message Came from Outside the City of Houston Mail System]

Dear Sir or Madam,

As a ministerial filing office, the Texas Secretary of State cannot offer you the business or legal advice you need to fully address the issues raised by your question. A private attorney can advise you. We can only offer help for general information.

Please see the links below to our Business Start-Up Information on the Secretary of State website which may provide you with some helpful guidance and resources.

Selecting a Business Structure: <http://www.sos.state.tx.us/corp/businessstructure.shtml>

Guides and Resources: <http://www.sos.texas.gov/corp/related.shtml>

Employer Tax Information: <http://www.sos.texas.gov/corp/tax.shtml>

Best Regards,

Victoria T.

Program Supervisor|Business and Public Filings

Office of the Texas Secretary of State

Phone: (512) 463-5555





**Please note that timeframes are subject to change and may be longer at this time due to the COVID-19 concerns. Thank you in advance for your patience during this difficult time.**

**In observance of Independence Day, the Office of the Secretary of State will be closed on Friday, July 3<sup>rd</sup>. The office will re-open for regular business, Monday, July 6<sup>th</sup>.**

You may now check status of your documents here: <https://webservices.sos.state.tx.us/filing-status/status.aspx>

Please send future e-mail requests to [corpinfo@sos.texas.gov](mailto:corpinfo@sos.texas.gov). This is our general information e-mail address answered by multiple operators of which I am one. If I am out unexpectedly, the reply to your request may be delayed.

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**From:** Nguyen, Ngan - CNL <[Ngan.Nguyen@houstontx.gov](mailto:Ngan.Nguyen@houstontx.gov)>  
**Sent:** Thursday, July 9, 2020 2:14 PM  
**To:** Corporations Information <[Corpinfo@sos.texas.gov](mailto:Corpinfo@sos.texas.gov)>  
**Subject:** RE: Registration with the County or State for Quantifiable Community Participation

**CAUTION:** This email originated from OUTSIDE of the SOS organization. Do not click on links or open attachments unless you are expecting the email and know that the content is safe. If you believe this to be a malicious or phishing email, please send this email as an attachment to [Informationsecurity@sos.texas.gov](mailto:Informationsecurity@sos.texas.gov).

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Hello Ms. Victoria,

Could you please advise whether neighborhood organizations would be registered through the state? All of the information provided below and on the link are for businesses. Thank you!

Warm regards,

Ngan Nguyen  
Director of Constituent Services  
Office of Council Member Abbie Kamin  
Houston City Council District C  
(832) 393-3004

*Please note that all City-sponsored and/or permitted events will be **suspended** through July.*

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*[Click here](#) to sign up for our newsletter.*

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**From:** Corporations Information <[Corpinfo@sos.texas.gov](mailto:Corpinfo@sos.texas.gov)>  
**Sent:** Thursday, July 9, 2020 2:02 PM

**To:** Nguyen, Ngan - CNL <[Ngan.Nguyen@houstontx.gov](mailto:Ngan.Nguyen@houstontx.gov)>

**Subject:** RE: Registration with the County or State for Quantifiable Community Participation

[Message Came from Outside the City of Houston Mail System]

Dear Sir or Madam,

As a ministerial filing office, the Texas Secretary of State cannot offer you the business or legal advice you need to fully address the issues raised by your question. A private attorney can advise you. All we can offer is general information.

For information on how to start a business and all of the licenses and permits involved, you should seek the advice of an attorney or possibly a CPA. The choices involve liability issues and tax issues, and I am trained in neither. However, I would direct you to our forms available on our website:

[http://www.sos.state.tx.us/corp/forms\\_boc.shtml](http://www.sos.state.tx.us/corp/forms_boc.shtml) Form 201 -- Texas business corporation (filing fee \$300 plus an additional \$25 if you wish to expedite the filing). Texas nonprofit corporation (filing fee \$25 plus an additional \$25 if you wish to expedite the filing). Form 205--Texas limited liability company (filing fee \$300 plus an additional \$25 if you wish to expedite the filing). Form 207 -- Texas limited partnership (filing fee \$750 plus an additional \$25 if you wish to expedite the filing). Not all businesses are filed with the Secretary of State. County filings include sole proprietorships, general partnerships, and joint ventures. For information on these filings, you will need to contact the County Clerk's office of the county in which your business will be located.

Below are some helpful links you can find in our FAQs available at

<http://www.sos.state.tx.us/corp/related.shtml>.

**Texas Business Portal**: Offered as part of Texas.gov (formerly TexasOnline), the award-winning official eGovernment website for the State of Texas, providing citizens, local government, and state agencies with a single, secure structure to conduct business over the Internet.

**Texas Hospitality for Small Business Owners**: Information provided by the Texas Economic Development Division within the Governor's Office, includes information on business structure, EINs, business taxes, and employer requirements.

**Texas Business Advisor**: Business start-up information offered by the Texas Comptroller of Public Accounts.

**Business.USA.gov**: Managed by the U.S. Small Business Administration, this official site of the U.S.

Government provides access to federal, state, and local information for small business owners.

**Starting & Managing Your Business**: Guides provided by the U.S. Small Business Administration for every stage of business.

### **Small Business Resources**

**U.S. Small Business Administration**: The SBA provides programs and services for small businesses and partners in a network of local small business development centers.

**Search for Your Local Small Business Development Center**

**Service Corps of Retired Executives (SCORE)**: Mentoring and other assistance to small businesses through partnership with the U.S. Small Business Administration.

**Other City and County Resources**

**Corporate Filing Offices in other States**

**Lawyer Referral Service of Central Texas**

### **Permits and Licenses**

**Find Business Licenses & Permits (SBA.gov)**

**Historically Underutilized Business Program**

**Texas Department of Licensing and Regulation**

### **Patents, Trademarks and Copyrights**

**Texas Trademark FAQs**

**U.S. Patent and Trademark Office**

**U.S. Copyright Office of the Library of Congress**

### **Securities Issues**

Best Regards,

Victoria T.  
Program Supervisor|Business and Public Filings  
Office of the Texas Secretary of State  
Phone: (512) 463-5555



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Please send future e-mail requests to [corpinfo@sos.texas.gov](mailto:corpinfo@sos.texas.gov). This is our general information e-mail address answered by multiple operators of which I am one. If I am out unexpectedly, the reply to your request may be delayed.

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**From:** Nguyen, Ngan - CNL <[Ngan.Nguyen@houstontx.gov](mailto:Ngan.Nguyen@houstontx.gov)>  
**Sent:** Tuesday, July 7, 2020 10:20 AM  
**To:** SOS Webmaster <[webmaster@sos.texas.gov](mailto:webmaster@sos.texas.gov)>  
**Subject:** FW: Registration with the County or State for Quantifiable Community Participation

**CAUTION:** This email originated from OUTSIDE of the SOS organization. Do not click on links or open attachments unless you are expecting the email and know that the content is safe. If you believe this to be a malicious or phishing email, please send this email as an attachment to [Informationsecurity@sos.texas.gov](mailto:Informationsecurity@sos.texas.gov).

Good morning,

My name is Ngan Nguyen and I work with Council Member Abbie Kamin's office, Council representative for District C in the City of Houston.

Some super neighborhoods had contacted our office to inquire on the process for registering as a neighborhood organization for tax credit purposes. They were not aware that they must also register at the state level as they are recognized by the City.

I had reached out to TDHCA to inquire on the process and was informed that registration is with the Secretary of State or the county of a development. As we are predominantly within the borders of Harris County, I had

reached out their divisions for clarification on the situation. It was shared that the county does not register neighborhood organizations and they do not have a list of recognized neighborhoods available.

As such, I just wanted to reach out to confirm that neighborhood organizations for tax credit purposes would be registered through the Secretary of State. If so, could you please advise on the process or share with me an application that I can forward to the super neighborhoods in our district? Would the Secretary of State's office have a list of recognized/registered neighborhood organizations?

Thank you so much for your insight!

Warm regards,

Ngan Nguyen  
Director of Constituent Services  
Office of Council Member Abbie Kamin  
Houston City Council District C  
(832) 393-3004

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[Click here](#) to sign up for our newsletter.

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**Sent:** Wednesday, June 10, 2020 3:58 PM

**To:** Nguyen, Ngan - CNL <[Ngan.Nguyen@houstontx.gov](mailto:Ngan.Nguyen@houstontx.gov)>

**Subject:** Registration with the County or State for Quantifiable Community Participation

[Message Came from Outside the City of Houston Mail System]

Ngan,

I received your inquiry, about Neighborhood Organization registration, for tax credit purposes and here is the information that you need. Our Qualified Allocation Plan speaks of registration, with the Secretary of State or the county of a development, as a component that will allow a Neighborhood Organization to help an Application earn points. Specifically it says, in part:

“(4) Quantifiable Community Participation. (§2306.6710(b)(1)(I); §2306.6725(a)(2)) An Application may qualify for up to nine (9) points for written statements from a Neighborhood Organization. In order for the statement to qualify for review, the Neighborhood Organization must have been in current, valid existence with boundaries that contain the entire Development Site 30 days prior to the beginning of the Application Acceptance Period. In addition, the Neighborhood Organization must be on record with the Secretary of State or county in which the Development Site is located as of the beginning of the Application Acceptance Period.”

It is often the case that counties do not keep such lists, but it's wise to check. If there is a Community Development department, they would be able to tell you whether they keep such a list or not. Registration, with the Secretary of State, does come with a fee, so organizations should be prepared for that. **TDHCA does not currently keep a list, so registration with us, specifically, is not an option.**

If you can think of anything further, feel free to email me back, with more questions.

Marisol Valero

Chief of Staff

**Office of State Rep. Anna Eastman (HD 148)**

Office: 512.463.0620

E-mail: [Marisol.Valero@house.texas.gov](mailto:Marisol.Valero@house.texas.gov)

Website Link: [TXHD 148](#)

[Pronouns](#): she, her, hers

[COVID-19 Resources List](#)



**Cassandra M. McGarvey**  
*Board Certified: Residential Real Estate Law and  
Commercial Real Estate Law  
Texas Board of Legal Specialization*

Direct: 713-242-1746  
cmcgarvey@mcgarveypllc.com

June 19, 2020

**Via Email: [Marni.Holloway@tdhca.state.tx.us](mailto:Marni.Holloway@tdhca.state.tx.us)**

**Via Email: [info@tdhca.state.tx.us](mailto:info@tdhca.state.tx.us)**

**Via Facsimile: 512-475-0764**

Texas Department of Housing and Community Affairs  
Attn: Marni Holloway  
Director of Multifamily Finance  
P.O. Box 13941  
Austin, Texas 78711-3941

**Via Email: [Sharon.Gamble@tdhca.state.tx.us](mailto:Sharon.Gamble@tdhca.state.tx.us)**

**Via Facsimile: 512-475-0764**

Texas Department of Housing and Community Affairs  
Attn: Sharon Gamble  
Administrator 9% Competitive Housing Tax Credit Program  
P.O. Box 13941  
Austin, Texas 78711-3941

Re: Application Number 20116 (the "Application"), Dian Street Villas, 1433 Dian St., Houston, Texas 77008 (the "Development Site") with the Texas Department of Housing and Community Affairs ("TDHCA")

Dear Ms. Holloway and Ms. Gamble,

This firm has been retained by the below-listed homeowners to prepare this letter in opposition to the Application of the Dian Street Villas, a 108-unit tax credit housing development at the intersection of 15<sup>th</sup> Street and Dian Street in Houston, Texas. My clients are residents and homeowners residing within the Primary Market Area of the Dian Street Villas.<sup>1</sup> In fact, most of them reside immediately adjacent to the Dian Development Site.

The purpose of this opposition is to identify shortcomings with the Application, inaccuracies in the self-scoring of the Application, and other concerns regarding the Dian Development which should be considered, although they are not "point-awarding" considerations, such as infrastructure costs for street widening and site preparation, the inflated purchase price of the Development Site, and overlooked development costs. In short, while the Dian Street Villas could be good project, the

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<sup>1</sup> As defined by the Market Analysis prepared by the Dian Developers.

Development Site is not appropriate because of lacking infrastructure, traffic, street conditions, and flooding issues.

The unsuitability of the Development Site and the Dian Street Villas is heightened by the fact that there is a more appropriate project also being considered by the TDHCA. Application Number 20138, The Ella, 1718 W. 26<sup>th</sup> Street, Houston, Texas 77008 (“The Ella Development Site”). The Ella is more desirable than the Dian Development for numerous reasons, including the proximity to services, greater walkability, location on a major thoroughfare, and less infrastructure/road area development is required for the project. Furthermore, The Ella can be constructed without changing the character of the surrounding neighborhoods – as this area is already mixed commercial and residential.

Development of the Dian Street Villas will only proceed if TDHCA awards the housing tax credits. Therefore, we take this opportunity to provide public comment in opposition to the Application.

### **The Development Site**

The Dian Street Villas is proposed to be constructed south of West 15<sup>th</sup> Street and west of Dian Street in Houston, Texas, as noted below:



Single homes are built along Dian and W. 15<sup>th</sup> streets. The proposed 108-unit development will sit directly across the street from single family residences. As demonstrated in the satellite imagery, both Dian Street and West 15<sup>th</sup> Street are two-lane roads without road markings. The existing pavement width for each street is approximately 20-23 feet. There are no curbs or sidewalks in this immediate area:



These photographs depict the character of the streets surrounding the proposed Dian Street Villas. Dian, W. 15<sup>th</sup>, and Beall (which is to the immediate west of the Dian Street Villas). These are 20-foot streets with open ditches and no sidewalks or curbs.

Pedestrians, walkers, exercisers, bikers, cyclists (adults and children), and playing children use the streets – not sidewalks or other green space. While there is a greenspace in the photo below, this is private property – not a neighborhood park or green space available for children to play.

*15<sup>th</sup> Street; proposed site on the left*



*Corner of W. 15<sup>th</sup> and Beall Street, adjacent to the proposed Dian Street Villas*



## Developer's Representations

The Developer has made the following representations, which will be made at the Developer's expense, should the Application be awarded:

1. Dian Street is 22-foot wide of asphalt pavement. The City requires 41-feet of width adjacent to multi-family developments.
2. W. 15th Street and Dian Street are major thoroughfares, therefore a 10-foot building line adjacent to the street will be required by the City of Houston.
3. The Developer agrees to enlarge the entrances/exits to/from the Development off 15th Street and off Dian Street.
4. The Developer states in the Feasibility Study that there will not be an entrance to the Development off 15<sup>th</sup> Street.
5. The Developer agrees to widen the paved roadway on 15th Street and Dian Street to 40-feet where such streets are adjacent to the Development.
6. The Developer will use part of the widened areas of these streets for public parking.
7. The Developer will institute traffic-calming measures.
8. The Developer does not have a traffic study but will obtain a traffic study. (Notably, there is a disagreement between the co-developers as to whether a traffic study will be conducted. Russ Michaels with Texas Inter-Faith Development represented during community meetings that a traffic study would be conducted. Yet, Jervon Harris of SuperUrban Realty Ventures stated that they would not be required to complete a traffic study.)<sup>2</sup>
9. The Developer will provide services to the residents of the Dian Street Villas.

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<sup>2</sup> For the neighbors, this disagreement is a problem. It demonstrates a lack of communication between the co-developers. Also, it signals to the neighbors that the developers may not fulfill all of the representations made during the community meetings. As discussed below, these community meetings were incredibly important because they occurred AFTER the deadline for letters of support from elected representatives and community organizations. Based on the best information available to the undersigned and the below-listed neighbors, many of the neighbors did not learn of the Dian Development until AFTER the public comment period for community organizations and AFTER elected officials had pledged their support.

The primary reasons for this comment and opposition are the neighbors are concerned about traffic, flooding, pedestrian safety, schools, public infrastructure, and community issues affecting their daily lives that would result from the construction of the Dian Street Villas. The Developer is representing actions the Developer believes will resolve these concerns; however, the Developer is doing so without a traffic study and any other studies or reports necessary to know whether such actions would actually resolve our concerns. We also believe that the Developer's application fails to otherwise fundamentally sufficiently address our concerns stated in this public comment and objection.

***Partial Widening of Dian and W. 15<sup>th</sup> is Insufficient to Accommodate Additional Traffic***

Access to the Development will be from both 15<sup>th</sup> Street and Dian Street. This is a change proposed by the Developers but is not reflected in the Feasibility Study.<sup>3</sup> Currently, both Dian and W. 15<sup>th</sup> contain about 20-23 feet of paved roadway. Even with an expansion of the roadway in front of the Dian Development to 40 feet, the neighbors are concerned these streets will be too narrow to handle the 108 units and 155 parking spaces. Additionally, these streets are too narrow to handle the construction traffic that will be required during the development of the Dian Street Villas. These streets will be unduly burdened and the traffic and safety issues will be unbearable for our use of these streets. Without sidewalks, it will be dangerous for pedestrians to use these streets during the development for either recreation or transit. Dian and W. 15<sup>th</sup> are simply not designed to accommodate an additional 108 residences or 155 cars.

Additionally, Applicant is planning to widen Dian and W. 15<sup>th</sup> *only at the location of the Dian Street Villas* (as demonstrated in the below exhibit prepared by the Developers):<sup>4</sup>

the Application fails to address how widening Dian and W. 15<sup>th</sup> *only at the location of the Dian Street Villas*, will address the traffic control concerns. Below is the Applicant's conceptual Road Widening Reference Exhibit:

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<sup>3</sup> The Feasibility Study specifically states: "The conceptual site plan proposes two driveways from Dian Street and no driveway access from West 15<sup>th</sup> Street." (See Feasibility Study, pg. 1). It is not clear whether the Developers have updated the site plan with the TDHCA to reflect the additional access from W. 15<sup>th</sup> Street, as promised in the community meetings.

<sup>4</sup> This excerpt was obtained from the Dian Street Villas presentation at a community meeting in or around April 2020.

**Roadway Widening Reference Exhibit**



**Existing Pavement Width - 20' to 23' +/-**  
**Proposed Width - 40'**  
**No Change to Adjacent Properties**

Applicant has not addressed how the widening of the streets immediately adjacent to the Dian Street Villas will maintain the undersigned’s access to their homes or address any of the traffic concerns the neighbors have raised. Applicant and Developer have not submitted a traffic study or other support for their contention that the partial widening will support the additional residents. Furthermore, the Applicant failed to mention any approvals, permits, or authorizations needed from the City of Houston to complete the widening of these streets – and, more specifically, widen the streets only at the point of the development.

Neither the undersigned nor the neighbors listed below are traffic experts; yet, it is not difficult to foresee that the partial widening will result in bottlenecking around the area of the Dian Street Villas. Moreover, as Applicant has proposed to add street parking along the areas of the widening, it is possible that the benefit of the widening will be eroded by the parking spaces.



As it currently exists, two vehicles – especially a passenger and commercial vehicle use the entire width of the roadway. A partial widening of Dian and W. 15<sup>th</sup> would not solve the problems currently faced by the neighbors. In short, the neighbors already have concerns about traffic – the widening does not address how an additional 108 residences will be accommodated on these streets.

Even without the development, the residents have concerns about traffic in the area:

**Resident 1:** *Traffic on 11th is VERY heavy and backs up M-F from TC Jester to Durham every day now before and after work hours. I don't see how it could handle any additional traffic. What will end up happening is Bay Oaks will get worse than it is now. The traffic on this street is growing all the time and I can't imagine what it will be like with a huge multi-family complex. There are cars one after the other and they drive fast.*

**Resident 2:** *I have lived in 77008 for almost six years now as a tenant at an apartment and as a homeowner. Consequently, I've witnessed a heavy increase in traffic throughout the Heights, especially on Durham, North Shepherd, 14th and 15th Street. There are also two new apartment complexes still under construction on Shepherd and Durham. The amount of traffic these will add has yet to be felt.*

**Resident 4:** *I completely agree with other speakers who talked about a potentially crazy traffic on the 15th, 14th and Dian streets. Sure, a right turn to Durham will be a big deal, no way to cross Durham. I would like to add that traffic on Durham and Shepherd is already very heavy. I bought my house at 913 W 16th St. eight*

years ago. I drive frequently to Kirby and Allen Parkway and noticed that before it took me about 8-10 min to get there, now it can take up to 30 minutes (especially if there is no luck with the railway crossing); no attempt to take different roads is a success. Sometimes to make a turn from Durham to Kirby can take 15 min. Right now, there are huge apartment/condo complexes under construction on Durham and Shepherd. When they are done, Durham will become a complete disaster for drivers. To add another big complex to this traffic problem does not look reasonable to me at all. Hopefully the City of Houston cares about all its residents, including us.

**Resident 6:** Even without pedestrians on the street, it's very common to see bottlenecks if street parking is being utilized or it happens to be trash day. This is a major issue and an accident will occur. This doesn't even touch base on the fact that Dian St dead ends two blocks in either direction. Or the fact that 14th St and 15th St dead end a couple hundred yards away from the proposed site.

**Resident 7:** Further, the proposed site for Dian Street Villas is three blocks from the main thoroughfare (Durham) and any associated traffic is expected to use the roads shown in the diagram (W 14th, W 15th, Beale, Dian). I do not support any multifamily dwelling, including Dian Street Villas, due to the public safety issues directly related to vehicle traffic on the current neighborhood roads.

**Resident 9:** This whole project is a terrible idea for our neighborhood. Traffic will be horrendous.

**Resident 15:** Yet there are no plans to double the width of 14th and 15th or the rest of Dian which are expected to carry the same amount of traffic; the idea that only doubling the width of Dian at the project will accommodate the traffic is ludicrous on its face.

**Resident 16:** As is well documented, Dian is only 20 feet wide and the development's plans only widen Dian and 15th in front on the complex. This does nothing to address traffic concerns in the greater area. There will be more than 100 cars traveling to and from this complex and those cars will likely use Wynnwood/Dian, 14th or 15th to access the site. Considering the intersection of 15th

and Durham does not have a light, drivers will probably use 14th and turn on Dian, or use 11th to gain access to Wynnwood/Dian. None of the streets is wide enough to accommodate this level of traffic, especially if any cars are parked on the side of the road. As it is, only one car can pass if there is a parked car in front of a house.

### ***Dian and W. 15<sup>th</sup> struggle to accommodate the parking demands of the current neighborhood***



*Example of pinch point caused by parallel parking along Dian Street*

Parking for residents and guests is limited along Dian and W. 15<sup>th</sup> streets. While the surrounding neighborhoods are comprised of primarily single-family homes, these homes are built to the lot lines and have limited parking for residents and their guests. Guests of these homes typically park on the street. In fact, residents will also park on the street. The bottlenecks caused by the residential parallel parking and the narrow streets leads to traffic backups. As shown in the image to the left (which verifies the comment of Resident 16 above), when cars are parallel parked on both sides of Dian or 15<sup>th</sup>, as is allowed and frequently happens, only one car can pass between the cars at a time.

The bottlenecks are even more apparent on trash collection days when the narrow streets are filled with the large City of Houston trash cans. As demonstrated below, the trash cans, parallel parkers, and general traffic cause congestion throughout this area. And, as the streets currently exists, garbage trucks have a tough time navigating the tight turns and squeezing through the traffic.



A garbage truck squeezes through at W 15<sup>th</sup> and Dian Street

While the Applicant’s parking plan arguably meets City of Houston parking requirements, the neighbors submit that it is short-sited and underestimates the actual parking needs of the Dian Street Villas. In their plans, the Applicant has not allocated for sufficient parking for both guests and residents of the Dian Street Villas. When the neighbors addressed the parking concerns with the Developers, the Developers dismissed the concerns. While there may be sufficient parking for residents of the Dian Street Villas, there is not sufficient parking for guests (and, in fact, the parking problems experienced by the neighbors confirm this fact). When asked about guest parking during one of the neighborhood meeting, the Developers stated that people in efficiencies did not have parties and they did not think guest parking would be an issue. Further, they explained that parking stickers would be required for all guests. While the Developers gave the rule, they did not explain how the rule would be implemented. Nevertheless, any rule imposed by the Dian Street Villas would not apply to street parking. As such, there will continue to be street parking along Dian and 15<sup>th</sup>, which will further limit the width of these street and impose a great burden on the neighbors.

	Existing	Townhouses	DSV
homes	n/a	40	108
bedrooms	n/a	120	132
occupancy (estimated max)	n/a	140	152
resident vehicles (estimated)	n/a	80	138
onsite visitor/guest parking (estimated)	n/a	4	22
additional on-street public parking*	n/a	no	yes
trip generation (AM Peak)	n/a	34	52
trip generation (PM Peak)	n/a	40	63
driveways (15th Street)	1	12	1
driveways (Dian Street)	4	2	2

Residents are already concerned about the current parking situation:

**Resident 11:** *Parking is problematic on Dian Street. There is very little space for parking and what is there the people that live on the street use constantly. I live at 1419 Dian and there are four houses on one big lot, and we use the street parking for all of us.*

***Dian and W. 15<sup>th</sup> are Insufficient to Accommodate the Construction Traffic***

The Application does not address the order in which these improvements will occur. But it cannot be overlooked that W. 15<sup>th</sup> and Dian would struggle to accommodate the additional traffic required by construction vehicles for this project. Given the number of single-family homes and small children in an area with narrow streets and no sidewalks, construction vehicles pose a threat to the neighbors. As noted below, the garbage trucks already fill the streets. There is no plan for accommodating the additional construction trucks and local traffic.



Area residents have voiced specific concerns regarding the construction period of the Dian Street Villas:



**Resident 3:** *Accessing the neighborhood via 15th street would be virtually impossible with the influx of traffic—especially during the construction of the project. 15th Street is only two lanes, and there is only a stop sign where it meets Shepherd. I'm not even sure there's enough room for construction vehicles to get in and out without smashing into cars parked along the street.*

**Resident 10:** *Not sure if it's too late for this, but I saw a post on Nextdoor where they were complaining about the street closures the apartments at 15th & Shepherd are causing. I think they mention it being over a year without access to 15th street around that area. That got me thinking about what street closures Dian Street Villas is going to cause. It's a pretty big development so I'm sure they are going to have to close some street or at least some lanes. So, anyway, that would be one of my concerns if the project moves forward.*

### ***Dian and W. 15<sup>th</sup> are Residential Streets and Not Designed for High Density Development***

The proposed Dian Street Villas is surrounded by single family residences. W. 15<sup>th</sup> and Dian are not the major thoroughfares like Shepherd and Durham, which are several blocks away from the proposed site. Shepherd and Durham were designed to accommodate additional traffic and be major thoroughfares. Meanwhile, W. 15<sup>th</sup> and Dian are also used by pedestrians, walkers, recreational cyclists, and children playing. These streets and the surrounding communities are not designed specifically and solely for traffic management. The neighbors justifiably have immense concerns that the addition of the Dian Street Villas

**Resident 12:** *This area cannot handle the increase in traffic. As it is, the existence of sidewalks is inconsistent, so most people walk in the streets, including dog walkers and stroller pushers. The children on Dian street play in the streets because of the absence of sidewalks. I can't imagine what effect the increase in traffic would have with 100 more families on a three-block long street. The streets are very narrow. A large apartment complex should not be built on a small residential street.*

**Resident 14:** *Additionally, there is already traffic on Dian Street, which is narrow and had no sidewalks where cars routinely speed. I have witnesses that cars speed around the corner from Wynnwood onto Dian Street, presenting a serious hazard for anyone walking or biking on the*

street. Adding 100 units to this neighborhood will make traffic even more unsafe for the people who walk and bicycle in the area because the surrounding streets are incapable of handling an increased volume of cars. Further, the streets are not capable of handling any guests' cars who may visit the proposed building because there is nowhere to park at the facility or in the neighborhood. Mitigation efforts such as speed humps would be insufficient to solve the actual problem, which will be cars parked on the street and the added congestion from numerous vehicles driving down the street.

**Resident 1:** For the first time in 24 years I have had to purchase one of the SLOW DOWN signs to put out when my youngest child is out in the yard due to the dramatic increase. It is VERY difficult to cross Durham at 12th due to all of the traffic- we go that way to cross and walk to Love Park. We literally have to wait for a gap in the traffic and RUN across the street.

**Resident 2:** We are one of the many families who walk with a baby and a dog every day. Walking on the sidewalks is a challenge and not always possible. Some lots do not have sidewalks, and others have cars or bins blocking the pathway. A massive influx of people for an apartment complex is only going to exasperate the situation. Whether or not a single street is widened, or sidewalks are added, many other streets can barely handle two cars at a time and will not be able to handle extra cars, bike riders, and walkers.

**Resident 3:** These are small streets with no sidewalks. Our neighborhood has seen a rapid increase in the number of residents over the past 7-10 years, and the streets are already strained to accommodate the current population. Placing 100 families on a small plot of land in the middle of the neighborhood with no direct access to a major thoroughfare would be disastrous and particularly dangerous for pedestrians and pets. As I understand it, this location would be zoned to Love Elementary, which is not a safe walk for kids. Not only would they have to walk down (increasingly crowded) streets with no sidewalks, but they would also have to cross two very busy streets (Shepherd and Durham) to get over to the campus.

**Resident 5:** Our neighborhood is very active, and individuals and families are always on the street dodging commercial and residential traffic because of the lack of sidewalks within the area. Adding 100+ residents

*without addressing the underlying pedestrian and vehicle traffic issues will only enhance our safety concerns.*

**Resident 6:** *There are many reasons that cause me to make this conclusion. However, the traffic impact and pedestrian safety is easily the biggest concern. As you may know, all streets in this neighborhood are 20 feet wide or just under. Additionally, the large majority of streets do not have sidewalks at all and if they do its only on one side. Now most importantly, all of the available sidewalks are unusable. This is due to the fact that everyone's driveways are very short, and they are forced to park their cars in a spot that blocks the sidewalks. Thus, every single pedestrian is forced to walk on the street. Which in turn causes bottlenecks as its impossible for two cars to pass at the same time. Simply put, application #20116 would create major hazards to any and all pedestrians in the area. As mentioned earlier, I adamantly oppose this application.*

**Resident 9:** *Safety of walking our dogs, bike riding .... will create such a safety issue for the neighborhood.*

**Resident 11:** *The traffic is incredibly dangerous with speeding and often total disregard for traffic laws...to top it off, we have no sidewalks. So, when we are all out walking our dogs, taking our children out in strollers, riding bikes or just going for a run, we are dodging traffic and often are getting run off the road. Adding 200 more cars to our neighborhood will be deadly... The congestion will be horrendous and unmanageable.*

**Resident 15:** *Most of Dian, 14th and 15th do not have sidewalks; the volume of traffic generated by the project represents a daily threat to the current and new residents, their children, their dogs to safely traverse their neighborhood.*

**Resident 16:** *Our neighborhood has seen an influx of families since I moved in a little more than 5 years ago and the increased traffic will all but put an end to any foot traffic. You will not see families out walking, pushing strollers, or pulling wagons because it won't be safe for the majority of the road.*

**Resident 17:** *If we add additional 50-100 people with cars to our neighborhood, then it will become absolutely unsafe for many of us with kids to walk outside because:*

- a) *even with recent replacement of the roads in the neighborhood, the maximum width added in some areas is no more than 2 inches. That additional width could've potentially been helpful for downtown streets but definitely doesn't do much for a residential neighborhood with heavy pedestrian traffic;*
- b) *this neighborhood is located next to the bayou walk which brings lots of folks to our streets for parking already and walking already; and,*
- c) *there are only partial side-walks available here and there but for the most part we are walking along the streets with strollers, toddler car toys etc.*

**Resident 18:** *We have been a local resident to the community for over 6 years and want to share my opposition to the Dian Street Villas. With 2 little girls, daily walks and bike rides our community simply cannot take the influx of traffic and cars. A child may get hit or worse killed. Our neighborhood is small and has small streets.*

**Resident 19:** *As a property owner and parent of two small children, I am concerned about the increased traffic on W15th and surrounding streets due to construction and the potential addition of 100 apartment units in a neighborhood that is primarily composed of individual and free-standing homes. The plans proposed and submitted do not include adequate sidewalks - presenting safety and well-being concerns for neighborhood residents. The neighborhood has limited street parking options and adding 100 apartment homes increases the likelihood of street parking being unavailable along with the safety concerns I mentioned.*

**Resident 6:** *I'm writing you to voice my opposition to application #20116 (Dian Street Villas). I live directly across the site at the northeast corner of 15th and Dian St. With that said, I believe I have a strong knowledge of the neighborhood's capacity to take on a development of this size. I strongly believe in mixed-income housing but only when it meets basic*

*requirements. Unfortunately, the immediate area of 15th and Dian is well below the threshold to feasibly construct a multi-family development. Lastly, there is zero ability to expand these streets as the homes sit just feet away from their property lines.*

**Resident 7:** *It seems like the neighborhood roads were not designed for dense row housing as is common today. Adding multifamily dwellings would further increase population density on streets that are not designed to handle this amount of vehicle and pedestrian traffic.*

**Resident 8:** *A 100-unit apartment complex in the middle of the single-family homes is poor planning. I am opposed to the construction of the Dian Street Villa in the middle of single-family homes. We are not opposed to the new development on the edges of the neighborhood on wide streets such as on Shepherd/Durham Drive and on 19th street.*

### ***Traffic Calming Measures Have Not Been Fully Vetted***

Applicant has proposed several potential traffic calming measures. However, the Application does not state whether these measures have been approved by the City of Houston; provide support in the form of a traffic study for these measures solving the traffic problems; and provide any requirements necessary from the City of Houston to approve these options.



While the addition of 4 way stops along W. 15<sup>th</sup> and W. 14<sup>th</sup> will slow down traffic and allow for traffic to more easily cross (currently, these are 2-way stops on Dian and Prince), it will slow down the flow of traffic leaving the neighborhood. Also, as Dian and 15<sup>th</sup> will only be widened in front of the proposed development, the traffic will likely back up at these spots.



Dian Street at 14 ½ (where it dead ends)

Traffic calming and control is also difficult because Dian Street dead ends about 2 blocks from the proposed development. At the dead end, it turns into Wynnwood Lane, which is exclusively single-family residential. This alternative exit from the Dian Street Villas, will push additional traffic through 20-foot residential streets without sidewalks or curbs and exposed ditches.

Further, resident input on the addition of speedhumps on Wynnwood has not yet been obtained or solicited. At this juncture, we do not know if the speed humps along Wynnwood will be approved – or even what is required for approval. Moreover, Wynnwood is the route most

frequently used by emergency medical services to access this area. Speed humps on Wynnwood would slow access by emergency medical services. Moreover, the U.S. Department of Transportation Federal Highway Administration discourages the use of speed humps as a traffic calming measure on streets providing emergency access.<sup>5</sup> Based on the information available to the neighbors and the undersigned, the Developer has not considered the EMS routes when proposing the traffic calming measures.

**Resident 5:** *Traffic mitigation issues such as Stop Signs will not only have a negative impact on the homes surrounding the proposed street signs, it will make crossing Durham during high traffic times nearly impossible with the increased vehicle traffic.*

**Resident 7:** *I am concerned for the public safety of motor vehicles and pedestrians traveling in the space: narrow paved roadway. There is no consistent sidewalk system throughout the neighborhood, the roadways are narrow, and are common to vehicles in motion (two way traffic throughout the neighborhood), vehicles stopped (street parking directly in the travel lane since there is no shoulder or wide streets to park out of travel), and pedestrians. Proposed traffic mitigation (speed bumps, stop signs) are already in place and do not sufficiently add public safety.*

### ***Neighbors Request Careful Consideration of the Flood Mitigation and Drainage Plans***

The neighbors are not engineers; however, many lived in these homes during Hurricane Harvey. They are concerned at the impact this development will have on the drainage in the area. Additionally, they are concerned that the proposed underground detention is the minimum required. Further, after recent street improvements made by the City of Houston, water does not drain as it should towards Turkey Gully. Rather, it pools in many of the driveways. While the residents recognize these are anecdotal points, they raise concern for the project.

Regardless of the neighbor's engineering acumen, what is undisputed is that a major portion of this project is within the 100-year flood plain. While this does not preclude the project from moving forward, it does raise questions concerning the appropriateness of this project for this particular location.

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<sup>5</sup> See Table 3.1, Likelihood of Acceptability of Traffic Calming Measure, located at: [https://safety.fhwa.dot.gov/speedmgt/ePrimer\\_modules/module3.cfm](https://safety.fhwa.dot.gov/speedmgt/ePrimer_modules/module3.cfm) (last accessed on June 19, 2020).



*Dian at Wynnwood during Hurricane Harvey*

**Resident 1:** *This street is also in the 100-year flood plain and DOES FLOOD. Additional building and taking away of green space will increase flooding - I know this to be true. My home flooded for the first time during Tropical Storm Allison after TC Jester was extended to 18th street and large wooded areas were cleared out and used to build an Albertsons (which is now the storage facility). With more and more overbuilding the water has nowhere to go.*

**Resident 4:** *My property is located in the middle between our bayou and Dian. At the time of Harvey, I was warned to be ready for an evacuation because the 16th Street was flooded. My garage was flooded, and water was underneath my house. Sure, everything to the west, plus 2 houses to the East were flooded as well. After Harvey only around or across my house (from the bayou to Dian) 13 new 3-4 stories family houses have been built or are under construction. I try not to think what can happen in case of a new Harvey. To add a new big apartment complex will aggravate the situation.*

**Resident 11:** *I personally know that our lot, adjacent to the south to the project, floods terribly. We all have flooded at least once in the past 5 years and one house has flooded 3 times. We have a severe water issue.*



Our lot is 5 feet lower than the street and the east side of Dian has absolutely no drainage of any kind so all the water from across the street flows directly into our property. The north side of our property is also lower than your property and if the lot is raised even inches...we will get inundated with water. And my neighbors behind me next to Turkey Creek flood terribly and the project proposes to funnel all the water from their retention area out to Turkey creek further causing significant flooding. I might add that the builders told us that they are working with the owner of the property between the project and the creek. I spoke to the owner and she has never talked to them and she would never allow them to have massive water go over her business. Flooding in our neighborhood after Harvey was devastating and entire areas had to have high water rescues...There is no mitigating water to keep things from flooding with a giant concrete apartment building in the middle of flood zones.

**Resident 14:** I am particularly worried about an increase in traffic and possible flooding as a result of putting 100 units on a parcel of land that is extremely small. During Hurricane Harvey there was widespread flooding in this area and Dian Street barely escaped. I watched nervously as the flood water rose up Wynnwood Lane and came within about 20 feet of my home, basically the width of the narrow street. While Dian Street stayed dry, rescuers were launching boats into the neighborhood from the intersection of Dian St. and Wynnwood. The addition of this project to the neighborhood will surely have an adverse effect on flooding.

**Resident 15:** The only entrance for this project is off Dian. Why? Because TDHCA rule prevents a driveway being added where a 100-year flood plain exists. The developer's solution to mitigate flooding is a 50,000-gallon underground tanks under the building at a cost of \$500,000 – that's some impressive engineering to solve the problem of placing an apartment building of this size in a 100-year flood plain yards from a gully! Because it's a terrible location. 14th, 15th and Timbergrove flood (Turkey Gully feeds into White Oak Bayou), yet Harris County Flood Control District has not been made aware of this project. The drop in elevation from Dian to Turkey Gully is 5 feet! Runoff and flooding are real issues for nearby residents. This is important because while the project may claim it is mitigating flooding for the project, it's not mitigating it for the area.

**Resident 16:** The City of Houston recently repaved Dian. While a smooth surface now, there is no longer a height difference between my driveway

*and the street. During a hard rain, water now collects in my driveway rather than draining west to follow the downward slope of the road toward the bayou. We do not have storm sewers or ditches. Adding a large complex and potentially changing the elevation, regardless of promises made by the developer to ensure no disruption to existing runoff pathways, will negatively affect the ability of floodwater to effectively drain toward the bayou. Our neighbors on the west side of Dian, who will be to the south of the development, will certainly be negatively impacted by flood runoff and will experience water in their yards and houses.*

**Resident 19:** *The proposed and submitted plans do not include adequate flood mitigation plans and is located in the 100-year flood plain. During Hurricane Harvey, w 15th flooded up to and including much of the area included as part of this proposed housing unit. The additional construction of these apartment units with the inadequate flooding mitigation puts existing homes at a higher risk for flooding.*

### ***The Neighborhood Schools are Not Prepared for Additional Children***

While the Application claims that the local schools have capacity to handle additional students that a family residential development would bring, the neighbors with children in the schools (or planning to attend the schools) do not agree. The neighbors report waitlists for various grade levels and overcrowding. Additionally, the neighbors are concerned about the quality of the zoned schools and the prevalence of private education for many of the children in this area. The schools must be improved before additional children can be placed in them. Furthermore, improvement of the schools would lead to a more diverse population as more residents opted to send their children to the schools.

**Resident 1:** *The only nearby school is Love and it is small. They will over crowd quickly. Sinclair is filled and will not be able to handle more kids.*

**Resident 3:** *Love Elementary is a struggling school, with abysmal test scores far below the state average (20 percent proficiency in science, 27 percent in reading and 40 percent in math). Most of the residents in our neighborhood who have school-aged children send them to private schools. The children in affordable housing need to have access to the best HISD has to offer. Unfortunately, our neighborhood doesn't fit that bill at all. The middle school and high school are not high performing*

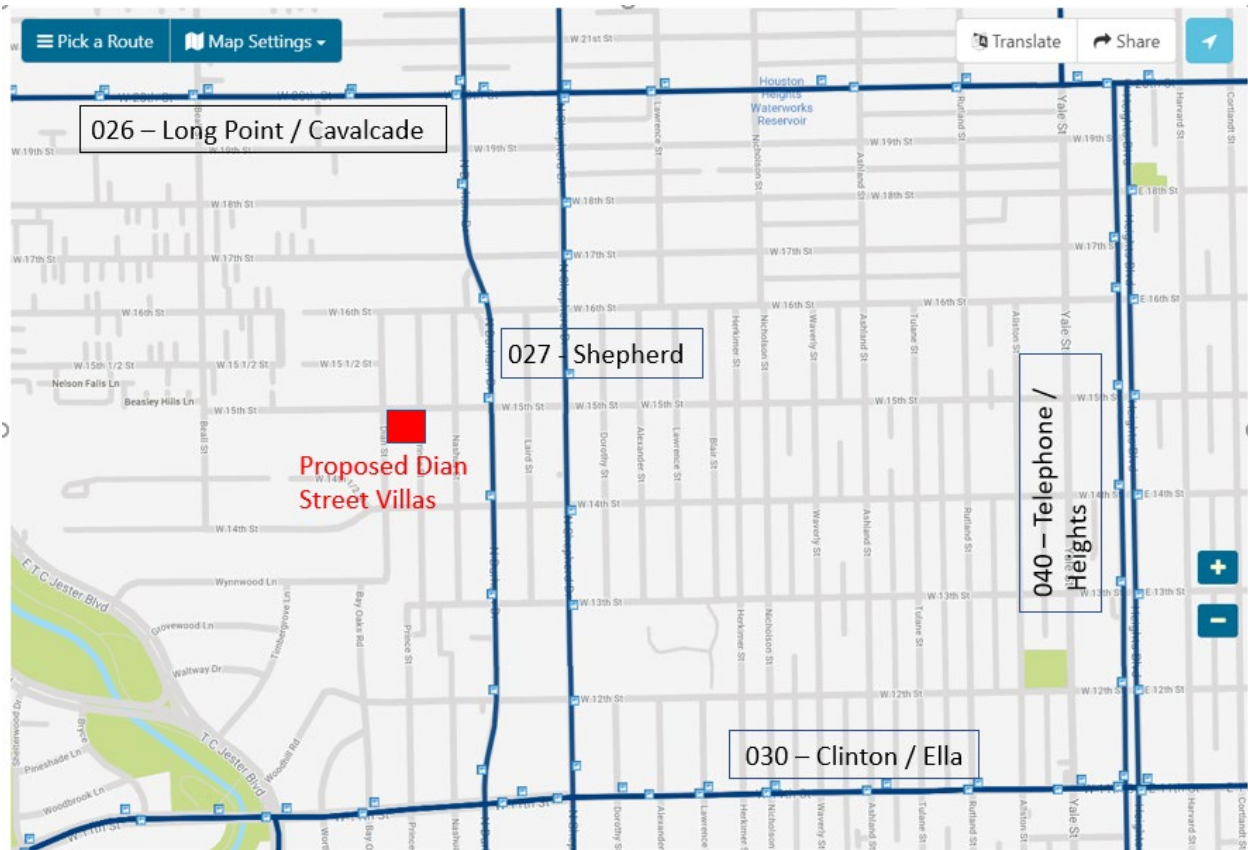
*either. I personally wouldn't even consider sending a child to any of them. Why should the Dian Street Villas residents be forced to?*

**Resident 11:** *As an HISD teacher, I know that all three schools that we are zoned for on Dian are well over capacity and no one from this project has had a conversation with Love Elementary, Hamilton Middle School or Waltrip High School. Adding more children to an already overcrowded school is a horrible idea and will put any children at a disadvantage.*

**Resident 17:** *Based on the presentation by the developers a few weeks ago, it looked like the financial side of the plan has been thoroughly thought out. However, there was no factual evidence that any specific research has been completed in the following areas: sewer/water systems, traffic and schools. Perhaps if the developer was able to conduct the various studies and provide documented proof that all of these items will not become a concern then it will make this development more feasible. [...] Current wait time for any local zoned schools is between 1 to 2 years. Adding this much population to the area in addition to the apartment complex that is being built on Shepherd and 14th St will make it impossible to enroll into any local public school. As a single mom of a 1.5yo toddler I will be forced to add \$1500-2000k to the monthly budget to accommodate school arrangements in the near future.*

### ***Public Transportation is Not as Readily Available as it Appears in the Application***

Applicant attests that the Dian Street Villas have ample access for public transportation. While the Dian Street Villas does have access to 4 bus routes, these routes are BLOCKS away along 20-foot-wide streets with no sidewalks. The closest route is 027, which leads to the George R. Brown Convention Center, through the middle of downtown, and the Eastwood Transit Center. This route is 3 blocks away on streets without sidewalks and with increasing traffic. Other routes are 6-7 blocks away – as much as .5 miles away from the Dian Street Villas. In contrast, The Ella has a bus stop on the corner where it is located.



**Resident 1:** *Public transportation is mediocre at best. There are some bus stops, but I can't say I see the service running all the time. My son used to walk from Bay Oaks down 11th to Heights High School with the hopes of the 30 passing by so he could get on part of the way. Most of the time he walked the whole way.*

**Resident 2:** *Regardless of the good intentions of affordable housing, the tenants will experience worse complications and frustration with an already overwhelmed infrastructure that the neighborhood currently has now. More people will be put at risk as a result.*

**Resident 11:** *There is no room for tenants of the apartments to park and it's unbelievable that the proposal suggests this. It isn't possible. Any public transportation is 6 or 7 blocks away, depending on which side of Shepard or Durham you are going. And there are only two lines that go through our area, so this project is not convenient for people using buses.*

***Community Input Points Should Not be Awarded as Requested Because No Opportunity for Community Input***

Residents learned of the Application and proposed Dian Street Villas through an article published on February 19, 2020, in The Leader, a local community newspaper. On information and belief, the surrounding civic associations, such as Shady Acres Civic Association and Clark Pines Civic Association, were not contacted by the developers until March 2020. Unfortunately, it was already too late for the residents to contact their elected representatives and request that they oppose the Development. On February 19, 2020, the City of Houston passed a resolution in support of the Dian Street Villas:

City of Houston, Texas, Resolution No. 2020- 1

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

WHEREAS, the City Council (the "City Council") of the City of Houston (the

PASSED AND ADOPTED this 19<sup>th</sup> day of February, 2020.

  
\_\_\_\_\_  
Mayor of the City of Houston

Similarly, the points for a letter from a state representative (QAP §11.9(d)(5)) should not be awarded for failure to comply with the rules. Like the support from the City of Houston, support from Representative Anna Eastman was obtained on February 25, 2020, before many of the constituents were aware of the proposed project.

# Texas House of Representatives



ANNA EASTMAN  
DISTRICT 148  
HARRIS COUNTY

February 25, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Dian Street Villas in Houston, Texas, TDHCA Application #20116**

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the CSH Dian Street Villas, Ltd. request for an allocation of tax credits from the Texas Department of Housing and Community Affairs to finance the development of Dian Street Villas, TDHCA Application #20116.

Section 11.9(d)(5)(A) contemplates that constituents should be consulted in determining whether to submit a letter of support. “Therefore, it is encouraged that letters not be submitted well in advance of the specified deadline *in order to facilitate consideration of all constituent comment and other relevant input on the proposed Development.*” § 11.9(d)(5)(A). Representative Eastman does not reference any input from constituents in her letter of support. Of course, the overwhelming majority of her constituents did not learn of the project until after the letter was written.

The residents submit that two points should be deducted from letters of community support attached in accordance with section 11.9(d)(6) because two organizations are outside the Primary Market Area. Specifically, Harmony House (located at 602 Girard St., Houston, Texas 77007) and Ronald McDonald House Charities (located at 6300 West Loop S., Suite 288, Bellaire, Texas 77401) are outside the market area. Harmony House is located approximately 6 miles from Dian Street Villas and Ronald McDonald House Charities is located approximately 9 miles from Dian Street Villas).

Notably, Dian Street Villas claims no points for support from a Neighborhood Organization in accordance with section 11.9(d)(4):

\*\* Note that resolutions are due February 28, 2020

2	Quantifiable Community Participation - §11.9(d)(4)	
<input type="checkbox"/>	Application expects to receive QCP points.	Points Requested <input style="width: 50px;" type="text"/>
** Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!		

Residents submit that there is no neighborhood support because none of the nearby neighborhoods knew about the development until after the February 28, 2020 deadline. Further, now that the neighborhoods have learned of the proposed plan, they have submitted letters in **opposition** – not support of the Dian Street Villas. Copies of the letters in opposition from Shady Acres, Clark Pines, and Super Neighborhood 15 are included with this packet.

The residents are now complaining about the lack input. In an article dated April 23, 2020, The Leader questioned whether Representative Eastman and Councilmember Abbie Kamin sought input from constituents before submitting letters of support or voting on the City of Houston proposition.<sup>6</sup> According to the article, Councilmember Kamin started working to facilitate communication between the developer and the neighborhood associations. Unfortunately, this communication did not begin until *after* the councilmember supported the project.

In short, the Applicant’s community support is comprised of the support from the City of Houston proposition and a letter from Representative Eastman obtained without (or with only limited) consultation with constituents and a letter of support from one community organization in the Primary Market Area. *Dian Street Villa’s application as publicly available does not include any letters of support from the surrounding neighborhoods.*

### ***The Dian Street Villas Is Not an Effective or Efficient Use of Tax Dollars***

Generally speaking, the Application and the project does not make financial sense. On a very basic level the project is more costly than other proposed projects and overlooks some basic considerations in planning. For instance, in considerations for the widening of Dian Street, the Application notes the costs associated with the widening and some utilities; however, the Applicant overlooks the cost of burying or relocating the electrical lines that interfere with the widening of Dian Street. Furthermore, based on the plans provided, the Dian Street Villas will spend approximately \$1.5 million to prepare the site for the development. (See Exhibit G, Feasibility Study for Dian Street Villas).

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<sup>6</sup> The article may be found at: <https://theleadernews.com/community-grapples-with-affordable-housing-project/> (last accessed on June 18, 2020)

Moreover, based on information and belief, the residents are concerned that the Applicant is paying more than market value for the property where the Dian Street Villas will be constructed.

### ***The Neighbors Support Project 20138, The Ella, 1718 W. 26<sup>th</sup> Street***

The neighbors recognize the need for affordable housing within this Primary Market Area. As such, the neighbors support The Ella, (Project 20138). As The Ella and the Dian Street Villas serve the same market area, the neighbors submit that only one of these projects should be selected and that The Ella should receive the award.

As an initial, The Ella is located at the intersection of a major thoroughfare and in a mixed-use area. On the satellite imagery, it is noted that the development is located next to Ella Blvd., which is a 4-lane road. It is also immediately behind Memorial Hermann Hospital and adjacent to other shopping centers. While there is single family residential nearby, the proposed development is not interfering with the neighborhood's walkways and contributing to congestion.



Notably, The Ella will not require street widening to comply with City of Houston building regulations. Based on the review of the feasibility studies, The Ella



requires less preparation work for the site itself. More funds can be spent on development of the building and the project rather than preparing the site for the building. The residents of the Primary Market Area request that The Ella be awarded funds.

In discussion, the neighbors desire for The Ella to be built:

**Resident 15:** *In the last 10 years it has totally changed; the neighborhood is filled with families and young people who walk, bike, jog with kids and dogs and it's awesome. \$11 million of the \$30 million budget comes from community development block grants; but none of this money is actually going to the community. 600 households with a yard sign to express their opposition. 650 people have signed our petition. 210 people on our email distribution list. Dozens of neighbors have attended the meetings we have held to date. All of the other proposed and existing affordable housing projects in Northwest Houston are off major 4 lane divided roads with sidewalks; this one is not. There are 2 other affordable housing projects proposed for this area, rejecting this one in its current format does NOT reduce the amount of affordable housing to be built. The other 2 projects in District C can be built AND this project can be developed as affordable homes – a win for everyone. Pertinent news articles are located here:*

<https://www.houstonchronicle.com/news/houston-texas/houston/article/City-plan-to-expand-affordable-housing-will-rely-13656027.php>

<https://www.texasobserver.org/community-land-trust-texas/>

**Resident 18:** *If the community off 20138 Ella was approved, we suspect the opportunity to have wider streets and less family populations (on feet at least) would be better and make a more sense. Please reconsider the construction of the Dian Street Villas for our neighbors and families' safety.*

## **Conclusion**

We therefore believe that the Application and the Feasibility Study do not sufficiently address the traffic, flooding, pedestrian safety, schools, public infrastructure, and community issues resulting from the proposed construction of the Development and, in any event, that the Property is both inappropriate for the housing use described in the Application and that the issues described herein cannot be adequately mitigated. 10 TEX. ADMIN. CODE § 11.101(a)(2)(K). In the event they


can be adequately mitigated, the Applicant has submitted no documentation demonstrating reliable support or professional opinions for how such issues can be adequately mitigated.

We are gravely concerned that, if this Application is funded, without more action by the Applicant to address these concerns, that the Development will be fatal to our attempts to maintain or improve the general welfare of the neighborhood.

We therefore request that this comment and opposition be admitted and that the 4 points awarded to the Applicant under section 11.9(d)(4) of the QAP be changed to 0. 10 TEX. ADMIN. CODE § 11.9(d)(4). In addition, the Organization requests that 1 point be subtracted from the score under section § 11.9(d)(6). 10 TEX. ADMIN. CODE § 11.9(d)(6). In the event that funds are to be awarded to the Developer, then we request that such funding be conditioned upon the Developer satisfying our access and safety concerns expressed herein.

We are prepared to provide additional information with regard to this comment and opposition. In addition, we reserve the right to supplement this comment and opposition to the Application. This comment and opposition are based on the Application, the Feasibility Study, the Developer's representations, and the neighbor's personal experiences living in this neighborhood.

Kind regards,



Cassandra M. McGarvey

Submitted on behalf of the following residents:

Nicholas Belcher  
1534 Nashua Street  
Houston, Texas 77008

Darrel Brandes, Jr.  
1710 W. 15<sup>th</sup> Street  
Houston, Texas 77008

Keith and Sadia Turner  
1504 Dian Street  
Houston, Texas 77008

Jason Shaughnessy  
1709 W. 15<sup>th</sup> Street  
Houston, Texas 77008

Kendall Foy  
1709 W. 15<sup>th</sup> Street  
Houston, Texas 77008

Bobby Speer  
1422 Dian Street  
Houston, Texas 77008

Ryan Neyland  
1711 W. 15<sup>th</sup> Street  
Houston, Texas 77008

David and Kelly Morrissett  
1436 Dian Street  
Houston, Texas 77008

Krisan Seguette  
1510 Dian Street  
Houston, Texas 77008

Matthew Vaclavik  
828 W 16th Street  
Houston, TX 77008

Jeanette Dorman  
1615 W 15th Street  
Houston, Texas 77008

Andrew Johnson / Lydia Davies  
918 W 16th Street  
Houston, Texas 77008

Tamara Alikhanova  
913 W 16th Street  
Houston, Texas 77008

Amanda Copperthite  
1901 W 15th Street  
Houston, Texas 77008

Anthony & Tracey Scott  
1947 W. 15th Street  
Houston, Texas 77008

Rebecca Masson  
1701 W 15th Street  
Houston, Texas 77008

Fluff Bake Bar  
1701 W 15th Street  
Houston, Texas 77008

Connie Raspberry  
1115 Bay Oaks Road  
Houston, Texas 77008

John & Jessica Haponik  
1708 W 15th Street  
Houston, Texas 77008

Daniel Stringer  
1906 B W 14th Street  
Houston, Texas 77008

John and Heidi Heinemann  
1428B Dian Street  
Houston, Texas 77008

Additionally, 698 residents signed an electronic petition to stop the Dian Street Villas. The petition, signatures, and comments may be found at - <https://www.ipetitions.com/petition/stop-dian-street-villas>. A copy of the petition and the signatures are included below to note their opposition to the Dian Street Villas.



The safety of our neighborhood is paramount. As residents, it is up to us to maintain the integrity of the little area that we call home. Our streets can not safely accommodate another large influx of dangerous traffic, our drainage infrastructure can not support a structure that is 15x the size of an average neighborhood home. We have not been given an adequate opportunity to express our sentiments, or discuss the facts with local officials. So, we must make our voices louder! Neighbors, please show

your support, and join me as we STOP Dian Street Villas!

\*Please save any donations that you wish to contribute for April 18th at 10:30am (yard sign pick-up)

## SIGNATURES

- Chris KimbleUnited States
- Cristina E KeetonUnited States
- Jordan ClementsUnited States
- Liping WuUnited States
- Herman JacobsUnited States
- Emily ByrdUnited States
- James Hunter MartinUnited States
- Terri morenoUnited States
- Kaitlin KemmerlyUnited States
- Sarah NepveuxUnited States
- Katherine AllenUnited States
- Rich KrugerUnited States
- Lauren branchUnited States
- Zach KrugerUnited States
- Stephanie BlackUnited States
- Daniel StringerUnited States
- Lori Romero-GeigerUnited States
- Bruno VazquezUnited States
- Kelli Regan
- Dillon B Rice
- Griffin C Rice
- William T Rice
- Stephanie Rice
- William M Rice
- Lincoln LaCourUnited States
- Kathie ForneyUnited States
- kathy m fritzCzech Republic
- Neel PatelUnited States
- Gregory dykesUnited States
- Nichollette WalshUnited States
- Milli kayUnited States
- Kathy ButcherUnited States
- Emily ButcherUnited States
- Kristin NashUnited States
- Pradeep NairUnited States
- Brittany HermannUnited States
- travis hermannUnited States
- MarcusUnited States
- Nicole BUnited States
- Timothy JohnsonUnited States
- celeste vermosUnited States
- Romero VUnited States
- Nathan MorrisUnited States
- NickUnited States

- Diane HUnited States
- David WeaverUnited States
- Jeanette MUnited States
- Nathan CUnited States
- Lisa LeGrangeUnited States
- Maryanne DeUnited States
- Peter EmersonUnited States
- Thomas VenableUnited States
- Kirk WUnited States
- MarshallUnited States
- Rachel SullivanUnited States
- Terry CUnited States
- Jack BroughtonUnited States
- Leslie HornsbyUnited States
- Christopher NUnited States
- Melissa HUnited States
- Logan ShacklettUnited States
- Lynne StimitsCzech Republic
- Barri LookeUnited States
- Josh WelchUnited States
- Kelly LookeUnited States
- Daniel AndersenUnited States
- Kristin HUnited States
- Kelli HansenUnited States
- Kaitlyn GogginsUnited States
- BRYAN STRONGUnited States
- Amanda DortchUnited States
- Kjetil B HaugenUnited States
- Sarah Guerrero HaugenUnited States
- Karen MartinezUnited States
- Garron EdgingtonUnited States
- James David MorrissettUnited States
- Austin MUnited States
- Jorge VUnited States
- Rachel JackUnited States
- BriannaUnited States
- Saul RUnited States
- clark familyUnited States
- Teresa MUnited States
- kyle rUnited States
- Crystal RUnited States
- Steve LUnited States
- melanie hUnited States
- BrettUnited States
- Matt BoudreauxUnited States
- Veronica RuizUnited States
- Amy SmithUnited States
- RickUnited States
- Tracie PlattUnited States
- GrantUnited States
- FranUnited States
- KevinUnited States
- ChrisUnited States
- mikeUnited States
- JohnathanUnited States
- KurtUnited States
- Sheila McGrathUnited States
- Beth JansonUnited States
- Peter KramanUnited States
- Gonzalo rUnited States
- Kenzie DUnited States
- James PUnited States
- Didi SanderUnited States
- Kelly FletcherUnited States
- RonUnited States
- seth mitchellUnited States
- jennifer trammelUnited States
- KyleUnited States
- Martin bUnited States
- jordanUnited States
- StephanieUnited States
- Clarence MaciosUnited States
- Patricia WUnited States
- steveUnited States
- TonyUnited States
- Sharon AUnited States
- Kelsey MUnited States
- Samuel ContaUnited States
- Jon BrandrickUnited States
- BrentUnited States
- Vesta GriffinUnited States
- Benjamin SchneiderUnited States
- Paul ParkerUnited States
- Sam AndersonUnited States
- Jennifer BrushUnited States
- Aubrey FullerUnited States
- Mark LaGrangeUnited States
- Stephanie BonnerUnited States
- Jeremy MontalbanoUnited States
- Bianca SmithUnited States
- Lisa GonzalezUnited States
- Collin SUnited States

- Maggie RhyneUnited States
- AndyUnited States
- Mark StoneUnited States
- BenjaminUnited States
- Brian SalatoUnited States
- Sylvia GaileyUnited States
- Kimberly Kleiser ElliottUnited States
- Jeffrey StreettUnited States
- Heith RaineyUnited States
- Colby KaminerUnited States
- Derrick McBreairtyUnited States
- Mark childsUnited States
- Cole Andrew CernosekUnited States
- Scott DouglasUnited States
- Jackie StapleUnited States
- Michael ChristmanUnited States
- Paul vansteenishUnited States
- Ander GonzalezUnited States
- Brett FordUnited States
- Amy FordUnited States
- Wesley WUnited States
- LindseyUnited States
- Harrison JonesUnited States
- Jenny MUnited States
- Charles DyerUnited States
- Mark WilliamsUnited States
- Devon AntonettiUnited States
- Shijin HuUnited States
- Andrew GenitempoUnited States
- Nancy GenitempoUnited States
- Harlan BlockUnited States
- Victoria SalatoUnited States
- MelindaUnited States
- Brad DeVaultUnited States
- Stephanie MilneUnited States
- Rusty MondelliUnited States
- Allie bassineUnited States
- Jeanette DormanUnited States
- Christina VenkerUnited States
- cristinaUnited States
- Shandi RamseyUnited States
- Stella ShenUnited States
- Colton WilliamsUnited States
- Brian JacksonUnited States
- Andrew HernandezUnited States
- Brittany HernandezUnited States
- Trisha MooreUnited States
- brady pUnited States
- SpencerUnited States
- Andrea SUnited States
- russellUnited States
- Jason RUnited States
- Kristene PhillipsUnited States
- Jordan TUnited States
- JaniceUnited States
- Travis WebsterUnited States
- SandraUnited States
- Shea AngelleUnited States
- Courtney RodriguezUnited States
- Philip RodriguezUnited States
- Michael StocktonUnited States
- Linda KrienkeUnited States
- Mason MarshallUnited States
- Shelby MatthesUnited States
- Will HaysUnited States
- NL McLeroyUnited States
- Carlos FuentesUnited States
- Shareef HamadUnited States
- Nancy BrownCzech Republic
- John RussellUnited States
- Emma CuttsUnited States
- CarlUnited States
- Judy QuintanaUnited States
- Dina KushaliyevaUnited States
- Ronnie MUnited States
- Greg RichardsUnited States
- Tiffany RandleUnited States
- DavisUnited States
- ginni westmorelandUnited States
- RadhiUnited States
- Patrick FlaheettUnited States
- AdrianUnited States
- Richard LeinbergerUnited States
- ernestoUnited States
- debbie pUnited States
- Dave WUnited States
- TimUnited States
- Connie RasberryUnited States
- KellyUnited States
- Francisco MolisUnited States
- Christine SUnited States
- Mark WUnited States

- Steve KerosUnited States
- Tristan ZvolenskyUnited States
- JacobUnited States
- Ben MasonUnited States
- Matt GresslerUnited States
- Seth ChavezUnited States
- Bianca MontalvoUnited States
- Daniel DidierUnited States
- Devon HUnited States
- Brandon SmithUnited States
- Jerry SantosUnited States
- Stephanie MacmillanUnited States
- Alicia DUnited States
- Sam SabbahiUnited States
- Nick SchultzUnited States
- Brian JeansUnited States
- Stephanie KingUnited States
- rob kingUnited States
- CamilleUnited States
- Denise MurrayCanada
- Laura GibbCanada
- Natalie ShapiroUnited States
- Justin WardUnited States
- Linda CanningUnited States
- Jon WeintraubUnited States
- Wendel SkolaskiUnited States
- Ryan MaurerUnited States
- Charles JonesUnited States
- Lindsey SUnited States
- Daniel RUnited States
- Natasha stcyrUnited States
- JaniceUnited States
- Julie NicholsonUnited States
- Timothy FieldsUnited States
- Harin KalyanjiUnited States
- Taylor ChambersUnited States
- NetanyaUnited States
- RoxanneUnited States
- KristinUnited States
- FloraUnited States
- Elizabeth awukuUnited States
- AllisonUnited States
- TheaUnited States
- Thomas WeinrichUnited States
- Matt FerrisUnited States
- Larry PruittUnited States
- Linda Kay CookUnited States
- Shelby NarroUnited States
- Jarrod JanssenUnited States
- Michael FrixUnited States
- Shisser hamiltonUnited States
- Thomas LUnited States
- Dana ostranderUnited States
- Colette OstranderUnited States
- Dana WellsUnited States
- Dana WellsUnited States
- Elena VargasUnited States
- Casey KiesewetterUnited States
- Brian EUnited States
- Linnie ReichleUnited States
- Kira HooverUnited States
- Crystal NeustadtUnited States
- Maria MartinezUnited States
- ScottUnited States
- EricUnited States
- Chris AyaziUnited States
- Ryan WellsUnited States
- Meghaan MadrizUnited States
- Christina HoyerUnited States
- Mary FrontieraUnited States
- Kirby HainesUnited States
- Kirk GoberUnited States
- AnthonyUnited States
- Jennifer BrionesUnited States
- Melisa RadfordUnited States
- Claudia SalazarUnited States
- Gee StarksUnited States
- Christina SalazarUnited States
- Mo DUnited States
- Holly BufordUnited States
- Ryan CulpepperUnited States
- Matthew WalkerUnited States
- Adolph and Melinda LopezUnited States
- Russell ParkerUnited States
- Travis BrownUnited States
- James PowersUnited States
- Sarah ChurchUnited States
- Judy BrittUnited States
- Thomas BrittUnited States
- Rick AinsworthUnited States
- KatherineUnited States
- JeffUnited States

- ViUnited States
- Marc SpieldennerUnited States
- Rajini TUnited States
- Aditya PalthiUnited States
- Kyle BiegaUnited States
- Harley Alexander MontanoUnited States
- Hector LeguizamonUnited States
- Maya BrooksUnited States
- Erik RuedigerUnited States
- Katharine RandolphUnited States
- Alex WestUnited States
- Daragh CarterUnited States
- John ReedUnited States
- Trinh PhamUnited States
- Stephen JohnstonUnited States
- E Paige BarryUnited States
- Paul BaconUnited States
- Meaghan YorroUnited States
- James PhillipsUnited States
- Terrance AdamsUnited States
- Kris SeguetteUnited States
- KevinUnited States
- Robert WadeUnited States
- Amanda BrotzmanUnited States
- Brandon BrotzmanUnited States
- ryan howseUnited States
- TAMARA ALIKHANOVAUnited States
- Jennifer GodboldUnited States
- NancyUnited States
- Melissa M MatosUnited States
- Alison McKinneyUnited States
- Laura ScyrkelsUnited States
- Eddie FieldsUnited States
- Edwin Drew MehlhaffUnited States
- Catherine StriedelUnited States
- Chris MelendezUnited States
- HENERY ROSALES JRUnited States
- Veronica Seguin GreffUnited States
- Danielle GregoryUnited States
- Ronnie KirschnerUnited States
- John GreffUnited States
- Ronnie KirschnerUnited States
- Lauren MillerUnited States
- Steve FernandezUnited States
- Isaac EhlyUnited States
- Heidi RoederUnited States
- Michele MaplesUnited States
- Kristen PlatoUnited States
- Elaine CalvertUnited States
- Jill SislerUnited States
- Kenny MartinUnited States
- Rich pontiousUnited States
- Scott EbelUnited States
- Sara EbelUnited States
- Michael NorrisUnited States
- Andrew SternUnited States
- Ellen BraithwaiteCanada
- Abby NormanUnited States
- Elizabeth ParsleyUnited States
- Laura GleenUnited States
- Lindsay NeelyUnited States
- Michele Hotze SuppleUnited States
- Mallorie HarperUnited States
- Kristal PeñaUnited States
- Taylor WileyUnited States
- Ben WrightUnited States
- Michelle GlickmanUnited States
- Sara PouleUnited States
- William CromieUnited States
- Kayla RobertsUnited States
- Carrie BelongiaUnited States
- Ryan OsbornUnited States
- Brandon BurasUnited States
- Samantha GuarnerosUnited States
- Lee TruongUnited States
- Daniel TaylorUnited States
- Loic MarquetUnited States
- Erik HaleUnited States
- Tracy HaleUnited States
- Ashley
- Jake VernierUnited States
- Priscilla ArthusUnited States
- Jennifer MasseyUnited States
- Luis LaRottaUnited States
- Michael CortinoUnited States
- Aaron MohammedUnited States
- Jerry GibbsUnited States
- Jason ShaughnessyUnited States
- Emali CancelUnited States
- Erica MorseUnited States
- Taylor clarkUnited States
- Olivia DjiboUnited States



- TJUnited States
- Jesse ShenUnited States
- Tina NguyenUnited States
- Shirley York-JonesUnited States
- Julie KarachevtsevaUnited States
- Eryn HousingerUnited States
- Shannon Collins AlfonsoUnited States
- Madhav ParimiUnited States
- Eric StoverUnited States
- Katie PeacockUnited States
- Victoria de BethencourtUnited States
- Richie GarciaUnited States
- Jennifer BellUnited States
- Travis BellUnited States
- Anthony HinojosaUnited States
- Kyle YoakumUnited States
- Andrew JohnsonUnited States
- Lydia DaviesUnited States
- Hugo TorresUnited States
- Kai fengUnited States
- Hai LamUnited States
- Alec RockwellUnited States
- Brittany MeyerUnited States
- Jerri TriggUnited States
- Max SalahUnited States
- Tracy AubuchonUnited States
- Stephen AubuchonUnited States
- David WeddellUnited States
- Lisa FuentesUnited States
- Tammi McCartUnited States
- Jeff AllenUnited States
- John RobertsUnited States
- Lacey LewisUnited States
- MaryUnited States
- AnnaUnited States
- Rachel RubioUnited States
- Stephanie RemanjonUnited States
- Amy LyUnited States
- TonyUnited States
- Thavy SarUnited States
- Marendra KouchUnited States
- Karl Dominic SevillaUnited States
- Kevin HuynhUnited States
- Michael NguyenUnited States
- Joshua PengUnited States
- Tracy NguyenUnited States
- Felix TranUnited States
- Christina Lombana DouglasUnited States
- Kevin J StricklandUnited States
- Abby MooreUnited States
- Marcel StellmachUnited States
- Rusty MondelliUnited States
- Lauren EhlyUnited States
- Christina BridgeUnited States
- Danielle San MiguelUnited States
- wei tianUnited States
- Angela StrongUnited States
- Julian GutierrezUnited States
- Alex TassinUnited States
- Melissa BuiUnited States
- Ami AdwaneyUnited States
- Jeroen PolletUnited States
- James Van HookUnited States
- Ben VenkerUnited States
- Alicia IpiñaUnited States
- Thomas SalazarUnited States
- Luke HousingerUnited States
- JulieUnited States
- Jayson VargheseUnited States
- KatelynUnited States
- Matt VaclavikUnited States
- Fred TylerUnited States
- Wyatt HasselUnited States
- Sarah HuntUnited States
- Lindsey ReevesUnited States
- Kathleen BennettUnited States
- Justin DossettUnited States
- Mark DonoghueUnited States
- ToddUnited States
- JaniceUnited States
- Ryan BestUnited States
- Fernando BuesoUnited States
- Jesus MartinezUnited States
- Linda PraterUnited States
- Elizabeth HeilmanUnited States
- heather benedictUnited States
- Michael ChristmanUnited States
- Lucy RayUnited States
- Lora PeralesUnited States
- Jordan DossettUnited States
- Megan MuellerUnited States
- Rusty SinghUnited States

- Lilian CorriganUnited States
- Elise MuellerUnited States
- Matt kozlowskiUnited States
- Jenna BarnesUnited States
- Anpu MathewsUnited States
- Mary Beth BalhoffUnited States
- Chris WendtUnited States
- Amy WendtUnited States
- Chris DrakeyUnited States
- Johanne WashingtonUnited States
- Mario GarciaUnited States
- Kady Van HookUnited States
- Courtney daleneUnited States
- MiaUnited States
- Garrett ElliottUnited States
- Gaby OllendikeUnited States
- Philip OllendikeUnited States
- Jeannine Dooner ParkerUnited States
- Tim BallengeeUnited States
- Lauren MillerUnited States
- Al DudashUnited States
- Carolina HerreraUnited States
- Nicholas BelcherUnited States
- Amanda CopperthiteUnited States
- EllenUnited States
- JacquelineUnited States
- Henry KjellanderUnited States
- Pia SherrillUnited States
- Stephanie KiousesUnited States
- Jake SankeyUnited States
- MelissaUnited States
- RobinUnited States
- Katherine HallUnited States
- Paul DeiliUnited States
- Neil KrughUnited States
- Marcy ArenasUnited States
- Rebecca BassUnited States
- Ryan NeylandUnited States
- Evelyn WongUnited States
- John HaponikUnited States
- Heidi HeinemannUnited States
- John HeinemannUnited States
- Jessica HaponikUnited States
- Brittany BrandesUnited States
- Darrell BrandesUnited States
- Patricia BowyerUnited States
- Bobby SpeerUnited States

# CLARK PINES CIVIC ASSOCIATION

**Clark Pines Civic Association  
Board of Directors**

President  
David Charvoz

June 17, 2020

Vice President  
Vicki Merwin

To: Texas Department of Housing and Community Affairs  
Subject: Dian St Villas, Application 20116

Secretary  
Danielle Charvoz

Treasurer  
Scott Schepps

The residents of Clark Pines are opposed to this project.

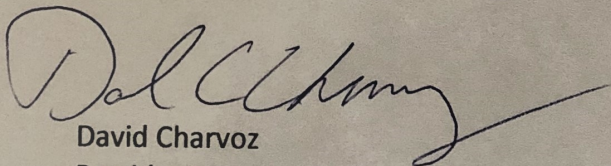
Past President  
Tori Williams

The residents were queried for their opinion on the proposed project. A total of 142 flyers were distributed within Clark Pines. 27 responses were received with the following results:

5 For  
22 Against

The predominant reasons for those voting against were increased traffic and flooding concerns.

Sincerely,



David Charvoz  
President  
Clark Pines Civic Association

**From:** [Godbold, Jennifer Allison](#)  
**To:** [HTC Public Comment](#)  
**Cc:** [Alena Morgan](#)  
**Subject:** Application #20116 by Jervon Harris - Dian Street Villas Project  
**Date:** Thursday, May 21, 2020 2:36:45 PM

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Greetings,

I am currently a homeowner on the 14th block of Prince Street in Shady Acres and have been since 2011. I have several major concerns with regards to the Dian Street Villas Project which is slated for building approximately 1 block from my home.

Our neighborhood in its current state lacks basic infrastructure to support multi-family housing of any kind. Our streets are very narrow. Driving down them is already a challenge with the current traffic and without cars parked on either side. Drainage in the area is also poor which was demonstrated by the flooding induced by Hurricane Harvey on 15th Street. The area slated for this project is surrounded by single-family homes and a project like this is not in keeping with the neighborhood. Not to mention, the building of such a unit would surely result in a decrease of property values for the homeowners in the immediate area, which includes myself. I am all for building projects in the immediate area but on streets that can support the increased traffic. Build the units one block to the west of me (where it is currently planned) and I am deeply opposed; build the units two blocks to the east of me (on a 4-lane road with sidewalks) and I would have no problem with it. The location of this thing makes absolutely no sense and the project is a terrible fit for the neighborhood. I implore you to withhold public taxpayer funding for this project.

Regards,

Jennifer Godbold  
jgodbold@vols.utk.edu

**From:** [Jimmy Phillips](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application 20116 - Dian St Villas  
**Date:** Friday, June 19, 2020 5:08:30 PM

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We wish to register our opposition for this project slated for upcoming approval. As educators for over 25 years, we wish to voice my support for low-income housing, for racial equality and for affirmative action. These issues are all worthwhile to our society.

However, we do **not** believe this project belongs in this community for very practical reasons; among them are no sidewalks/increased traffic, lack of flood mitigations and over-development throughout the neighborhood, lack of infrastructure improvements in the area while new development increases, inappropriate location of the project necessitating street widening only in front of the edifice and poor entry/exit plan due to flood plain restrictions, lack of transparency from civic leaders, city council members and state representative for public disclosure about the project and poor responses from the development regarding our community's concerns. We request you to take our opposition into consideration when making a decision to extend tax incentives for this poorly located and planned project, please.

**Respectfully Yours,  
James Phillips and Steven Jones**

**“Be who you are and say what you feel, because those who mind don't matter and those who matter don't mind.”**  
– Dr. Seuss

**Jimmy Phillips & Steven Jones  
2001 W 14 1/2 Street  
Houston, Texas 77008  
713-305-1738 cell**

**From:** [Tina Lorraine Schwartz](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application 20116 - Dian St Villas  
**Date:** Thursday, June 18, 2020 1:03:39 PM

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Hello,

I moved into our dream home 2016 W 14th #B on April 10th. I was distressed to learn about the Dian St Villas project. We were very concerned about buying this house as it was because it is in the 100 year floodplain but since it had never flooded before we decided to go with it. Having this new major project deeply concerns me - this could radically change the odds of our house flooding as well as changing the traffic around our house. We just moved away from Rice Military because it had gotten too busy with traffic. We would vote no on this project moving forward.

Tina Schwartz  
2016 W 14th #B 77008  
281-546-7370

**From:** [John Reed](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application 20116 -- Dian St Villas  
**Date:** Saturday, May 30, 2020 3:41:25 PM

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Dear Sir/Madam,

I am writing to express my opposition to the project known as Dian St Villas, application 20116. I live in the 1300 block of Dian Street, two blocks from the proposed project. A large, multi-unit development is inappropriate for the proposed lot and will add to an increasingly dense neighborhood, placing undue stress on the existing infrastructure, i.e. streets, sewer, etc. I am particularly worried about an increase in traffic and possible flooding as a result of putting 100 units on a parcel of land that is extremely small. During Hurricane Harvey there was widespread flooding in this area and Dian Street barely escaped. I watched nervously as the flood water rose up Wynndwood Lane and came within about 20 feet of my home, basically the width of the narrow street. While Dian Street stayed dry, rescuers were launching boats into the neighborhood from the intersection of Dian St. and Wynndwood. The addition of this project to the neighborhood will surely have an adverse effect on flooding.

Additionally, there is already traffic on Dian Street, a narrow street with no sidewalks where cars routinely speed. Adding 100 units to this neighborhood will make traffic even more unsafe for people who walk and bicycle in the area because the surrounding streets are incapable of handling an increased volume of cars. Further, the streets are not capable of handling any guests's cars who may visit the proposed building because there is nowhere to park at the facility or in the neighborhood. Mitigation efforts such as speed humps would be insufficient to solve the actual problem, which will be cars parked on the street and the added congestion from numerous vehicles driving down the street. Finally, the addition of a four-story complex is out of character for the area, which is comprised primarily of single family homes. In short, putting this proposed building on the proposed lot is ill conceived.

Thank you,  
John Reed  
1312 Dian Street  
Houston, TX 77008

**From:** [Lydia Davies](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application 20116 - Dian street villas  
**Date:** Sunday, June 14, 2020 2:44:30 PM

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To whom it may concern.

I am a resident of shady Acres on 16th street two block from the proposed building (918 w 16th). We have two small children and walk/ jog past the proposed site everyday. This neighborhood is family friendly with a lot of young children and generally low traffic. The streets are not very wide and a lot of people walk/ bike on them. I understand this project was not put in front of any community members before Anna Eastman gave it support. As a community member that does not sit well with me.

This area has worked hard to gentrify and become safe from traffic etc. When we had Harvey the streets were flooded but managed to drain enough not to cause too much damage to the surrounding houses. My concerns for this project are as follows:

1) My kids and all the neighbors kids (a lot of young families ) need to be safe biking/ walking. Since there is a lack of sidewalks this is mostly done on the side of the road. If there were cars parks everywhere people would be in the middle of the street and I would be really scared walking with my kids, as other families have voiced the same concern. I would also be concerned that this is not a family building as it appears proposed apartments are mostly one bedroom- this is just the wrong location for this.

2 ) Flooding- these roads are narrow And not made to be filled with cars and overflow. This poses a danger to all the community and makes me wonder why this project was ever even considered.

3) As a realtor I am aware that most of the single family homes from 18th down to Wynwood area are from \$500k - \$1.5 mill. The town houses even generally sell for \$400-500. The residents have not come to this area and invested their money only to end up with a decrease in property value due to this project blocking traffic/ taking up street space, causing flooding issues etc. This is especially concerning for those in a 2 block radius.

Thank you for your time.

--

Lydia Davies  
Norhill Realty  
(281) 753-5630  
[www.norhillrealty.com](http://www.norhillrealty.com)

Texas Law requires all real estate licensees to provide the following information about brokerage services. Please let us know if you have any questions. <http://norhillrealty.com/wp-content/uploads/sites/77/2018/01/IABS-NorhillRealty.pdf>

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# Texas Department of Housing and Community Affairs

## Housing Resource Center

### Consumer Complaint System

<b>Complaint No.:</b>	2020-191	<b>Phone Number:</b>	6462630557
<b>Complainant:</b>	Daniel Andersen	<b>FAX Number:</b>	
<b>Organization:</b>	Dian Street Villas	<b>Email:</b>	
<b>Address:</b>	1003 Waltway Houston, TX 77008	<b>Program:</b>	OTHER
<b>Date Received:</b>	05/17/2020	<b>Action Deadline:</b>	06/07/2020
<b>Respond Date:</b>	05/18/2020	<b>Resolution Date:</b>	
<b>Forwarded To:</b>	Sharon Gamble, Elizabeth Henderson, Marni Holloway on 05/18/2020		

**Prior Complaints by Same Party:**

**Complaint Summary:** No to Dian Street Villas

**Complaint Detail:** I am writing to voice my opposition to Dian St Villas in the Heights of Houston Texas. Due to Covid 19 we haven't been able to host town halls to voice our opposition. The community doesn't want this project and a more suitable location can be found.

**Action Taken:** Due to the public health concern related to COVID-19, many Texas Department of Housing and Community Affairs (TDHCA) staff are working remotely in consideration of the health and safety of our coworkers and our community. There could be a delay in response to your complaint due to these telecommunication limitations. Also, please be advised that if your complaint relates to a physical issue in your unit currently all onsite physical inspections of units have been suspended.

Thank you for your patience and understanding.

Dear Daniel Andersen

Your complaints about a development proposed in an application for the 2020 Competitive (9%) Housing Tax Credit Program was received on May 17, 2020.

Complaints or concerns about developments proposed in applications for Housing Tax Credits must be submitted directly to the Multifamily Finance Division. I have forwarded your complaints to Elizabeth Henderson in the Multifamily Finance Division, [elizabeth.henderson@tdhca.state.tx.us](mailto:elizabeth.henderson@tdhca.state.tx.us). Your complaint will be noted in the development's application file; you will not receive a response from the Multifamily Finance Division.

A copy of TDHCA's complaint rule is attached for your information.

**Resolution Detail:**

**From:** [poloboy@flash.net](mailto:poloboy@flash.net)  
**To:** [HTC Public Comment](#)  
**Subject:** Application 20116 - Dian Street Villas  
**Date:** Thursday, June 4, 2020 1:00:09 PM

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Dear TDHCA team,

I am currently opposed to the current project related to Application 20116 -Dian Street Villas primarily due to flooding implications. This project is being built on a flood plain. Based on that fact alone, higher standards for additional flood and water flow analysis should be required by the developers.

In recent meetings, what they have shown is just basic plans for water drainage on the property itself, not what would happen to the water after it leaves their property. The latter is what will affect the rest of neighbors, especially west of this project when water down to the Turkey Creek.

I have lived in this neighborhood for 36 years, and have watched non stop development occur ever since Allison flooded the neighborhood in 2001. Since then piecemeal projects have changed houses with yards into Streets of townhouses of concrete slabs, with no permeable ground. And two big complexes have already been built nearby this proposed project (Covington Park at the intersection of 15th and Beall, and the unnamed townhome complex at 12th and Prince.

With less permeable ground for drainage all around us, each new development has affected drainage amount and direction based on the changing topography in the flood plain. I have noticed that more and more houses on my street and in Timbergrove have been flooding in each subsequent rain event.

So I am asking for a more complete flood analysis of how the Dian Street Villas is going to affect the residents in the flood plain it will occupy.

Thank you for your consideration,

John Watson  
1800 W 14th 1/2 St  
Houston, TX 77008  
Clark Pines Resident

713-256-7388

**From:** [Kirby Haines](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application 20116 - Dian Street Villas  
**Date:** Monday, June 1, 2020 9:31:45 PM

---

# AGAINST

Kirby M. Haines  
1901 W. 14TH 1/2 Street  
Unit A  
Houston, Texas 77008

Cell # 713-234-0505

**From:** [Ryan Neyland](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application 20116 - OPPOSE Dian St Villas  
**Date:** Friday, May 29, 2020 4:28:46 PM

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To whom it may concern,

I'm writing you to voice my opposition to application #20116 (Dian Street Villas). I live directly across the site at the northeast corner of 15th and Dian St. With that said, I believe I have a strong knowledge of the neighborhood's capacity to take on a development of this size. I strongly believe in mixed-income housing but only when it meets basic requirements. Unfortunately, the immediate area of 15th and Dian is well below the threshold to feasibly construct a multi family development. There are many reasons that cause me to make this conclusion. However, the traffic impact and pedestrian safety is easily the biggest concern.

As you may know, all streets in this neighborhood are **20 feet wide or just under**. Additionally, the large majority of streets do not have sidewalks at all and if they do its only on one side. Now most importantly, all of the available sidewalks are unusable. This is due to the fact that everyone's driveways are very short and they are forced to park their cars in a spot that blocks the sidewalks. Thus, every single pedestrian is forced to walk on the street. Which in turn causes bottlenecks as its impossible for two cars to pass at the same time. Even without pedestrians on the street, its very common to see bottlenecks if street parking is being utilized or it happens to be trash day. This is a major issue and an accident will occur. This doesn't even touch base on the fact that Dian St dead ends two blocks in either direction. Or the fact that 14th St and 15th St dead end a couple hundred yards away from the proposed site. Lastly, there is zero ability to expand these streets as the homes sit just feet away from their property lines.

Simply put, application #20116 would create major hazards to any and all pedestrians in the area. As mentioned earlier, I adamantly oppose application #20116. I greatly appreciate you taking the time to read my email and I hope you take these concerns into account.

Thanks,  
Ryan

Ryan Neyland  
Davis Commercial  
616 Hawthorne St.  
Houston, TX 77006  
DIRECT 832.804.9423  
MAIN 713.528.9776  
CELL 713.398.9560  
FAX 713.526.6238

[Ryan@Davis-Commercial.com](mailto:Ryan@Davis-Commercial.com)

Go to [www.Davis-Commercial.Com](http://www.Davis-Commercial.Com) for a list of available properties or to be added to our new property notification list.

**From:** [Laura Gleen](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application No. 20116: Dian St. Villas  
**Date:** Tuesday, June 16, 2020 7:23:24 PM

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All -

I am FOR affordable housing. I am FOR affordable housing on Dian Street, right across from where I live. But I am STRONGLY AGAINST this huge and ill-fitting project.

Dian Street is a narrow residential street. If two cars pass each other, they must slow down. On trash day, it becomes a single lane street. It is sandwiched a few blocks from main arteries in all directions - you have to drive on several barely-two-lane roads to go anywhere.

The addition of 108 housing units in one fell swoop, as the developer plans, will completely overwhelm this neighborhood. The plans call for nowhere near enough parking for all the residents and guests, so their cars will line the sides of the streets while they're home, and cause heavy traffic during rush hour.

Neither the current nor the new residents will be able to enjoy the streets of this neighborhood with hundreds of additional cars overwhelming them.

To technically comply with city requirements, the developer plans to widen Dian Street - but only adjacent to the proposed development. This will do nothing but create a funnel for traffic where the widening ends, thus worsening, not improving traffic. Additionally, this technical fix violates the spirit of the law - which is designed to prevent building these vast complexes on narrow neighborhood streets.

Likewise while the proposed speed humps and 4-way traffic stops are necessary for this project to be safe, they do not alleviate—but rather exacerbate—the weight of traffic on the street.

The developer's claim that many residents of the project will use public transportation, rather than have cars, is far-fetched. The closest bus stops are 5 blocks away, and there are no sidewalks on the roads to get there. In the 90 degree heat and 90 percent humidity that defines Houston for half the year, this is NOT a safe walkable distance. It would be great if this neighborhood were properly served by public transport which current and new neighbors could rely on, but it is not.

A complex of this density belongs on a major thoroughfare, not a quiet residential street. All current—and all but one proposed—affordable housing projects in Houston are on major 4-lane roads, because a project of this magnitude requires, and deserves, major infrastructure to support it.

In short, this project, as conceived, would do a disservice both to current residents of the neighborhood and to those would would move in, and I'm therefore opposed.

Laura

Laura Gleen

**From:** [Patricia Villa](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application No. 20116: Dian Street Villas  
**Date:** Thursday, June 18, 2020 8:16:26 AM

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Dear HCA:

I am against building the Dian Street Villas because of the traffic it will create due to the narrow streets and parking issues we currently have.

We have a lot of families with small children who walk daily in the neighborhood or ride bicycles, and if you build the Villas on DianeSt., I honestly believe you will be endangering the pedestrians.

Currently, there are vehicles parked in front of homes and, because of the narrow streets, the parked vehicles cause problems each week when the City of Houston picks up trash. You will be creating a bigger problem on top of a problem that exists.

With kind regards,

Patricia Villa  
1525 Prince St.  
Houston, TX 77008  
832-623-9992

**From:** [Dina Kushaliyeva](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Fwd: Re Application Number 20116, Dian Street Villas  
**Date:** Friday, June 19, 2020 1:55:09 PM

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To Whom It May Concern

Subject: application #20116, Dian Street Villas.

From: Dina Kushaliyeva, neighborhood resident

Please consider the comments below in your review of the application #20166, Dian Street Villas.

As a homeowner who lives next street to the proposed project area (at 1405 Prince St. Unit A), I am very opposed to this multi-family development due to:

- **Failure to provide notification and solicit community engagement**

The state's process requires that the State Representative will engage the community. This did not happen. It assumes the City Councilmember will engage the community. This did not happen. It assumes that the Superneighborhood will engage the community. This did not happen. It assumes the Civic Associations will engage the community. This did not happen. The entire process was regularly ignored or abused.

- **State Rep. Anna Eastman's letter of support has no basis**

State Rep. Anna Eastman submitted her letter of support on 02/27/20, a week after Houston City Council's vote. Her letter of support was provided without any discussion with the community. No information about the project was provided. At no point did she solicit input from the community. The TDHCA's own rules tell state representatives to not submit a letter until outreach has been done:

*Furthermore,* The community is widely opposed to this project:

- More than 650 people have signed our petition to oppose this project:  
<https://www.ipetitions.com/petition/stop-dian-street-villas>
- More than 500 households within a 8 block radius of the proposed project are displaying a yard sign opposing the project
- Residents of the 2 civic associations which encompass the project have overwhelmingly voiced their opposition to this project
- More than 100 neighbors participated in the three neighborhood calls with the developers to get answers to their concerns about the project

- **Nonprofit organizations are not in the neighborhood**

Dian Street Villas claims 4 points for support from 3 nonprofit organizations. TDHCA rules require that “Letters of support from organizations that cannot provide reasonable evidence that they are active in the area that includes the location of the Development Site will not be awarded points”:

- Ronald McDonald House – located in Bellaire, TX it is not part of the neighborhood or community in which Dian Street Villas is located and did not provide reasonable evidence that it is active in the neighborhood
- Society of St. Vincent de Paul – did not provide reasonable evidence that it is active in the neighborhood
- Harmony House – located in Pasadena, TX; it is not part of the neighborhood or community in which Dian Street Villas is located; it did not provide reasonable evidence that it is active in the neighborhood
- **It is a terrible location for a 4 story apartment building**
  - Two different affordable housing developers with projects in the area vetted the location and passed on it because it is a terrible location:
  - All of the other current and proposed projects similar in size are located off major 4 lane divided roads with sidewalks. This is not a coincidence. High density housing must be located in high density infrastructure.
  - Dian Street Villas will be located in a 100 year flood plain yards from a gully in a 100 year old grid with narrow streets, deep ditches and few sidewalks.
  - The project is scored by the city on it’s proximity to public transportation. It is 4 blocks from a street served by 2 bus routes with bus stops which are uncovered. The bus stops are only reached by narrow streets with mostly no sidewalks. How are new residents to safely reach the public transportation promised to them?
  - It is not family friendly. Of the 108 units, 45 are studios and 45 are 1 bedroom apartments.
  - State’s one size fits all solution that the 9% HTC program yields is unacceptable in this case. It’s not a solution everywhere. It’s certainly not a solution in this location. The city’s own director of Housing and Community Development is against these kinds of projects because of the turnover which causes the total amount of affordable housing to shrink rather than grow. What he calls the “treadmill”: <https://www.texasobserver.org/community-land-trust-texas/>
  - We proposed an alternative plan which was family friendly, including home ownership. It was rejected.
- **Flooding**
  - Dian Street Villas will sit in the 100 year flood plain yards from Turkey Gully which feeds directly into White Bayou. Flooding is a real concern if you live near the proposed site. Ask residents about the flooding they have experienced.
  - The original plan had only one entrance off Dian (for 108 apartments!) which is a narrow tree lined street. The TDHCA’s own rule prevented the developers from including an entrance off 15<sup>th</sup> *because it would be in the flood plain.*
  - The developer’s plan includes \$500,000 for mitigation at the site. This does not mitigate flooding for the area, only the project. The run off from the project will go to Turkey Gully - there is a 5 foot drop in elevation from Dian to Turkey Gully which is yards away. Anyone downstream from the project will be at risk



from it's run off.

- **Traffic**

- All Houstonians complain about traffic. Our protest here is not about increased traffic in general in the neighborhood. It's about putting high density housing in a neighborhood which is not built for high density traffic. Adding some stop signs and speed bumps doesn't solve the problem.
- The pavement on Dian is currently 21 feet wide. The developer must double the width of Dian to meet the city's requirement for multi-family housing to 40 feet. But only for the portion of Dian in front of the project (1/2 of the block face)! This makes the traffic flow worse, not better! It also perfectly illustrates why the project does not fit. The city's ordinance for multifamily housing recognizes the need for 40 feet of street but *nothing beyond the project*.
- The developer's only alternative to this bottleneck is to add an entrance off 15<sup>th</sup> but outside the 100 flood plain. This puts the entrance awkwardly close to the intersection where 15<sup>th</sup> and Dian meet. Which then exacerbates the problem with the flow of traffic on the narrow streets. The developers even acknowledged this problem.
- All of the other proposed projects approved by Houston City Council are off major 4 lane roads. Most have sidewalks and curbs. The current affordable housing projects already in this area are also off major 4 lane divided roads with sidewalks and curbs. *This project is not.*
- Dian, 14<sup>th</sup> and 15<sup>th</sup> are narrow streets with deep ditches and the majority of the blocks do not have sidewalks. The nearest bus stops are 4 blocks away and served by only 2 bus lines. How are new residents going to safely reach the public transportation promised to them as part of the city's vetting process? The city has committed \$11 million of *community development* block grants to this project with zero requirements for actual community improvements to mitigate the problems.

Thank you for your consideration

Sincerely,  
Dina Kushaliyeva  
214-802-0224

**From:** [Pierre-Yves Bongartz](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application Number 20116, Dian Street Villas - feedback  
**Date:** Wednesday, June 17, 2020 10:08:03 PM

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Dear TDHCA representative,

I am a nearby resident of the proposed project of Dian Street Villas, living a few blocks away. I have participated to the virtual meetings organized to present the project. I was initially enthusiast about the project, and the increased diversity and change it would bring to the neighborhood. Unfortunately, my mind changed quickly, when I got more details on the proposed project.

I notice that the developer did not address the concerns of the community on the project, regarding quality of project and location, traffic. I hope that project will be amended or cancelled. I strongly oppose it.

thank you for your consideration  
Pierre Bongartz  
281 542 3207

1249 W 16th St.  
Houston, TX 77008

**From:** [LAURA SCYRKELS](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application Number 20116, Dian Street Villas.  
**Date:** Friday, June 19, 2020 12:59:13 PM

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To Whom It May Concern,

My name is Laura Scyrkels. I reside at 1529 Prince Street; Houston, TX 77008. I live ~ .5 miles from the proposed site of Dian Street Villas. I am opposed to this project for the following reasons:

**1. Failure to provide notification and solicit community engagement**

On paper, the TDHCA's process for community engagement is specific. In practice, this did not occur. Texas's process requires that our state Representative (in this case, Anna Eastman) engage the community around the Dian Street Villas. This did not happen. There is an assumption that the City Council member (in this case Abbie Kamin) engage the community. Again, did not happen. It assumes that the SuperNeighborhood 15 will engage the community. This did not happen. It assumes the Civic Associations will engage the community. This did not happen. The entire process was regularly ignored or abused.

Examples of abuse/violations:

- a. January 22, 2020 - TDHCA sends letter to notify SuperNeighborhood 15 (SN 15) of "preliminary applications" for affordable housing "in your area"; includes notification about Dian Street Villas (DSV)
  - o *No requirement for it to be acknowledged, no requirement that SN 15 do anything with this notification*
- February 18, 2020 - SN 15 holds annual meeting where DSV is briefly discussed
  - o *No follow up, no communication to or from the civic associations*
- b. February 19, 2020 - Houston City Council votes to approve 22 of 57 affordable housing projects
  - o *No communication to the community required, no outreach done*
- c. February 27, 2020 – State Rep. Anna Eastman sends letter of support for DSV to TDHCA (worth 8 points)
  - o *No outreach to the community despite a TDHCA rule that letters not be submitted until this has been done*
  - o *Clear violation of this process*
- d. February 28, 2020 - Deadline for SN 15 to respond to TDHCA "to be eligible in the process" and "meet criteria for Quantifiable Community Participation"
  - o *No response from SN 15*
- e. Mid-March – TDHCA cancels public hearings to be held in Houston due to COVID-19 outbreak
- f. May 12, 2020 – TDHCA notifies State Rep. Eastman's office that a virtual meeting for public comment will be held on May 14, 2020
  - o *Two days notification*
- g. May 14, 2020 – State Rep. Eastman's office notifies us of the virtual meeting to be held on May 14, 2020

**Yes, on the same day of the meeting!**

*Clearly did not want community to be included due to late notice. Only notified because requirements were brought to her attention.*

**2. State Rep. Anna Eastman's letter of support has no basis**

A letter of support from the state representative is worth 8 points. Without the state representative's support, a project will likely not receive enough points to be awarded the 9% housing tax credits needed to go forward. State Rep. Anna Eastman submitted her letter of support on 02/27/20, a week after Houston City Council's vote. Her letter of support was provided without any discussion with the community. No information about the project was ever provided to the community by Eastman or anyone from her office. Solicitation of input from the community never occurred. This is a clear violation of policy. The TDHCA's own rules tell state representatives to not submit a letter until outreach has been done: ***"Therefore, it is encouraged that letters not be submitted well in advance of the specified deadline in order to facilitate consideration of all constituent comment and other relevant input on the proposed Development."***

a. State Rep. Eastman's explanation?

· "I didn't realize it was part of the job". *April 29<sup>th</sup>, 2020 meeting with community leaders and Dian Street Villas*

· "I was following the guidelines from Houston City Council". *Social media post, 06/14/20.*

b. The community is widely opposed to this project:

· More than 650 people have signed our petition to oppose this project: <https://www.ipetitions.com/petition/stop-dian-street-villas>

· More than 500 households within an 8-block radius of the proposed project are displaying a yard sign opposing the project

· Residents of the 2 civic associations which encompass the project have overwhelmingly voiced their opposition to this project

· More than 100 neighbors participated in the three neighborhood calls with the developers to get answers to their concerns about the project

**Subtract 8 points**

**3. Nonprofit organizations not in the neighborhood in which they claim to support**

Dian Street Villas claims 4 points for support from 3 nonprofit organizations. TDHCA rules require that "Letters of support from organizations that cannot provide reasonable evidence that they are active in the area that includes the location of the Development Site will not be awarded points":

1. Ronald McDonald House – located in Bellaire, TX it is not part of the neighborhood or community in which Dian Street Villas is located and did not provide reasonable evidence that it is active in the neighborhood
2. Society of St. Vincent de Paul – did not provide reasonable evidence that it is active in the neighborhood
3. Harmony House – located in Pasadena, TX; it is not part of the neighborhood or community in which Dian Street Villas is located; it did not provide reasonable evidence that it is active in the neighborhood

In addition, these nonprofits commonly provide letters of support to multiple applications. Houston is a huge city – this invalidates the rationale behind the TDHCA requirement to have support from valid nonprofit organizations in the neighborhood when these organizations just give their blanket support – it’s meaningless.

***Subtract 4 points***

**4. Location of 4 story apartment building**

Two different affordable housing developers with projects in the area vetted the location and passed on it because it is a terrible location:

1. Any other current and proposed projects in consideration and similar in size are located off major 4 lane divided roads with sidewalks. High density housing needs to have high density infrastructure.
2. Dian Street Villas will be in a 100-year floodplain yards from a gully in a 100-year old grid with narrow streets, deep ditches and very few sidewalks.
3. The project is scored by the city on its proximity to public transportation. It is 4 blocks from a street served by 2 bus routes with bus stops which are uncovered. The bus stops are only reached by narrow streets with mostly no sidewalks. How are new residents to safely reach the public transportation promised to them?
  - d. It is not family friendly. Of the 108 units, 45 are studios and 45 are 1-bedroom apartments.
  - e. The city’s own director of Housing and Community Development is against these kinds of projects because of the turnover which causes the total amount of affordable housing to shrink rather than grow. What he calls the treadmill”:  
<https://www.texasobserver.org/community-land-trust-texas/>
  - f. We proposed an alternative plan which was family friendly, including home ownership but that was rejected.

**5. Flooding**

- a. Dian Street Villas will sit in a 100-year floodplain yards from Turkey Gully which feeds directly into White Bayou. Flooding is a real concern if you live near the proposed site. Many residents near the proposed site experienced flooding during Hurricane Harvey.
- b. Only one entrance off Dian (for 108 apartments!) which is a narrow tree lined street. The TDHCA’s own rule prevented the developers from including an entrance off 15<sup>th</sup> *because it would be in the flood plain.*
- c. The developer’s plan includes \$500,000 for mitigation at the site. This does not mitigate flooding for the area, only the project. The run-off from the project will go to Turkey Gully - there is a 5-foot drop in elevation from Dian to Turkey Gully which is yards away. Anyone downstream from the project will be at risk from its run-off.

**6. Traffic**

- a. You are putting proposing to put up high-density housing in a neighborhood which is not built for high density traffic. Adding some stop signs and speed bumps will not solve the problem.

b. The pavement on Dian is currently 21 feet wide. The developer must double the width of Dian to meet the city's requirement for multi-family housing to 40 feet. But only for the portion of Dian in front of the project (1/2 of the block face)! This makes the traffic flow worse, not better! It also perfectly illustrates why the project does not fit. The city's ordinance for multifamily housing recognizes the need for 40 feet of street but *nothing beyond the project*.

c. The developer's only alternative to this bottleneck is to add an entrance off 15<sup>th</sup> but outside the 100-flood plain. This puts the entrance awkwardly close to the intersection where 15<sup>th</sup> and Dian meet. Which then exacerbates the problem with the flow of traffic on the narrow streets. The developers even acknowledged this problem.

d. All other proposed projects approved by Houston City Council are off major 4 lane roads. Most have sidewalks and curbs. The current affordable housing projects already in this area are also off major 4 lane divided roads with sidewalks and curbs. *This project is not.*

e. Dian, 14<sup>th</sup> and 15<sup>th</sup> streets are narrow streets with deep ditches and most blocks do not have sidewalks. The nearest bus stops are 4 blocks away and served by only 2 bus lines. How will new residents safely reach the bus line promised to them as part of the city's vetting process?

Please take into account all of these community concerns when voting on this project. That project area is unsafe for the new and current residents by adding so many more individuals to an area not adequately prepared to handle this influx when other projects are far better prepared with the appropriate infrastructure to handle this kind of infrastructure.

Thank you,

Laura Scyrkels

**From:** [Angela S](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application Number 20116, Dian Street Villas  
**Date:** Friday, June 19, 2020 4:36:13 PM

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To Whom it may concern:

I am writing you regarding the DianStreetVillas and our opposition to this development. My husband and I live across the street from the proposed location. We have lived in the neighborhood for 5 years.

We were made aware of this proposed development by one of our neighbors, not our city council member. DHCA's process for community engagement is specific. In practice, what a debacle. The state's process requires that the State Representative will engage the community. This did not happen. It assumes the City Councilmember will engage the community. This did not happen. It assumes that the Superneighborhood will engage the community. This did not happen. It assumes the Civic Associations will engage the community. This did not happen. The entire process was regularly ignored or abused.

- January 22, 2020 - TDHCA sends letter to notify SuperNeighborhood 15 (SN 15) of "preliminary applications" for affordable housing "in your area"; includes notification about Dian Street Villas (DSV)
  - o No requirement for it to be acknowledged, no requirement that SN 15 do anything with this notification
- February 18, 2020 - SN 15 holds annual meeting where DSV is briefly discussed
  - o No follow up, no communication to or from the civic associations
- February 19, 2020 - Houston City Council votes to approve 22 of 57 affordable housing projects
  - o No communication to the community required, no outreach done
- February 27, 2020 – State Rep. Anna Eastman sends letter of support for DSV to TDHCA (worth 8 points)
  - o No outreach to the community despite a TDHCA rule that letters not be submitted until this has been done
  - o Not the normal process
- February 28, 2020 - Deadline for SN 15 to respond to TDHCA "to be eligible in the process" and "meet criteria for Quantifiable Community Participation"
  - o No response from SN 15
- Mid March – TDHCA cancels public hearings to be held in Houston
- May 12, 2020 – TDHCA notifies State Rep. Eastman's office that a virtual meeting for public comment will be held on May 14, 2020
  - o Two days notification
- May 14, 2020 – State Rep. Eastman's office notifies us of the virtual meeting to be held on May 14, 2020
  - o Yes, on the same day of the meeting!

### State Rep. Anna Eastman's letter of support has no basis

A letter of support from the state representative is worth 8 points. Without the state representative's support, a project will likely not receive enough points to be awarded the 9% housing tax credits needed to go forward. State Rep. Anna Eastman submitted her letter of support on 02/27/20, a week after Houston City Council's vote. Her letter of support was provided without any discussion with the community. No information about the project was provided. At no point did she solicit input from the community. The TDHCA's own rules tell state representatives to not submit a letter until outreach has been done: "Therefore, it is encouraged that letters not be submitted well in advance of the specified deadline in order to facilitate consideration of all constituent comment and other relevant input on the proposed Development."

State Rep. Eastman's explanation?

- "I didn't realize it was part of the job". April 29<sup>th</sup>, 2020 meeting with community leaders and Dian Street Villas
- "I was following the guidelines from Houston City Council". Social media post, 06/14/20.

The community is widely opposed to this project:

- More than 650 people have signed our petition to oppose this project: <https://www.ipetitions.com/petition/stop-dian-street-villas>
- More than 500 households within a 8 block radius of the proposed project are displaying a yard sign opposing the project
- Residents of the 2 civic associations which encompass the project have overwhelmingly voiced their opposition to this project
- More than 100 neighbors participated in the three neighborhood calls with the developers to get answers to their concerns about the project

Subtract 8 points

### Nonprofit organizations are not in the neighborhood

Dian Street Villas claims 4 points for support from 3 nonprofit organizations. TDHCA rules require that "Letters of support from organizations that cannot provide reasonable evidence that they are active in the area that includes the location of the Development Site will not be awarded points":

- Ronald McDonald House – located in Bellaire, TX it is not part of the neighborhood or community in which Dian Street Villas is located and did not provide reasonable evidence that it is active in the neighborhood
- Society of St. Vincent de Paul – did not provide reasonable evidence that it is active in the neighborhood
- Harmony House – located in Pasadena, TX; it is not part of the neighborhood or community in which Dian Street Villas is located; it did not provide reasonable evidence that it is active in the neighborhood

In addition, these nonprofits commonly provide letters of support to multiple applications. Houston is a huge city – this invalidates the rationale behind the TDHCA requirement to have support from valid nonprofit organizations in the neighborhood when these organizations just give their blanket support – it's meaningless.

Subtract 4 points

### It is a terrible location for a 4 story apartment building

Two different affordable housing developers with projects in the area vetted the location and passed on it because it is a terrible location:



- All of the other current and proposed projects similar in size are located off major 4 lane divided roads with sidewalks. This is not a coincidence. High density housing must be located in high density infrastructure.
- Dian Street Villas will be located in a 100 year floodplain yards from a gully in a 100 year old grid with narrow streets, deep ditches and few sidewalks.
- The project is scored by the city on it's proximity to public transportation. It is [4 blocks from a street](#) served by 2 bus routes with bus stops which are uncovered. The bus stops are only reached by narrow streets with mostly no sidewalks. How are new residents to safely reach the public transportation promised to them?
- It is not family friendly. Of the 108 units, 45 are studios and 45 are 1 bedroom apartments.
- I reject the state's one size fits all solution that the 9% HTC program yields. It's not a solution everywhere. It's certainly not a solution in this location. The city's own director of Housing and Community Development is against these kinds of projects because of the turnover which causes the total amount of affordable housing to shrink rather than grow. What he calls the "treadmill": <https://www.texasobserver.org/community-land-trust-texas/>
- We proposed an alternative plan which was family friendly, including home ownership. It was rejected.

### Flooding

Dian Street Villas will sit in the 100 year floodplain yards from Turkey Gully which feeds directly into White oak Bayou. Flooding is a real concern if you live near the proposed site. Ask residents about the flooding they have experienced.

The original plan had only one entrance off Dian (for 108 apartments!) which is a narrow tree lined street. The TDHCA's own rule prevented the developers from including an entrance off 15<sup>th</sup> because it would be in the flood plain.

The developer's plan includes \$500,000 for mitigation at the site. This does not mitigate flooding for the area, only the project. The run off from the project will go to Turkey Gully - there is a 5 foot drop in elevation from Dian to Turkey Gully which is yards away. Anyone downstream from the project will be at risk from it's run off.

### Traffic

All Houstonians complain about traffic. Our protest here is not about increased traffic in general in the neighborhood. It's about putting high density housing in a neighborhood which is not built for high density traffic. Adding some stop signs and speed bumps doesn't solve the problem.

The pavement on Dian is currently 21 feet wide. The developer must double the width of Dian to meet the city's requirement for multi-family housing to 40 feet. But only for the portion of Dian in front of the project (1/2 of the block face)! This makes the traffic flow worse, not better! It also perfectly illustrates why the project does not fit. The city's ordinance for multifamily housing recognizes the need for [40 feet of street](#) but nothing beyond the project.

The developer's only alternative to this bottleneck is to add an entrance off 15<sup>th</sup> but outside the 100 flood plain. This puts the entrance awkwardly close to the intersection where 15<sup>th</sup> and Dian meet. Which then exacerbates the problem with the flow of traffic on the narrow streets. The developers even acknowledged this problem.

All of the other proposed projects approved by Houston City Council are off major 4 lane roads. Most have sidewalks and curbs. The current affordable housing projects already in this area are also off major 4 lane divided roads with sidewalks and curbs. This project is not.

Dian, 14<sup>th</sup> and 15<sup>th</sup> are narrow streets with deep ditches and the majority of the

blocks do not have sidewalks. The nearest bus stops are 4 blocks away and served by only 2 bus lines. How are new residents going to safely reach the public transportation promised to them as part of the city's vetting process?

Neither the city's score (new process for 2020) or the state's self score includes any provision to account for these impediments.

The city has committed \$11 million of community development block grants to this project with zero requirements for actual community improvements to mitigate the problems.

As you can see, there are many reasons why we disagree with this proposed site for the Dian Street Villas.

Regards,

Angela Strong And Bryan Strong

1432 Dian Street

Houston, Texas 77008

**From:** [Cristina Keeton](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application Number 20116, Dian Street Villas  
**Date:** Thursday, June 18, 2020 4:44:48 PM

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Hello

My name is Cristina Keeton a live in 1420 Prince street , one block away from the project.\_

Below are my concerns around Application Number 20116, Dian Street Villas.

It's my understanding that the TDHCA has a process in place to ensure community engagement. However in the case of Dian Street Villas the community engagement was not followed and was pretty minimal. The state representatives never reached out to the community to discuss the project, the Superneighborhood never engaged the community either, nor did the Civic association...basically the community, those of us living near the site where kept on the dark until pretty late in the process.

What is very alarming is that our State Rep. Anna Eastman, who is elected to represent her community, wrote her letter of support with 0 input from the community! So basically this makes the letter of support completely bogus! TDHCA's own rules direct state representatives to not submit the letter until after community outreach has been done ": ***Therefore, it is encouraged that letters not be submitted well in advance of the specified deadline in order to facilitate consideration of all constituent comment and other relevant input on the proposed Development.***". Her letter of support was provided without any input from the community...she didn't provide the community with any information about the project nor ask for any input! Her letter of support most definitely does not represent the community she is meant to represent. It is well know that the community is widely opposed to this project, just take a drive around the neighborhood and you'll see the signs opposing the project!

Why so much opposition? Because it's a terrible location (and I mean TERRIBLE) for a 4 story apartment building. This is something even other affordable housing developers agree on! The reason for it being a terrible site are:

1. The site is located in a 100 year flood plain, in a 100 year old grid with narrow streets, deep ditches and few sidewalks
2. These type of high density housing are meant to be constructed off major 4 lane divided roads with sidewalks. The site location for this proposed project is surrounded by narrow streets, with not many sidewalks.
3. The bus stops (which only covers 2 bus routes and are uncovered) are only accessible by narrow streets which many lack sidewalks.
4. The neighborhood is mostly families. The proposed project is not family friendly. A big percent of the units are 1 bedroom apartments
5. As mention before the site is on a 100 year flood plain, yards from the gully which feeds directly into the Bayou. Flooding is a real concern in this particular area. It is in such a bad spot that TDHCA's rule prevented the developers from originally including an entrance off 15<sup>th</sup> because it would be in the flood plain!
6. The developer might have a plan to mitigate flooding on their site, but how about everyone around them? How about the people that live downstream of the gully that they are planning to be the run off from the project? After all that Houston has been through after Harvey I'm appalled that these types of projects are still being considered!
7. This site will be placing high density housing in a neighborhood which is not build for high density traffic. The city's ordinance for multifamily housing requires the need for 40 feet wide streets. This is currently not Dian. (It's currently 21 fee wide). The developer is going to expand only the portion of Dian that is in front of the project (like ½ the block).This is just going to make traffic flow worse. Even the developers have realized that this is a problem and now the developers suggest an entry off 15<sup>th</sup>, but because 15<sup>th</sup> street is on the flood plain, the only spot where they can put it is super close to the intersection between 15<sup>th</sup> and Dian. Such a big development should be off major 4 lane divided roads with sidewalks and ideally curbs. All of the other projects approved by Houston City council meet these conditions. Dian street villa most definitely will not meet them.
8. How is construction going to go? I can't imagine them having to build a 4 story building without street

closures being required. This is fine if the streets are wide but not ok when the streets are as narrow as they are around the area of the site.

Another interesting point is that the 3 non profit organizations that provided their support for the project are not active in the area. Two of the charities are located outside of the community in which Dian Street is located and did not provide reasonable evidence that they are active in the area. The 3<sup>rd</sup> one did not provide reasonable evidence that they are active in the area either. It seems like this would make their support is meaningless.

I hope you consider these concerns and come to the realization that proposed site for Dian Street Villas is a terrible option for a 4 story building.

Cristina

**From:** [Carolyn Tran](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application Number 20116, Dian Street Villas  
**Date:** Sunday, June 14, 2020 10:56:57 AM

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> I am a resident of Shady Acres. I do not support Dian Street Villas. The developer has not adequately addressed community concerns especially parking, flooding, and traffic. I have participated in calls with the developer and they have only heightened my opposition against the project.

>

> Kind regards,  
> Carolyn Tran  
1049 W 16th St  
Houston, TX 77008

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**From:** Lucy Ray <[mztylerose@sbcglobal.net](mailto:mztylerose@sbcglobal.net)>

**Sent:** Friday, June 19, 2020 4:24 PM

**To:** info <[info@mail.tdhca.state.tx.us](mailto:info@mail.tdhca.state.tx.us)>

**Subject:** Application number 20116

Sent from my iPhone

Good afternoon,

I am writing this letter to you on behalf of myself and Henery (Rick ) Rosales.

We live at 1324 Dian Street, which is located in the 1300 block of Dian St., one block away from the proposed Dian St. Villas project.

This is not my first letter to state our OPPOSITION to this project, and I heard today is the last day we may give more input on the proposed project.

There are several reasons why we are opposed.

1. **Lack of transparency** from the City of Houston and our elected officials. We, the people living here, found out in March, that the City of Houston approved the application for this site, WITHOUT any neighborhood input or notification. This was approved in February. Our local city councilmember, who although lives in the greater neighborhood, did not bother to let us know about the project either, and gave her support without engaging anyone who lives near this site.
2. Lack of transparency from state officials. Once again, Anna Eastman, our State Representative, sent a letter of support for the project in February, WITHOUT any input from the community. I wrote a letter to Ms. Eastman expressing my concern and opposition to the project, but never got any response from her or her office. I have heard from my neighbors that State Representative Eastman's office did notify our neighborhood group of a virtual meeting for public comment, but the notification came out on the same day as the meeting. (Just one more example.)
3. We did attempt to meet with the developer. What we got (via a Zoom meeting) was a sales presentation, not a discussion. We truly feel as if the developer could care less about us, the neighborhood, or safety, and is just focused on the multi-million dollar tax credit.
4. **There is NO support for the project from the community.** We have signed

- petitions, we have signs in our neighborhood publicly stating we are opposed.
5. This is a **terrible location** for a 4 story apartment building of any kind. Even other developers have looked at this site and passed on it because of the location. The site is at the corner of Dian Street and 15<sup>th</sup> street.
    - a. The proposed project is located in a *100 year flood plain*, and a creek runs right behind it. It floods routinely when we have major rains and hurricanes. There are MANY homes in the area still empty since Hurricane Harvey, many still under construction.
    - b. Both Dian and West 15<sup>th</sup> are narrow, 2 lane, asphalt-topped neighborhood streets. Both are 21 feet wide, with open ditches on both sides for drainage. We have very few, if any sidewalks, meaning pedestrians and bicycle riders must use the streets. Neither street is a through street. Dian is 3 blocks long, but acts as a cut through street for traffic trying to get from Durham to TC Jester (via 14<sup>th</sup>, 15<sup>th</sup> or 16<sup>th</sup> streets).
    - c. Our neighborhood is composed of single family homes. Some are townhomes, some are free standing, some old, some new. There are many dead-end streets too. We have some small businesses located in the neighborhood too. It is truly a lovely eclectic mix, close neighborhood. Building a four story apartment building, looming over the surrounding homes, makes no sense.
  6. **Traffic:** The proposed project is supposed to have space for 155 vehicles to park for residents. Additionally it shows entrances and exits only on Dian St. There is truly no way Dian or 15<sup>th</sup> can accommodate that much more traffic on already narrow streets. What about additional visitors or service vehicles that would surely come with a multifamily dwelling. There is no additional parking available on the streets. That is already taken up by visitors, additional cars, and service vehicles for the houses already present in the neighborhood.
    - a. Dian St. is a main cut through for emergency vehicles. We need to ensure that emergency vehicles can have access too.
    - b. The intersections of 14<sup>th</sup> and Dian, as well as 15<sup>th</sup> and Dian are one-way stops. It's already an issue of safety and visibility attempting to get through the intersections.
    - c. Before the pandemic kept many people at home and off the streets, even Durham and Shepherd (the main thoroughfares through the area) were bumper to bumper during rush hours and on weekends. It could take up to 30 minutes just to travel the last ½ mile to get to Interstate 10. Now, there are 2 multi-story apartment buildings nearing completion within a mile radius of our neighborhood. One with 600 units, another that is at least 5 stories tall. What about all that traffic? We know many of those vehicles will also use Dian and 15<sup>th</sup> to cut through our neighborhood.
    - d. There are no speed bumps to control traffic speeds. Just a few weeks ago, a car travelling too fast on a nearby neighborhood street struck a

parked car (yes, parked on the street) and flipped. It can (and sadly will) most likely happen again. Our dog was hit by a speeding car right in front of our house. The driver just kept going. As traumatic and heartbreaking as that was, can you imagine if our dog had been a child?

7. **Safety:** As I stated above, there are really no sidewalks, and everyone walks or rides bicycles in the street. Especially after work hours and on weekends. Our streets are commonly just one way traffic due to parked cars, trash cans, pedestrians, etc. Additionally, the nearest bus stops are 4 blocks away from the proposed building site. The only way to get there is to walk in the streets. The bus stops are small and uncovered. Standing at the bust stop at 14<sup>th</sup> and Durham is dangerous too. Traffic is literally at your feet. Additionally, there have been multiple car accidents at that intersection over the years, frequently taking out the traffic light poles and control box.
8. **Infrastructure.** Many homes in neighborhood are older, but even the newest homes share the same issues with plumbing, sewers, etc. How would/could the current systems handle a 4 story apartment structure too?
9. **Environment:** I have not heard any feedback about how a huge project like this would affect the creek adjacent to the site, or the wildlife that lives there too.

Houston has many sites that up for consideration for a project like this. All the other proposed projects that have been approved by the City are located off major 4 lane roads. Most have sidewalks and curbs. Additionally, there are other affordable housing projects in this area, and they are also off major 4 land divided roads with sidewalks and curbs. Dian St. and W 15<sup>th</sup> streets do not even come close to suitable location.

Therefore, we are strongly OPPOSED to the Dian Street Villas project, application 20116.

Respectfully,  
Lucy Ray and Henery (Rick) Rosales



**From:** [Charlie Mouton](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application number 20116  
**Date:** Thursday, May 14, 2020 9:10:19 PM

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Good evening,

I participated in the virtual public hearing but rather than repeat my fellow neighbors comments I want to send an email. I am in opposition of the development on the corner of Dian and 15th St. called Dian Street Villas for the following reasons:

1. Increased traffic (from estimated 500% increase of population to our neighborhood) on Beall St., 14th St., 15th St., and Wynnwood, all of which are a part of the neighborhood run club's routes as well as our only way to access the hike and bike trail. Our neighborhood is very active with bicyclists, joggers, and families walking, and this project does not have any plan to deal with this increase in traffic other than widening the street just in front of their development. This will not address the problem.
2. Floodwater mitigation has not been detailed. Our house is south of the proposed development and flooded during hurricane Harvey after the gulley became full. This is the same gulley that Dian Street Villas is planning to dispose all of their runoff (per their presentation during the zoom meeting last night). This development will worsen our chances to avoid flooding in the next hurricane season.

Thank you,

Charlie Mouton

**From:** [Gmail](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Comment on Application #20116 - Dian Street Villas  
**Date:** Friday, June 19, 2020 10:23:04 AM

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To Whom it may concern,

I am writing this email to communicate my opposition to the proposed Dian Street Villas project at **1433 Dian & W 15<sup>th</sup> in Houston Tx.**

**While providing affordable housing in the area is commendable. The location that was chosen for this apartment complex is not suited for such a large project.**

**The proposed location is in the middle of a neighborhood that is isolated from main streets with connectivity by narrow two lane roads. These roads have no or limited sidewalks for pedestrian traffic. Dian and 15 streets are already major cut throughs into the neighborhood from 11 street and Shepard/Durham and experience high vehicle traffic already.**

**The neighborhood is home to many young families with children and pets who use those streets for recreation and exercise.**

**The added congestion and traffic that the apartment complex would bring will create a safety hazard that would materially harm the neighborhood. The negatives, which could be tragic, outweigh any perceived benefits for the project so I cannot see a reasonable argument for providing tax credits to such a project.**

While the developer has proposed some remediation near the sit of the apartment complex, the negative impact will ripple well beyond that location and there are no proposals that will correct them.

I am appealing to you to reject application @20116 for this project in favor of a project that is located in an area more suited for this type of development.

Respectfully,  
Albert Dudash  
1326 Dian Street  
Houston, TX 77008

Sent from [Mail](#) for Windows 10

**From:** [Richard Houser](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Comment on Dian St. Villas  
**Date:** Sunday, June 14, 2020 8:39:38 PM

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To whom it may concern,

I would like to express my reservations and opposition to the placement of Dian St. Villas.

1. We live between Beall St. and Bevis St. on 16th. With the current traffic patterns, we have over 500+ cars driving down our street every single day/night. An additional 100 unit complex will increase this amount.

2. Lack of sidewalks in Shady Acres for walkers. With the addition of Dian St. Villas, those who will reside there will find the additional traffic and lack of sidewalks to be a health hazard. The residents would find this troubling and just another obstacle for them to overcome in a neighborhood not well suited for this type of residential space.

Shady Acres is a poor choice for Dian St. Villas.

Sincerely,

Rich Houser

**From:** [Melissa Bui](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Comment on Dian Street Villa Project - Application #20116  
**Date:** Friday, June 19, 2020 2:04:48 PM

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To whom it may concern,

I am sending this e-mail to express my opposition to the Dian Street Villa's project at [1433 Dian Street](#) & 15th Street.

While I agree that providing affordable housing in the area is a commendable idea and worth pursuing, the location selected for the proposed project is not suitable for an apartment complex of this size.

The location is in the middle of a neighborhood isolated away from any thoroughfares. The only access is through narrow 2 lane streets with no or limited sidewalks for pedestrian traffic. Dian and 15th streets are used as primary access roads from 11th and Durham/Shepard streets into the neighborhood and already experience significant volumes of traffic.

Our neighborhood is home to many young families and pet owners who use out streets for recreation and exercise. There is significant foot traffic with strollers and young children on bicycles along with the cyclists and runners. Given the size of this complex and the number of units, the increase in vehicle traffic causes a real safety concern.

The developer proposed some minor measures to help the situation, however they are limited to the area of the complex. The issues regarding the traffic will reach well beyond that site.

The negative and possibly tragic, impact of placing this complex in the middle of the neighborhood outweighs the perceived benefits and I do not believe that it warrants the 9% tax credit. The fact that other developers investigated the site and determined that it was not suitable for such a project is very telling.

I am appealing to you to reject the application for the proposed Dian Street Villas in favor of another project at a location better suited for a complex of this size.

Respectfully,

Melissa Bui  
[1326 Dian Street](#)  
[Houston, Tx 77008](#)

**From:** [Al Dudash](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Comment on Dian Street Villa Project - Application #20116  
**Date:** Friday, June 19, 2020 12:06:26 PM

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I apologize if this is a repeat message - I did not get an indication that my software properly sent my previous email.

To whom it may concern,

I am sending this e-mail to express my opposition to the Dian Street Villa's project at 1433 Dian Street & 15th Street.

While I agree that providing affordable housing in the area is a commendable idea and worth pursuing, the location selected for the proposed project is not suitable for an apartment complex of this size.

The location is in the middle of a neighborhood isolated away from any thoroughfares. The only access is through narrow 2 lane streets with no or limited sidewalks for pedestrian traffic. Dian and 15th streets are used as primary access roads from 11th and Durham/Shepard streets into the neighborhood and already experience significant volumes of traffic.

Our neighborhood is home to many young families and pet owners who use out streets for recreation and exercise. There is significant foot traffic with strollers and young children on bicycles along with the cyclists and runners. Given the size of this complex and the number of units, the increase in vehicle traffic causes a real safety concern.

The developer proposed some minor measures to help the situation, however they are limited to the area of the complex. The issues regarding the traffic will reach well beyond that site.

The negative and possibly tragic, impact of placing this complex in the middle of the neighborhood outweighs the perceived benefits and I do not believe that it warrants the 9% tax credit. The fact that other developers investigated the site and determined that it was not suitable for such a project is very telling.

I am appealing to you to reject the application for the proposed Dian Street Villas in favor of another project at a location better suited for a complex of this size.

Respectfully,

Albert Dudash  
1326 Dian Street  
Houston, Tx 77008

**From:** [Henry Kjellander](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian St Villa Project 20166 Opposition  
**Date:** Thursday, May 14, 2020 7:07:35 PM

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To Whom It May Concern:

I vehemently opposed Project 20166. I am a resident a half a block from this project on W 15th St. It astounds me that the local government has gotten this far in the process without due justice and due diligence. I, along with my fellow residents, only found out about this project through a newspaper article a few weeks ago.

This project has also not been well thought out from many different aspects. The developers have no concrete plans for flood mitigation, traffic density, the small street sizes, the lack of sidewalks, the lack of school capacity, amongst many other items.

I also feel our local government representatives have gravely done an injustice to us by saying there is community support for this project. First, we had no idea of this project when those comments were first made. And second, now that we know, I strongly urge your representatives to drive to our community to see the number of signs opposing this project. You will see there is very little, if any, support for this project in our community.

Thank you for your time and I'm available at any time to discuss if you would like.

Jamie Kjellander, CPA, EA  
Henry James Kjellander, CPA  
1 Riverway Ste 1700  
Houston, TX 77056  
Office: 832-506-5036  
Cell: 832-506-7081  
Fax: 832-239-5252  
[www.henrykcpa.com](http://www.henrykcpa.com)  
Sent from my iPhone

From: [aml](#)  
To: [HTC Public Comment](#)  
Subject: DIAN ST VILLAS - HOUSTON  
Date: Saturday, June 6, 2020 3:14:53 PM

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I **DO NOT** support this project.

I am a 20-year homeowner in the area (Prince St) and a Real Estate professional. Over the years we have seen lots of improvements and development to the area that has benefitted our neighborhood.

However, this proposed development would not be one of them, it is both unnecessary and not desired in the area.

There is ALREADY an abundance of low-income and affordable rentals and housing options within a 5-mile radius from the proposed sight. There simply is NO NEED to build an apartment building in the middle of a single-family residential neighborhood. There are at least 3-4 huge apartment complexes currently under construction on Shepherd, 19th, Yale, and Durham.

Inside the loop is currently being heavily developed and the traffic and congestion is just starting to get out of control.

Once these other apartments/housing are completed the Heights/Timbergrove/Shady Acres area will be nearly unrecognizable to what it has been. Current residents are extremely concerned about the traffic and insufficient infrastructure.

There is no lack of affordable housing, simply look outside 610 Loop or just to the east of N Main St, there are many options. Commuting in and around the area is not a legitimate reason for the development.

Our neighborhood/area, unlike many other neighborhoods/areas in Houston ABUTS low-income areas.

We are already one of the most diverse transitional areas in Houston.

A quick search on MLS within a 5-mile radius within the past 180 days: homes ranging in list and sales prices \$130k to \$2mil (majority under \$600k) and rentals ranging from \$495/mo - \$6K/mo, (with the more than half under \$1500.mo).

Inventory is good. WE DON'T NEED ANOTHER APARTMENT COMPLEX IN THE AREA. Just see how many have been built in the past decade, many not even to capacity.

Perhaps consider this development in an area when there TRULY is a lack of nearby affordable housing.

For instance: River Oaks, Montrose, the MEDICAL CENTER, West U, Tanglewood, and Memorial.

Very concerning -There has been excessive flooding in our area, and more development in a single-family residential neighborhood does not help,

-The streets in the area are narrow and designed for single family housing the infrastructure OLD and in failing disrepair, being stressed and was not established to support large developments within small neighborhoods.

Please DO NOT APPROVE this development.

Thank you for your consideration.

A L Marquis



**From:** [Cindi Ortiz](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian St. Villas  
**Date:** Tuesday, June 30, 2020 10:05:38 AM

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***I oppose Dian St. Villas.***

***For the following reasons I don't want the project to happen.***

- Increased traffic through neighborhoods
- Large development within small neighborhood, narrow streets and old infrastructure.
- Flooding concerns

I appreciate your consideration, efforts and actions in halting plans for Dian St. Villas.

Thank you.  
Cynthia Ortiz  
903 Worthshire St.  
Houston, TX 77008  
(located in Timbergrove Manor)

**From:** [s.balke@sbcglobal.net](mailto:s.balke@sbcglobal.net)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian St. Villas  
**Date:** Wednesday, June 3, 2020 10:27:04 AM

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This complex of 108 units for lower income Houstonians is less than one mile from my home. I am fortunate to live in a deed restricted subdivision that allows only one residence per lot but Shady Acres, where this proposed complex will be built, was once a community of small frame houses and is now overcrowded with three story condos on every street and very few old homes left. The streets are narrow and, because there are drainage ditches, cars line both sides of the road.

My one block street, Waltway, would not be adversely impacted by the traffic this complex would generate. However, I have flooded twice, Tropical Storm Allison in 2001 and Hurricane Harvey in 2017, so my major concern with any new construction upstream from me is flooding. While no government agency or private developer can guarantee that I won't flood again, I am rightly concerned. I have been told by someone more knowledgeable about this project than I that government funded projects must follow stricter guidelines for storm water and floodplain mitigation than private developers. While this makes no sense to me (I don't want anyone flooding me) if this is correct, I do not object to the project.

Sharon Balke  
1020 Waltway Dr.  
Houston, Tx 77008-6315  
713-862-8645

**From:** [Eric Cody](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian St. Villas  
**Date:** Tuesday, June 2, 2020 12:49:35 AM

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To whom it may concern,

I am writing in regards to the project known as the Dian Street Villas which is being developed by Texas Inter-Faith Housing Corp. and located at the intersection of 15th Street and Dian Street in Houston, TX.

As a property owner within a few blocks of the proposed site, I am opposed to its construction because I feel the selected site is not suitable for this size of development. I take no issue with the project being a mixed income development, instead, I feel the infrastructure in the immediate area cannot support the increased destiny. I think this project would be better suited along a main thoroughfare or in an area which already has wider streets and sidewalks to connect the property to main roads. As it stands now, the developer will only improve the infrastructure along their property lines, leaving the site isolated and causing more congestion and hazards for those who live nearby.

I live on Wynnwood Lane, My street connects the end of Dian Street to TC Jester. If this project were built, it is very likely the residents will use my street as a cut through to TC Jester then highways instead of taking the busier 4 lane roads of Shepherd and Durham. My street is a typical neighborhood street. It is not meant to be a main thoroughfare. The increase in traffic will make my street less safe for the children who play here and all of the people who walk, run, or ride their bikes to the park. It will also put any vehicle parked along my street at a greater risk of being hit, such was the case with my vehicle when someone else tried cutting through the street late one night.

It is for these reasons I do not support this project being built.

I hope you will take my comments under consideration and will review the negative impacts this project will have on the surrounding neighborhood if built.

Thank you for taking the time to read my concerns.

Respectfully,

Eric Cody

**From:** [Ken Bridge](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian Street Villas #20116  
**Date:** Friday, June 19, 2020 3:59:58 PM

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To whom it may concern,

We live at 1813 W 14th 1/2 in the Shady Acres subdivision and are opposed to the Dian Street Villas project. As everyone else alike, we were notified extremely late in the informative and approval process. We clearly understand that this project will cause tremendous traffic and increased flooding concerns to our neighborhood and surrounding community. Dian St and 15th St are incapable of supporting this type of development and this project would greatly impact our ability to continue to enjoy a reasonable quality of life with our families and neighbors.

Thank you for your attention to this matter.

--

Ken Bridge  
Delicious Concepts Restaurant Group  
[www.DeliciousConcepts.com](http://www.DeliciousConcepts.com)

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**From:** [Rebecca Bass](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian street villas- 20116  
**Date:** Monday, June 15, 2020 10:37:46 AM

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I have lived on Dian right next to the proposed apartment project for 15 years. I have watched this once a sleepy single family home neighborhood become more and more congested with the doubling and sometimes tripling townhomes on one lot. The traffic is incredibly dangerous with speeding and often total disregard for traffic laws...to top it off, we have no sidewalks. So when we are all out walking our dogs, taking our children out in strollers, riding bikes or just going for a run, we are dodging traffic and often are getting run off the road. Adding 200 more cars to our neighborhood will be deadly... The congestion will be horrendous and unmanageable.

Parking is problematic on Dian Street. There is very little space for parking and what is there the people that live on the street use constantly. ( I live at 1419 Dian and there are four houses on one big lot and we use the street parking for all of us). There is no room for tenants of the apartments to park and its unbelievable that the proposal suggests this. It isn't possible.

As an HISD teacher, I know that all three schools that we are zoned for on Dian are well over capacity and no one from this project has had a conversation with Love Elementary, Hamilton Middle School or Waltrip High School. Adding more children to an already overcrowded school is a horrible idea and will put any children at an disadvantage.

I personally know that our lot, adjacent to the south to the project, floods terribly. We all have flooded at least once in the past 5 years and one house has flooded 3 times. We have a severe water issue. Our lot is 5 feet lower than the street and the east side of Dian has absolutely no drainage of any kind so all the water from across the street flows directly into our property. The north side of our property is also lower than your property and if the lot is raised even inches...we will get inundated with water. And my neighbors behind me next to Turkey Creek flood terribly and the project proposes to funnel all the water from their retention area out to Turkey creek further causing significant flooding. I might add that the builders told us that they are working with the owner of the property between the project and the creek . I spoke to the owner and she has never talked to them and she would never allow them to have massive water go over her business. Flooding in our neighborhood after Harvey was devastating and entire areas had to have high water rescues...There is no mitigating water to keep things from flooding with a giant concrete apartment building in the middle of flood zones.

Any public transportation is 6 or 7 blocks away, depending on which side of Shepard or Durham you are going. And there are only two lines that go through our area so this project is not convenient for people using busses.

I strongly oppose this project in our neighborhood. There are so many other sites out of the 20 proposed sites for affordable housing units that fit better for everyone.

Thank you and please feel free to contact me about this, I appreciate the opportunity to voice my concerns...our representatives Abby Kamin and Anna Eastwood absolutely did not have a conversation with her constituents about any of this and what will be funded by my tax dollars...

Rebecca Bass  
1419 Dian St. #C and #D  
Houston, Texas 77008  
713-899-3765

**From:** [Kevin Strickland](#)  
**To:** [HTC Public Comment](#)  
**Cc:** [Stop DianStreetVillas](#)  
**Subject:** Dian Street Villas Application 20116 - my public comments  
**Date:** Friday, June 19, 2020 2:19:24 PM  
**Attachments:** [TDHCA Public Comment.pdf](#)

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I strongly oppose this project. Please find attached my detailed reasons, including a timeline of the many failures to notify and engage the community.

[www.stopdianstreetvillas.com](http://www.stopdianstreetvillas.com)

**From:** [Kathy Utsey](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian Street Villas  
**Date:** Tuesday, June 2, 2020 4:02:16 PM

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To whom it may concern,

As a resident of Timbergrove Manor, I would like to make my position **against** the building of the Dian Street Villas known. My reasons for this are as follows;

1. Increased traffic through our neighborhood (Timbergrove Manor), as a resident on Bay Oaks Rd, this will be a double hit with the 11st road diet. I am also opposed to that as well. During rush hour (normal times) I will sit for a long time trying to make a left on 11th as it is now, the road diet AND Dian Street Villas will make this even more dangerous.
2. The builder will only widen Dian Street within their property boundaries. This will not alleviate traffic, walking and side street parking problems. I walk through this area about 5 times a week, it would not be safe to do so, once these villas are built - Too much traffic and narrow roads.
3. Timbergrove Manor is a small, older community. It has old infrastructure that will taxed. As it stands today, it is very difficult for garbage trucks to get by. While walking I have seen the trouble they have. With visitors etc parking on whatever side street is available, you add considerable danger to this existing issue, especially for walkers and children.

Please do take serious consideration of these points. I am not against affordable housing but the nearby infrastructure needs to be able to support it. In this case it does not.

Sincerely,

Kathleen and David Utsey

**From:** [David White](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian Street Villas  
**Date:** Saturday, June 6, 2020 6:18:52 PM

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Date: 2 June 2020

To: Texas Department of Housing & Community Affairs Multifamily Finance Division  
PO Box 13941  
Austin, TX 78711-3941

From: David A. White, resident of Timbergrove Manor

Subject: Dian Street Villas Project

I am writing in opposition to the Dian Street Villas Project. I recently attended one of the virtual meetings that included staff member involved in the Dian Street Project, as well as concerned residents who included members of the Timbergrove Manor Neighborhood Association. Those involved with building this project were certainly prepared for the meeting. However, in my view, they did not make a convincing case for the project in terms of its being some kind of “noble” project. Rather, they came across as supporting just another of the large residential complexes that are scattered throughout the city. And those residents of Timbergrove who spoke made convincing arguments as to why the complex should not be built.

At that time, I had not yet seen the site for the project, but a few days ago, curious about just where the apartments would be, I drove to see the property. It was very clear that the project would be uncomfortably placed in what is already a crowded area. This situation—too many apartment/townhouses squeezed into a congested area—is commonplace in too much of Houston. A horrible example are the townhouses that are jammed into small lots in the area between Washington Ave. and Memorial Drive.

Thus, my objections to the Dian Street Project include these reasons:

1. Congestion, due to the project itself and to the narrow streets that are in that area
2. Flooding concerns—the north side of Timbergrove, between West 11th Street and the Dian Street area, is already prone to serious flooding. It is not that flooding might happen—it has already happened, including during Hurricane Harvey!
3. Related to the issues listed above is a *major* concern for Timbergrove residents: risking the loss of the identity of our neighborhood. We've lived here for 30 years, and it did not take long for us to realize that we had moved to an area that was very special: it is as quiet as a neighborhood could be in a major city. There is great pride in keeping up our houses and yards. Our neighborhood association works hard to maintain the standards. But there is nothing elitist in our attitude at all: we're all just good people with good attitudes. And there can be no way to deny that a very large apartment complex just a couple of blocks to our north would not affect Timbergrove in negative way. (In my visit to the site of this complex, it was hard not to see the many, many signs in front of the many townhouses that are on Dian Street, all protesting the building of



the Dian Street Villas. Clearly, concern comes in many directions.)

*P.S. Since the time I wrote the message above, I saw an advertisement about a huge apartment complex on 15th St. and North Shepherd. With this increase of traffic soon to be present in our area, I believe the issue of congestion is even more acute.*

**From:** [Stephanie Milne](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian Street Villas  
**Date:** Sunday, June 14, 2020 1:41:58 PM

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To whom it may concern,

I am writing today to express my concerns with the planned development of the Dian Street villas on my street. From where I sit as I write this, I can see the lot where this development is proposed - my house is right across the road. I have two major concerns, both of which I will address below: a lack of planning to mitigate for flooding and increase traffic with the safety concerns associated with that increase.

I have lived here for a few years now and have watched as this neighborhood has flooded severely several times now. Anyone who is paying attention to the science should be aware that we no longer have good data that allows us to categorize flooding events and storms as "100 year events" or "500 year events" - climate change has impacted the rate and severity of these events. Further limiting the drainage in an area that has already seen so many damages from flooding where we should expect that this will get worse, it's just purely irresponsible.

I have similar concerns with respect to traffic. In the years that I've lived here, we've already seen several lots developed from small single-family homes to multiple townhomes. There is already insufficient parking so on any given day, half of the narrow single lane streets are already occupied by parked vehicles. There are no sidewalks on most of the streets, including Dian, so the pedestrians which include families, runners and cyclists are forced to navigate around parked vehicles into oncoming traffic, of which there is a lot. Adding this massive complex to our already stressed neighborhood, with no accommodations made to channel all that extra traffic will absolutely result in accidents and injuries.

Finally, I am distressed that so little community engagement was done during the initial planning phases of this project. The developer only sought input from our community after subject to public pressure and by then they had already formed their plans.

I am asking you to intervene and reconsider this development. I am very supportive of affordable housing and of development in this neighborhood, but this is just a bad plan all around.

Thank you for your time

Stephanie Milne  
1418 B Dian St

**From:** [Chris Kimble](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian Street Villas  
**Date:** Tuesday, June 16, 2020 1:46:52 PM

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This project belongs on Shepherd or Durham.

There is simply not enough road space to accommodate the traffic that that 90 single unit apartments will generate. The remaining units may have two car families which will only make the one entrance off Dian an even larger headache. Let's face it the infrastructure to support the increased traffic is not adequate.

Large structures like this create flooding problems for the single family residences around them. The developers say they have 500k set aside for mitigating flooding for the project. It does not occur to them that "mitigating" their site for flooding may come at the expense of flooding other structures surrounding the complex.

Turkey Gully is full of wildlife currently enjoyed by the community and it would be jeopardized as well. Building in the floodplain after events like Harvey and Imelda seem wholly irresponsible.

A four story apartment complex is simply out of place in our neighborhood. It's not fair to the newer residents that have spent a pretty penny to live here and it is not fair to the long time residents that have seen their property taxes rise dramatically in the last 10 years. Houston is a huge city and access to public transportation is everywhere. There are many places better suited for a project like this.

Lastly, the complete lack of public notice by the TDHCA, Houston City Council, and our state representatives is sadly deficient. The fact that this project was as far along as it was with no public notice is unacceptable. Our council members and state reps have failed to provide any kind of a voice to our cause. I understand that Houston is a city with zoning, but just because you can doesn't mean you should. The advancement of the project without public notice smells of favors to area council members and state reps. The silence of our elected officials once again confirms that they are more willing to listen to , and provide tax breaks to, developers with pockets deep enough to keep everyone quiet.

Chris Kimble  
1311 W 23rd Houston, TX 77008  
832-865-8344

**From:** [Aaron Mohammed](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian Street Villas  
**Date:** Thursday, June 4, 2020 1:58:23 PM

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To whom it may concern,

As a resident of Timbergrove Manor, I would like to make my position **against** the building of the Dian Street Villas known. My reasons for this are as follows;

1. Increased traffic through our neighborhood (Timbergrove Manor), as a resident on Bay Oaks Rd, this will be a double hit with the 11st road diet. I am also opposed to that as well. During rush hour (normal times) I will sit for a long time trying to make a left on 11th as it is now, the road diet AND Dian Street Villas will make this even more dangerous.
2. The builder will only widen Dian Street within their property boundaries. This will not alleviate traffic, walking and side street parking problems. I walk through this area about 5 times a week, it would not be safe to do so, once these villas are built - Too much traffic and narrow roads.
3. Timbergrove Manor is a small, older community. It has old infrastructure that will taxed. As it stands today, it is very difficult for garbage trucks to get by. While walking I have seen the trouble they have. With visitors etc parking on whatever side street is available, you add considerable danger to this existing issue, especially for walkers and children.

Please do take serious consideration of these points. I am not against affordable housing but the nearby infrastructure needs [to.be](#) able to support it. In this case it does not.

Sincerely,

Aaron Mohammed

**From:** [Heidi Roeder](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian Street Villas  
**Date:** Tuesday, June 2, 2020 11:40:42 AM

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To whom it may concern,

I am writing to voice my concerns regarding the Dian St Villas. I oppose this project for numerous reasons.

1. My family and I live in Timbergrove on Wynnwood Lane and own rental property as well. We enjoy the quiet neighborhood and my kids like to ride bikes and play outside. The villas will increase traffic in my neighborhood and especially down my street. Wynnwood is already busy. I allow my kids to ride their bikes throughout the neighborhood. With the increased traffic I will not feel safe doing so.
2. Flooding. This is already a huge issue. Our house has flooded, like many others. Even with storm mitigation, this project will still increase the impervious coverage.
3. A large complex ruins the feel of our small neighborhood and reduces property values. I understand the need for lower income housing, however I feel it can be accomplished in several other areas, not in or right next to our neighborhood.

Kind Regards,

Heidi Roeder

**From:** [Ricky Carroll](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian Street Villas: In Opposition  
**Date:** Friday, June 19, 2020 1:18:12 PM

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To Whom It May Concern,

I've been keeping up with the announced plans for the "Dian Street Villas" development and want to formally voice my opposition to this project.

Having owned a property in Galveston (Mechanic Street) that was affected by a similar development (which was pushed through with unfulfilled assurances that our concerns would be addressed), I once again find myself having to voice what I think is a common sense concern: Local infrastructure, including streets and parking and walking areas is INADEQUATE.

I was eventually forced to sell that home, when I lost parking in front, had to deal with crime and open drug dealing and the trash and debris that filled the streets from the residents. I lost money on the sale because at least two of my buyers were frightened off by the activity across the street (we had drug dealers forcing residents to wash their cars, for example).

Our area is already dealing with the issues of too much traffic, too little parking, poor drainage and the lack of proper infrastructure to support a high density development. Dian street is too narrow and already, as seen during the "pandemic walkers period" not at all suitable for both pedestrians and increased auto traffic. As a cyclist who commutes to work, I already spend my of my time dodging cars and baby carriages each morning.

We survived the flooding during Harvey, only because my home was built on pilings above the 500 year flood plain, yet we still sustained damage and had thousands of dollars in needed repairs not covered by flood insurance (garage walls, gate opener, landscaping, etc). Another development that disrupts the drainage flow, that covers the area with more concrete, is the exact opposite of what we need and will result in even more flooding. This land would be better used as a park, or if developed, as the sight of single family homes, elevated and properly drained.

Add to that the influx of residents on public assistance, who will likely lose cars and other valuables in the resultant flooding (even if the gov't covers the buildings), and the problems are exacerbated. Even more, we all know that our housing values will be destroyed by a forced change in local economic demographics.

Please mark me down as AGAINST the Dian Street Villas.

Sincerely,  
Ricky L. Carroll (owner)  
1905 W14th St, Unit A  
Houston, TX 77008

**From:** [Brandon Collier](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Dian Villas  
**Date:** Wednesday, June 17, 2020 3:12:44 PM

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Please know that the entire neighborhood has unanimously rejected this project OVERWHELMINGLY!! This is a very poor choice for this project and no fit. I have lived at 1520 Dian St. for 9 years and I will move if approved. It is sad that this was even on the table and I know ALL of my neighbors will do whatever it takes so this does not get funded. This is a great family neighborhood and this is not the place for this project. I also believe the way it was presented to us and the way we were lied to was despicable. I called Dan Crenshaw's office and they checked on this for us and they even lied to his office! It is bad business, bad politics and the fact we even had to hire lawyers out of our own pocket is sad.

Brandon Collier  
1520 Dian Street, Houston 77008

Sent from my iPhone

Texas Department of Housing and Community Affairs  
PO Box 13941  
Austin, TX 78711

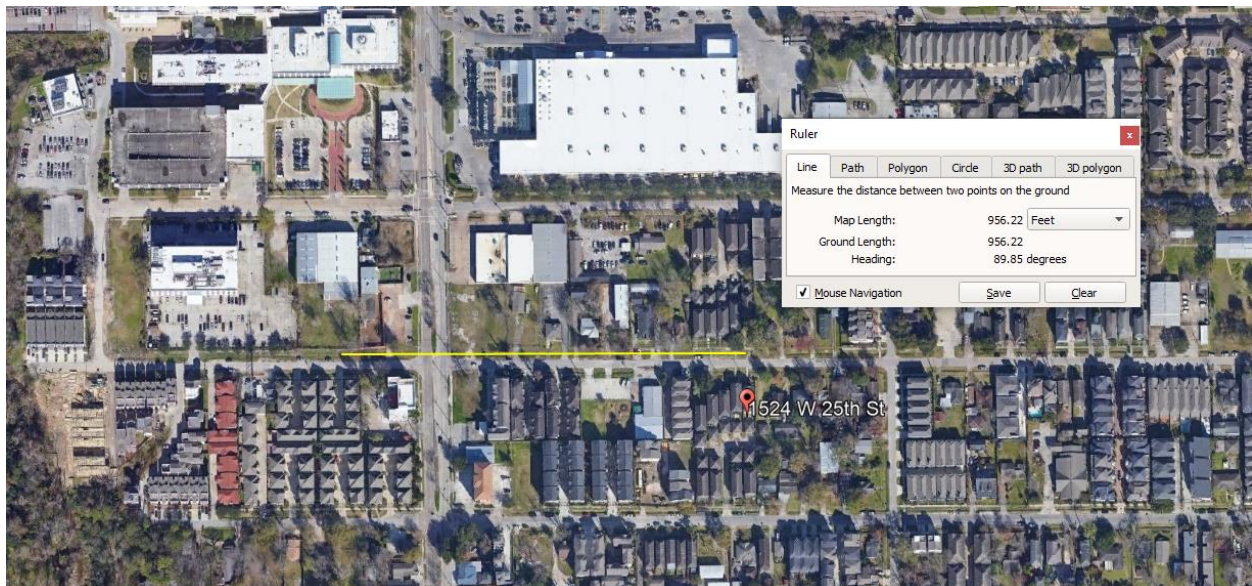
Re: Dian Street Villas, Application 20116

To whom it may concern:

My name is Kelly Hyde, and I reside on 25<sup>th</sup> Street in the Shady Acres neighborhood of the Houston Heights. My professional experience includes developing both marketability studies and appraisals used by TDHCA as well as various HUD programs while working directly for Tim Treadway at Valbridge Property Advisors for over five years. I now work for a consulting and advisory practice and now produce refinancing appraisals for existing LIHTC properties. I am a state certified general appraiser in Texas as well as 15 other states and also hold the MAI designation from the Appraisal Institute. It should be noted that this letter does should not be considered an appraisal, appraisal review, or appraisal consulting and does not adhere to USPAP.

I am writing to express my opposition to Dian Street Villas, application 20116, at 1433 Dian Street, Houston, Texas, 77008. My objection to the project is based on three main points: mistakes in design, the misuse of TDHCA funds, and that there is another project within the same neighborhood that will much better serve its intended residents as well as the existing residents of the area.

**I would like to emphasize that my objection to this project includes my support for an alternative LIHTC project, The Ella (application # 20138) to be built approximately 1,000 feet from my home. I understand typical opposition to these projects are nearby residents concerned about traffic, local schools, and a misunderstanding of the impact of LIHTC development on surrounding home values. This is not the case. I truly support LIHTC projects, but have serious concerns about Dian Street Villas, which is farther from my home.**





## Mistakes in Design

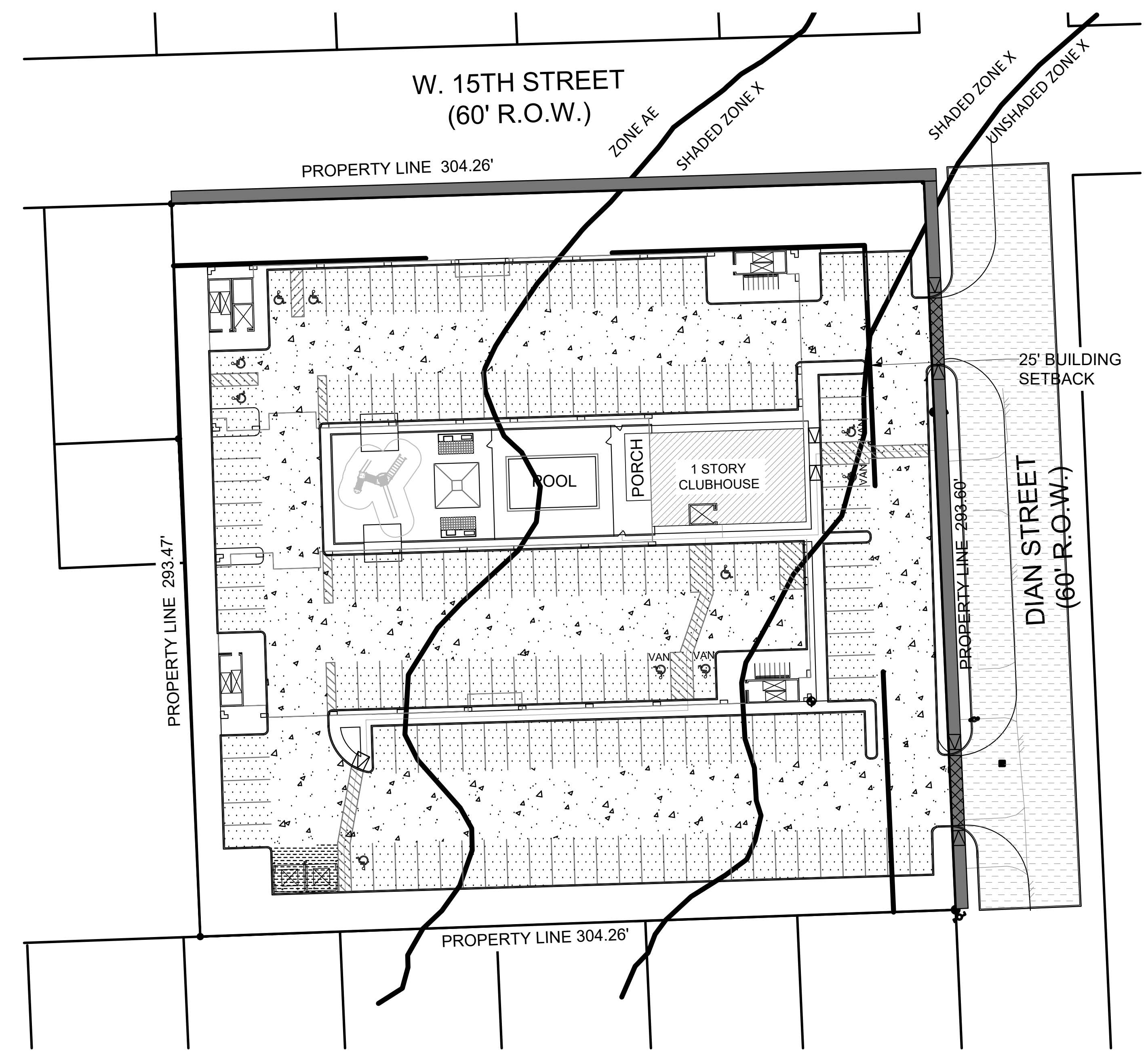
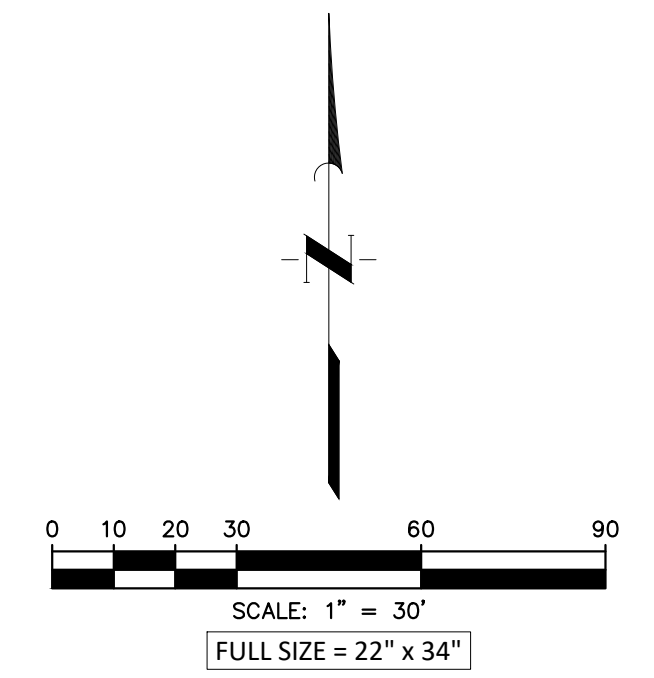
The Site Design Feasibility Report submitted by the developer includes surveys of the existing site (two separate tracts) as well as the site plan. The Executive Summary states that Dian Street is a 22' wide asphalt pavement, but the City of Houston requires 41' of width adjacent to multi-family developments. This additional 19' of roadway cannot be constructed on the east side of Dian Street due to a drainage ditch, pictured below:



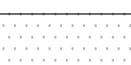
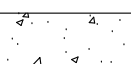
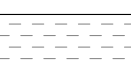


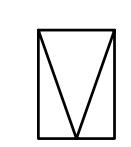
*Looking north along Dian Street, minimal space available for widening on east side*

This additional 19' must therefore be constructed on the west side. Measuring 19' from the existing asphalt would indicate the overhead power lines must be buried or moved. Neither the site or off-site cost breakdowns include any mention of electrical work. A simple overlay of the surveys and site plan would show that the development will widen Dian Street of the west side of the thoroughfare. The surveys of the existing site clearly show the overhead power lines as well. I have reproduced these on the next three pages for your convenience:

**EXHIBIT K**



**LEGEND:**

-  5" CONCRETE PAVEMENT (20520 SF)
-  6" CONCRETE PAVEMENT (29610 SF)
-  7" CONCRETE PAVEMENT (1710 SF)
-  5' SIDEWALK (3150 SF)
-  SIDEWALK SCORING
-  PROPOSED WHEELCHAIR RAMP

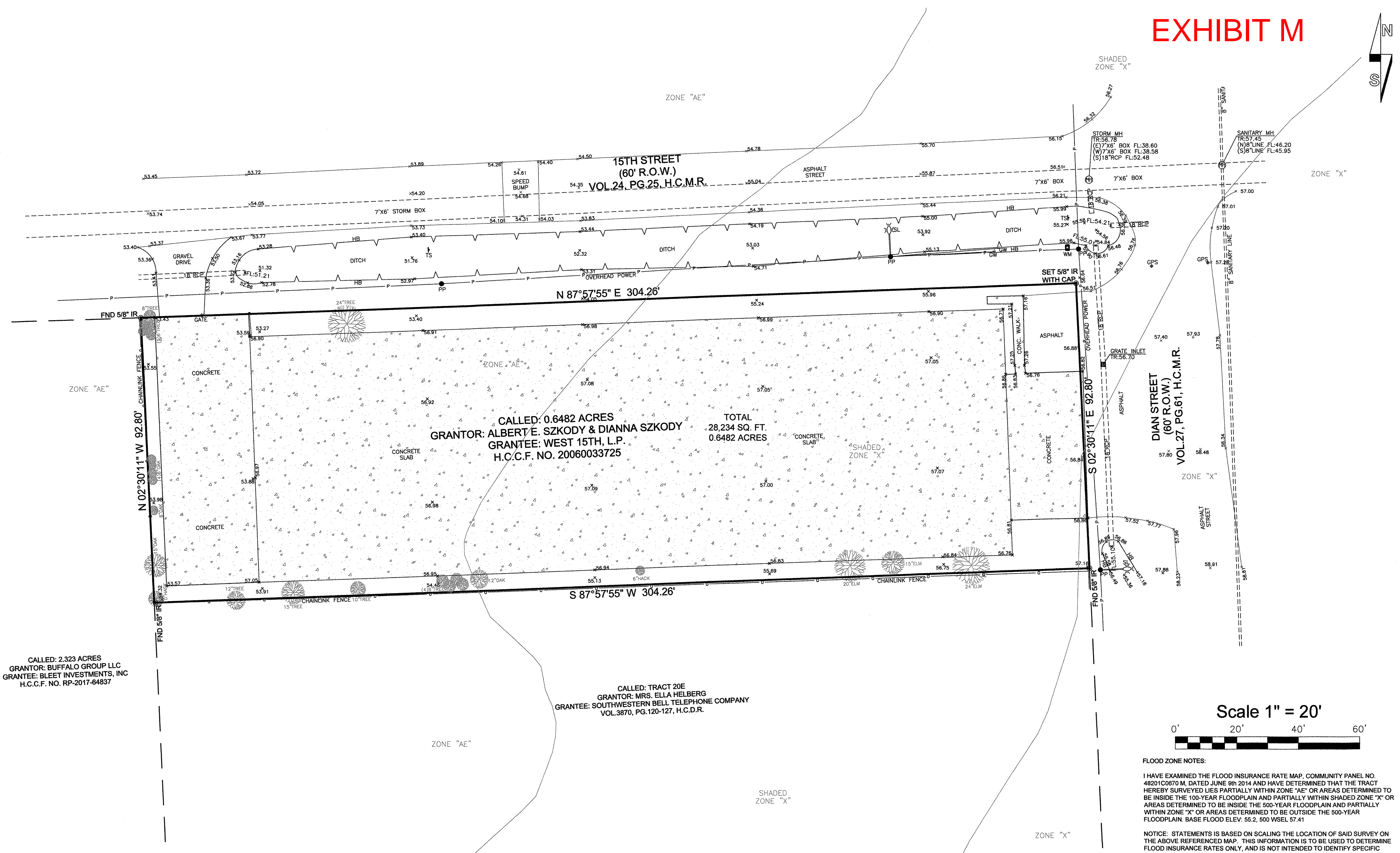
**NOTES:**

1. The Preliminary Site Plan materially adheres to all applicable zoning, site development and building code ordinances.
2. The Development shall comply with the Houston regulations for construction in the flood plain by elevating the residential building area on an elevated podium above the floodplain.
3. All proposed improvements located on site and within right-of-way adjacent to the site.

**SITE DATA:**

ACREAGE	= 2.05 AC
DWELLING UNITS	= 108
	45 EFFICIENCY UNITS
	45 ONE BEDROOM
	12 TWO BEDROOM
	6 THREE BEDROOM
PARKING REQUIRED	= 149 TOTAL SPACES (MINIMUM PER CITY OF HOUSTON ORDINANCES)
	60 SPACES (1.25 SPACES/EFFICIENCY UNIT)
	56 SPACES (1.33 SPACES/1 BEDROOM UNIT)
	20 SPACES (1.66 SPACES/2 BEDROOM UNIT)
	12 SPACES (2.00 SPACES/3 BEDROOM UNIT)
	5 ACCESSIBLE SPACES REQUIRED
PARKING PROVIDED	= 155 TOTAL SPACES (MEETS CITY OF HOUSTON REQUIREMENTS)
	11 ACCESSIBLE SPACES PROVIDED
SITE DENSITY	= 52.68 UNITS/AC

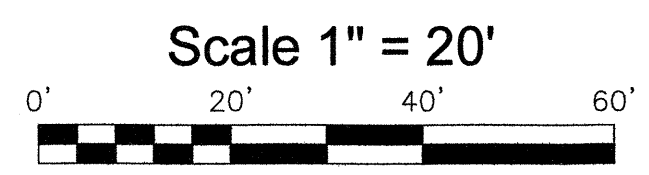
**DIAN STREET VILLAS  
PRELIMINARY SITE PLANS:  
PAVING EXHIBIT**



CALLED: 2.323 ACRES  
 GRANTOR: BUFFALO GROUP LLC  
 GRANTEE: BLEET INVESTMENTS, INC  
 H.C.C.F. NO. RP-2017-64837

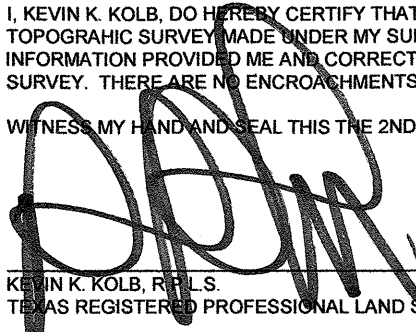
CALLED: 0.6482 ACRES  
 GRANTOR: ALBERT E. SZKODY & DIANNA SZKODY  
 GRANTEE: WEST 15TH, L.P.  
 H.C.C.F. NO. 20060033725

CALLED: TRACT 20E  
 GRANTOR: MRS. ELLA HELBERG  
 GRANTEE: SOUTHWESTERN BELL TELEPHONE COMPANY  
 VOL.3870, PG.120-127, H.C.D.R.



**FLOOD ZONE NOTES:**  
 I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0670 M, DATED JUNE 9th 2014 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES PARTIALLY WITHIN ZONE "AE" OR AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN AND PARTIALLY WITHIN SHADED ZONE "X" OR AREAS DETERMINED TO BE INSIDE THE 500-YEAR FLOODPLAIN AND PARTIALLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. BASE FLOOD ELEV. 55.2, 500 WSEL 57.41  
 NOTICE: STATEMENTS IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

- GENERAL NOTES:**
- ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, (TEXAS SOUTH CENTRAL 4204)
  - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDED EASEMENTS AND ANY OTHER DOCUMENT THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS NOT ABSTRACTED.
  - THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
  - THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON A MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
  - THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.
  - THIS PROPERTY IS SUBJECT TO ANY BUILDING LINES, ZONING AND PLATTING LAWS AND ORDINANCES NOW IN FORCE IN THE CITY OF HOUSTON, COUNTY OF HARRIS, TEXAS.

**CERTIFICATION:**  
 I, KEVIN K. KOLB, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY & TOPOGRAPHIC SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND, CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.  
 WITNESS MY HAND AND SEAL THIS THE 2ND DAY OF JULY, 2019.  
  
 KEVIN K. KOLB, R.F.L.S.  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269



**BOUNDARY & TOPOGRAPHIC SURVEY**  
 OF  
**0.6482 ACRES OF LAND**  
 SITUATED WITHIN THE  
**J. REINERMAN SURVEY, A-642**  
 HARRIS COUNTY, TEXAS


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PROPERTY ADDRESS: 1800 W. 15TH ST. HOUSTON, TX 77008

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DATE: JULY 2, 2019  
 DRAWN BY: D.MOON  
 CHECKED BY: KEV  
 SCALE: 1" = 20'  
 JOB NO.: 19-167

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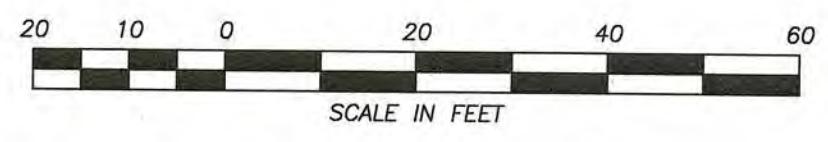
  
**TOTAL SURVEYORS, INC.**  
 4301 CENTER STREET, DEER PARK, TEXAS  
 PHONE: 281.479.8719 | TOTALSURVEYORS.COM  
 T.B.P.L.S. FIRM REGISTRATION NO. 10075300

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**SHEET 1 OF 1**

- LEGEND**
- WM - WATER METER
  - TS - TRAFFIC SIGN
  - MH - MANHOLE
  - TR - TOP OF RIM
  - FL - FLOW LINE
  - HB - HIGH BANK
  - PP - POWER POLE
  - SL - STREET LIGHT
  - GW - GUY WIRE
  - GPS - GAS PAINT STRIPE
  - FND - FOUND
  - IR - IRON ROD

**BENCHMARK**  
 Floodplain Reference Mark Number 050050 is a BRASS DISK Stamped E100 BM05 on bridge at W. 18th Street E-bound and White Oak Bayou located on downstream, south concrete walk of E-bound bridge, at centerline of bayou in the White Oak Watershed. Elev. 55.545 NAVD88, 2001 Adj.

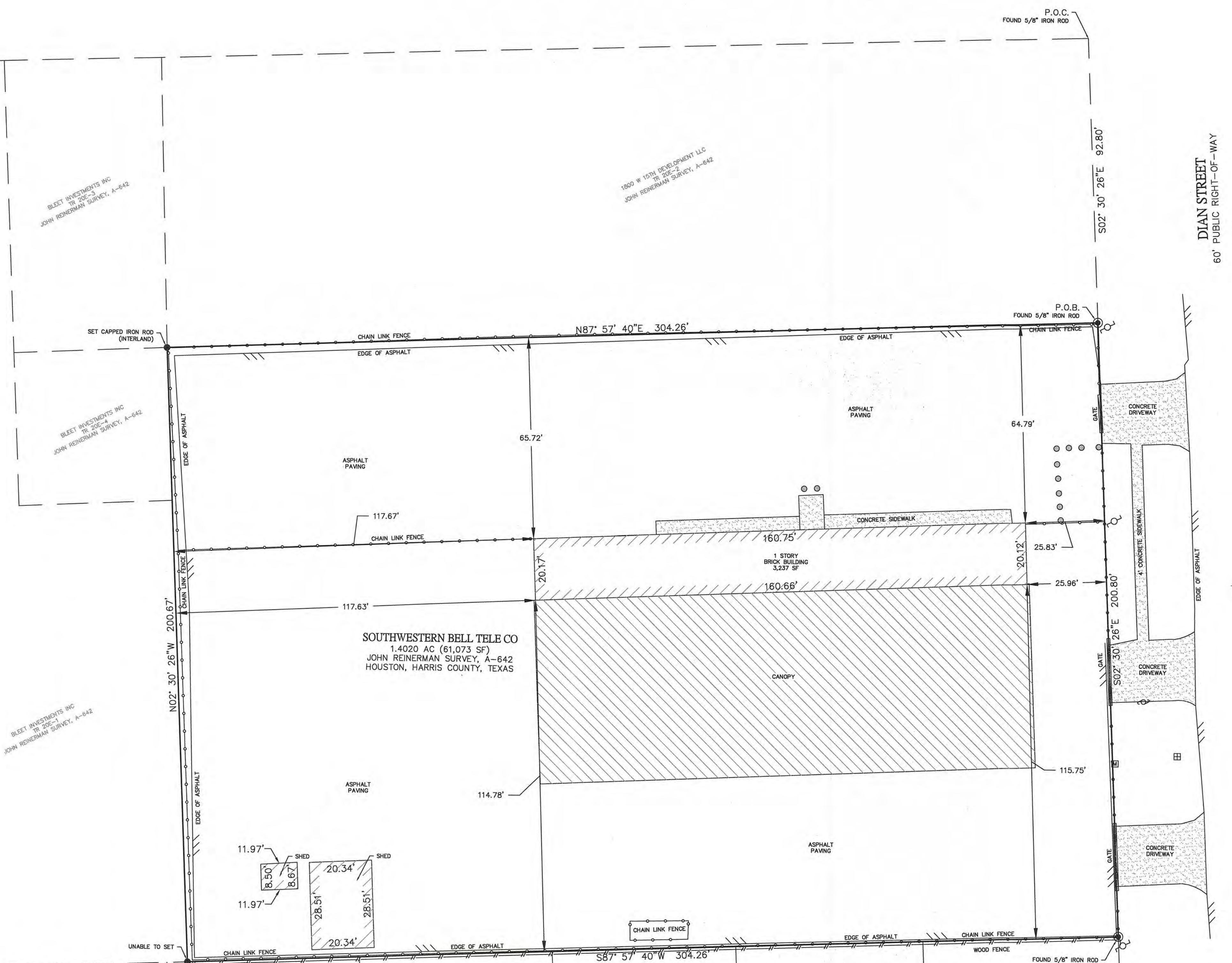


W 15TH STREET  
60' PUBLIC RIGHT-OF-WAY

- NOTES**
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, C.F. No. 371002831, EFFECTIVE DATE OF POLICY SEPTEMBER 16, 2019, AN ISSUE DATE OF POLICY SEPTEMBER 23, 2019, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
  - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 48201C0670M, REVISED DATE JUNE 09, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE AE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATION DETERMINED.

**EXHIBIT N**

- SYMBOLS**
- ☒ = A/C UNIT (CONDENSER)
  - ⊙ = BLOW OFF VALVE
  - = BOLLARD
  - ☒ = CABLE BOX
  - ⊙ = CABLE MARKER
  - ☒ = CLEAN-OUT
  - ☒ = CURB INLET
  - ☒ = ELECTRIC BOX
  - ⊙ = ELECTRIC MANHOLE
  - ☒ = E-INLET
  - ☒ = FIRE DEPARTMENT CONNECTION
  - ☒ = FLAG POLE
  - ☒ = FIRE HYDRANT
  - ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
  - ☒ = GAS METER
  - ☒ = GAS VALVE
  - ☒ = GRATE INLET
  - ☒ = GUY ANCHOR
  - ☒ = HANDICAPPED PARKING SPACE
  - ☒ = LIGHT STANDARD
  - ☒ = MAILBOX
  - ☒ = MONITORING WELL
  - ☒ = PIPELINE MARKER
  - ☒ = POWER POLE
  - ☒ = SANITARY MANHOLE
  - ☒ = SERVICE POLE
  - ☒ = SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
  - ☒ = SIGN
  - ☒ = STORM MANHOLE
  - ☒ = TELEPHONE MANHOLE
  - ☒ = TELEPHONE PEDESTAL
  - ☒ = TRAFFIC SIGNAL CONTROL BOX
  - ☒ = TRAFFIC SIGNAL POLE
  - ☒ = WATER METER
  - ☒ = WATER VALVE



THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, I FURTHER CERTIFY THAT THE HEREIN PLAT AND THE SURVEY ON WHICH IT WAS BASED MEET THE MINIMUM REQUIREMENTS OF A CATEGORY 1A, CONDITION II SURVEY, AS DESCRIBED IN THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS - MANUAL OF PRACTICE.

DATED THIS THE 13TH DAY OF NOVEMBER, 2019.

MICHAEL D. MORTON, RPLS  
TEXAS REGISTRATION NO. 3686  
INFO@INTERLANDSURVEY.NET



1433 DIAN STREET  
HOUSTON, TEXAS 77008

CLIENT:	CITY CHOICE GROUP, LLC	REVISED:	
<b>BOUNDARY SURVEY</b>			
BEING A 1.4020 ACRE (61,073 SQUARE FEET) TRACT OF LAND IN THE JOHN REINERMAN SURVEY, ABSTRACT No. 642, ALL BEING IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS.			
		<b>INTERLAND</b> SURVEYING   MAPPING	
401 STUBBINSWOOD, STE. 300 TEL. 713.880.0516 HOUSTON, TEXAS 77057 FRM NO. 10194129 WWW.INTERLANDSURVEY.NET			
DRAWN BY: DAE	SCALE: 1" = 20'	DATE: 11/13/2019	FIELD BY: RWG
CHECKED BY: ITE	DWG. NO.: 19122 BNDY.dwg	IPN: 19122	M&B:

## Misuse of TDHCA Funds

The developer is paying above market value for the site by a significant amount. The Dian Street Villas site is 2.05 acres within a residential area under contract for \$6,031,000 or \$67.54 per square foot. An aerial view is reproduced below to show the surrounding existing development:



The development of comparable sales and an adjustment grid is not needed in this case. The Ella (application #20138) is another proposed development within the 77008 zip code with a superior site. It wraps the corner of a lighted intersection just one block from 610, a major thoroughfare and is located along Ella Boulevard, four-lane secondary thoroughfare with vastly superior traffic counts as compared to both Dian Street and 15<sup>th</sup> Street.



The site for The Ella is 1.99 acres and is under contract for \$5,500,000 or \$63.45 per square foot. This pending sales price for a superior site sets the upper limit for market value for the Dian Street Villas site. A conservative assumption that the sites would sell for the same unit price of \$63.45 per square foot would indicate a market value for Dian Street Villas site of \$5,665,958. This suggests that the site for Dian Street Villas is *at minimum* \$365,000 above market value.

In my professional opinion, a typical appraiser would apply a downward adjustment of 15% to The Ella site in comparison to Dian Street for location, due to surrounding commercial development, access to a major thoroughfare, lighted intersection, traffic counts, and four-lane thoroughfare. A downward adjustment of 15% would indicate a value of \$53.93 per square foot, or \$4,815,000 total (rounded). This indicates the developer is paying \$1,215,000 above market value for the Dian Street Villas site, 81% of the value of the potential tax credit award.

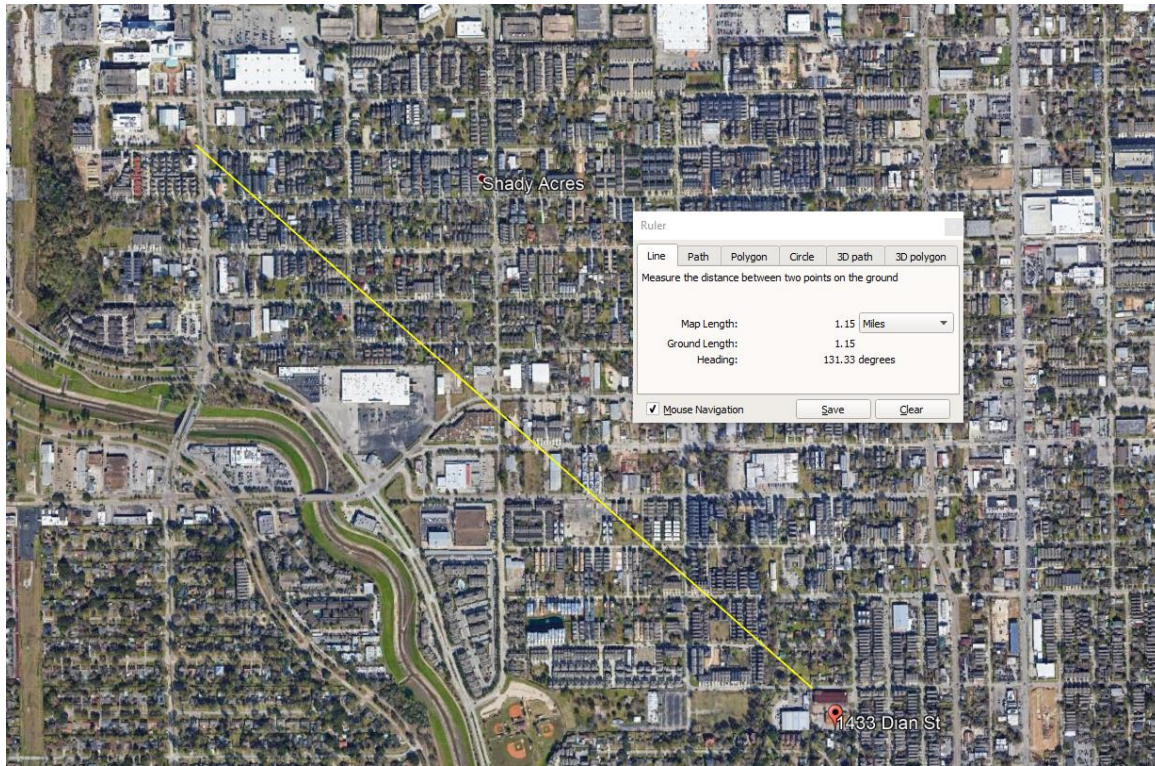
This purchase price, along with the selection of a site within the 100-year floor plain and along a two-lane thoroughfare leads me to believe that the entire \$1,500,000 in awarded tax credits would go towards poor decisions made by this developer. This is ignoring other costs that may arise, as the lack of electrical work in the site development costs suggests other costs may have been overlooked.

### [A Suitable Alternative](#)

The Ella, the other proposed development within 77008, will better serve its future residents with direct access to public transportation, bike lanes, controlled crosswalks, and superior traffic control for vehicular traffic. Other aspects of The Ella's superior location were discussed above.

### [The Two-Mile Rule](#)

At of June 19, 2020, both Dian Street Villas and The Ella have both been awarded 176 points by TDHCA department staff. The two developments are located within two miles of each other.



I understand there is a new rule per SB 493 that allows multiple developments with 9% competitive funds within two miles to be built in the same year if it is located in a federally declared disaster area and meets certain other requirements. These requirements have been met.

The cruel irony is that these developments could be allowed to proceed due to the disaster declaration after Hurricane Harvey, yet both developments are within the 100-year flood plain. SB 493 does not address flood plain issues but intends to support residents impacted by such flooding. I urge you to consider this in your decision to award funds within Region 6/Urban.

Declining to award funds to Dian Street Villas would not inhibit affordable housing in the neighborhood, but rather ensures funds are awarded to a project that enhances the intended residents' quality of life. The Ella development will provide 80 affordable units and Somerset Lofts, another General Population development with 120 affordable units was awarded funds in 2018. Somerset Lofts is also less than two miles from the Dian Street Villas site. Declining to award funds to Dian Street Villas still supports 200 units of recent construction affordable housing within two miles in our wonderful neighborhood.

Thank you for your consideration. I have long supported LIHTC developments and simply want the program to serve its intended residents in the best manner possible.

Regards,

*Kelly Hyde*

Kelly Hyde, MAI

**From:** [Sharon Gamble](#)  
**To:** [HTC Public Comment](#)  
**Subject:** FW: Opposition to the Dian Street Villas  
**Date:** Sunday, June 7, 2020 1:18:00 PM

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**From:** Rhiannon Robinson <heyrhia@gmail.com>  
**Sent:** Saturday, June 6, 2020 1:42 PM  
**To:** Sharon Gamble <sharon.gamble@tdhca.state.tx.us>  
**Subject:** Opposition to the Dian Street Villas

Hello Sharon Gamble

My name is Rhia Robinson and I live at 1911 W 15th Street so I would be impacted by this construction. I would like it to be known that I DO NOT support the building of the Dian Street Villas for many reasons. Our neighborhood lacks basic infrastructure of any kind. Our streets are narrow by design. Most streets are without curbs and sidewalks. Drainage is poor. We have limited street parking capacity, no extra sewer capacity, low water pressure...not to mention that the area where this development is proposed is in a 100-year flood zone that was significantly impacted during Harvey.

Simply put, the Dian Street site is a terrible choice for multi-story apartment.

Sincerely,

Rhia Robinson



**From:** [Sharon Gamble](#)  
**To:** [HTC Public Comment](#)  
**Subject:** FW: Problems with access - hearing  
**Date:** Friday, May 15, 2020 10:20:44 AM

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**From:** Ellen Kolpin <ellenkolpin@yahoo.com>  
**Sent:** Thursday, May 14, 2020 6:14 PM  
**To:** Sharon Gamble <sharon.gamble@tdhca.state.tx.us>  
**Subject:** Problems with access - hearing

I am unable to join the webinar. I only heard about it this afternoon and wasn't able to clear my schedule.

I strongly oppose the Dian project (20116) in Houston (timbergrove area). It is putting a large development in an small area prone to flooding and traffic. The community does not support this and community support was improperly represented by our state representative. The community was not even consulted prior to her signing. I am truly disappointed in my government and feeling the community feedback unsolicited and ignored.

My apologies for any inconvenience of not attending. Warmly,

Ellen Kolpin Toranzo

[Sent from Yahoo Mail on Android](#)

**From:** [Marni Holloway](#)  
**To:** [HTC Public Comment](#)  
**Subject:** FW: Public Comment re: Dian Street Villas Application  
**Date:** Monday, May 11, 2020 5:50:16 PM

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**From:** Danny Shea <danny.shea@tdhca.state.tx.us>  
**Sent:** Tuesday, April 14, 2020 2:30 PM  
**To:** Marni Holloway <marni.holloway@tdhca.state.tx.us>; Sharon Gamble <sharon.gamble@tdhca.state.tx.us>  
**Cc:** Helen Barrera <helen.barrera@tdhca.state.tx.us>; Elizabeth Yevich <elizabeth.yevich@tdhca.state.tx.us>  
**Subject:** Public Comment re: Dian Street Villas Application

Hi all,

We received public comment on the 9% HTC application for Dian Street Villas (20116) through the Public Complaint Tracking System. Comment info is copied below:

Complaint No.: 2020-140  
Complainant: Ms. Taylor Wiley  
Phone Number: (214) 616-6994  
Address: 1145 Beasley Hills Lane Houston, TX 77008  
Email: [ttimmins@gmail.com](mailto:ttimmins@gmail.com)  
Date Received: 04/13/2020

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Complaint Summary: Say NO to the Dian Street Villas development

Complaint: There is a proposal to build a public housing complex a block from my home in Houston. It has received letters of support from a city council member and state rep--neither of whom consulted with their constituents beforehand. This project is a terrible fit for our neighborhood and threatens our infrastructure, property value and quality of life. Infrastructure: It will be built on two small, essentially one-lane streets with no sidewalks. Putting 100 families on a small plot of land will exponentially increase vehicle traffic and pose a hazard to pedestrians and pets. Property value: This development does not fit in a neighborhood of single family homes and will diminish the value of surrounding properties (which already have to deal with being in the 100-year flood plain). Also, there is not an elementary school within walking distance for any kids who would reside at the proposed complex. Please consider the views of the community before proceeding with this project.

**From:** [Mark R. Williamson](#)  
**To:** [HTC Public Comment](#)  
**Subject:** GHSNC on application 20116 - Dian Street Villas  
**Date:** Wednesday, June 17, 2020 12:25:49 PM  
**Attachments:** [letter to TDHCA final.pdf](#)

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Texas Department of Housing and Community Affairs

Multifamily Finance Division

The Greater Heights Super Neighborhood Council (GHSNC or SN15) does not support Application 20116 - Dian Street Villas.

Neighbors from Shady Acres and Clark Pines have met numerous times with the developer and provided substantial input. These meetings included representatives from SN14, SN15, District C Council Member Abbie Kamin, and State Representative Anna Eastman. The neighborhoods are unsatisfied with the proposed plans.

The proposed project falls on the boundary between two of our stakeholder members, Shady Acres Civic Club (SACC) and Clark Pines Civic Association (CPCA). The boards of these organizations have requested that GHSNC take a position against Dian Street Villas, and the Council has agreed.

In the case of Clark Pines, the residents were queried for their opinion on the proposed project. 142 flyers were distributed within Clark Pines. 27 responses were received: 5 for, 22 against.

The prevailing concern from both neighborhoods is that 100+ apartment units tucked away from major streets (Durham to the east and TC Jester to the southwest) will exacerbate traffic conditions. Plans to widen streets are limited to the project site perimeter, while streets immediately beyond the project would remain only 20 feet in width. An alternate footprint with fewer units and thus less traffic impact was requested by neighbors but was not financially viable for this developer.

The Greater Heights Super Neighborhood Council approved the attached letter at its June 16 meeting.

Mark R. Williamson, GHSNC President, 1433 Columbia Street, Houston, TX 77008

**From:** [Dorcas Hand](#)  
**To:** [HTC Public Comment](#)  
**Subject:** I oppose #20116 Dian Street Villas  
**Date:** Thursday, May 14, 2020 7:53:33 PM

---

Good evening

I just listened to the entirety of the public hearing for comments about 3 applications, but mostly focused on the Dian Street Villas in my neighborhood. Before the meeting, I had an open mind because I recognize the need for affordable housing. However, listening to the excellent detail provided by those who spoke, I am now convinced the project does not belong in this neighborhood.

- Flood mitigation: The area has flooded severely several times in recent years (since 2001), and plans as stated to mitigate that going forward are inadequate.
- Sidewalks: The area of Timbergrove manor, Clark Pines and Shady Acres is home to many pedestrians, bicyclists and children. There are currently no sidewalks and this project does not offer sidewalks beyond the immediate project.
- Traffic: The location is tucked away from major thoroughfares, specifically Durham/Shepherd. Dian is a dead end on both ends. Residents of this project were it built would likely invade Timbergrove Manor as a cut through to avoid other traffic.
- Other infrastructure: I'm also concerned about water, sewer and trash impacts on the neighborhoods. I know there are days already when my water pressure is low because everyone is either watering or doing the dishes after dinner or ... I also know the sewage treatment outpost on 11<sup>th</sup> just across the bayou already smells sometimes. I can only wonder what this increase in load will do to aggravate a problem we worked for years to fix but is already returning without the Dian Street project.

I was saddened to realize that our local elected leadership (SuperDistrict, Eastman, Kamins) did not stand for the community when they had a chance. They did not even notify the community, much less solicit community comments.

Thank you for listening. I support the many other residents who spoke in opposition to this project.

Dorcas Hand  
1011 Bay Oaks Rd  
Houston TX 77008  
713-962-9352

**From:** [Jeana Constans](#)  
**To:** [HTC Public Comment](#)  
**Subject:** New development on 15th and Dian  
**Date:** Thursday, June 18, 2020 5:50:40 PM

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My name is Jeana Constans. I own the property on 1902 W 14 1/2 st.  
We are against this building.  
Any questions please email me.

Thank You

Sent from my iPhone

**From:** [Chelsea Anderson](#)  
**To:** [HTC Public Comment](#)  
**Subject:** No to the Dian St. housing development  
**Date:** Saturday, May 30, 2020 6:16:46 PM

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Greetings,

I'm writing with regards to the Dian St. housing development. As a resident of this neighborhood I wish to comment that I DO NOT support the building of the Dian Street Villas. I am submitting this comment before the June 1 deadline to ensure my voice is heard.

I DO NOT support the building of the Dian Street Villas for many reasons. Our neighborhood lacks basic infrastructure of any kind. Our streets are narrow by design. They are barely wide enough for two cars, and residents frequently park in the street creating a one lane road. Most streets are without curbs and sidewalks which means those one lane openings make it dangerous to be a pedestrian. Our streets cannot handle more drivers parking in the street, increased traffic on the road, and the dangers that it causes pedestrians. In addition, drainage is poor. We barely made it through Hurricane Harvey and a structure of this size would further expose our home to flooding. Furthermore the area where this development is proposed is in a 100-year flood zone that was significantly impacted during Harvey. Our sewers are already at capacity and we have low water pressure. We as residents would suffer further if a large apartment structure further reduced our water and sewer resources.

Simply put, the Dian Street site is a terrible choice for multi-story apartment.

Respectfully,  
Chelsea Anderson  
Resident of W 15th Street

**From:** [Jason Shaughnessy](#)  
**To:** [HTC Public Comment](#)  
**Cc:** [Alena Morgan](#)  
**Subject:** Objection - 20116 Dian Street Villas  
**Date:** Thursday, May 21, 2020 3:54:52 PM

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Without seeing appropriate safety and traffic studies it is impossible for me to be behind a large density development in this neighborhood.

We can not support the development in this neighborhood with our streets, excess foot traffic and flood concerns.

Thank you,

Jason

**From:** [Tracy Hale](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Oppose - Dian Street Villas  
**Date:** Tuesday, June 2, 2020 8:43:27 PM

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Good evening,

I am writing in opposition of the Dian Street Villas and kindly ask you to please stop this development. If built, it will significantly increase the amount of traffic on our street, which is filled with small children. It is already bad enough now with the amount of speeding cars that drive by while our children play outside. I can only imagine how much worse it would be with the addition of 100 units around the corner.

In addition, there is already a huge flood concern since we are in the 100 year Flood Plan and having such a big development around the corner will only exacerbate any flooding that occurs.

Please take these issues into consideration.

Thank you,  
Tracy Hale

Sent from my iPhone



**From:** [Rasberry, Connie](#)  
**To:** [HTC Public Comment](#)  
**Cc:** ["cgrasberry@gmail.com"](mailto:cgrasberry@gmail.com)  
**Subject:** OPPOSE - project 20116, Dian Street Villas / SUPPORT - project 20138 The Ella-----Houston Texas  
**Date:** Thursday, June 18, 2020 2:28:05 PM

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I have lived on Bay Oaks for 24 years.

Traffic on 11th is VERY heavy and backs up M-F from TC Jester to Durham every day now before and after work hours. I dont see how it could handle any additional traffic. What will end up happening is Bay Oaks will get worse than it is now. There are no speed bumps on Bay Oaks and it is one of the main roads to access the neighborhood. The traffic on this street is growing all the time and I can't imagine what it will be like with a huge multi- family complex. There are cars one after the other and they drive fast. This street is also in the 100 year flood plain and DOES FLOOD. Additional building and taking away of green space will increase flooding - I know this to be true. My home flooded for the first time during Tropical Storm Allison after TC Jester was extended to 18th street and large wooded areas were cleared out and used to build an Albertsons ( which is now the storage facility) . With more and more overbuilding the water has nowhere to go.

For the first time in 24 years I have had to purchase one of the SLOW DOWN signs to put out when my youngest child is out in the yard due to the dramatic increase.

it is VERY difficult to cross Durham at 12th due to all of the traffic- we go that way to cross and walk to Love Park. We literally have to wait for a gap in the traffic and RUN across the street.

The only nearby school is Love and it is small. They will over crowd quickly. Sinclair is filled and will not be able to handle more kids.

Public transportation is mediocre at best. There are some bus stops but I can't say I see the service running all the time. My son used to walk from Bay Oaks down 11th to Heights High School with the hopes of the 30 passing by so he could get on part of the way. Most of the time he walked the whole way to school.

I have had the thought that if this project does move forward our family will have to move because the traffic will ruin the neighborhood and flooding will get worse. The location of this project is in the worst place imaginable. Narrow streets, way in the middle of a neighborhood without decent access.

The Ella project makes MUCH more sense. It can be easily accessed, freeway , hospital and public transportation all readily available.

Connie Rasberry  
1115 Bay Oaks Rd  
Houston Texas 77008  
713-240-9590

**Connie Rasberry**  
Travel Agent

**From:** [Aron Lipman](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Oppose Dian St. Villas  
**Date:** Tuesday, June 2, 2020 5:50:08 PM

---

Hello,

I'm writing to voice my opposition to the Dian St. Villas project.

I am a homeowner in Timbergrove on Worthshire St.

My primary concerns are the following -

1. Increased flooding concerns
2. Increased traffic
3. Old neighborhood not able to accommodate a new large project.

I appeal you to please not let this project happen.

Thank you,  
Aron Lipman

**From:** [Daniellefrancoise](#)  
**To:** [HTC Public Comment](#)  
**Subject:** oppose project #20116  
**Date:** Friday, June 5, 2020 8:29:16 PM

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Hello, my name is Danielle Henderson, a property-owner and resident in the neighborhood of the proposed Dian Street Villas, TDHCA #20116 in region 6.

I am strongly opposed to the Dian Street Villas project for the following reasons:

- There were no discussions held or offered to the neighborhood residents and property-owners in advance of the Houston City Council approval, and State Representative Eastman provided a letter of support with no input from her constituents.
- the proposed and submitted plans do not include adequate flood mitigation plans and is located in the 100 year flood plain.
- During Hurricane Harvey, w 15th flooded up to and including much of the area included as part of this proposed housing unit. The additional construction of these apartment units with the inadequate flooding mitigation puts existing homes at a higher risk for flooding.
- As a property owner and parent of two small children, I am concerned about the increased traffic on W15th and surrounding streets due to construction and the potential addition of 100 apartment units in a neighborhood that is primarily composed of individual and free-standing homes.
- The plans proposed and submitted do not include adequate sidewalks - presenting safety and well-being concerns for neighborhood residents.
- The neighborhood has limited street parking options, and adding 100 apartment homes increases the likelihood of street parking being unavailable along with the safety concerns I mentioned.
- I oppose project #20116

Danielle's iPhone

**From:** [Travis Britt](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposed to Dian Street Villas  
**Date:** Wednesday, June 3, 2020 9:19:53 PM

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To whom it may concern.

I live on Worthshire Street in Timbergrove and have been a resident for 35 years. I've seen the neighborhood grow in population and youth. With that has come many great things, but a few issues have made it a much different place to live. The addition of the Dian Street Villas will only be another reason that makes it tough to live in this area.

I am concerned of the following issues:

1. Increased population which will lead to increased traffic, thus creating congested neighborhood streets.
2. An increase in safety hazards due to the increased traffic, thus discouraging outdoor activities for young adults and children.
3. I understand that drainage and infrastructure plans are included, however I am still concerned of drainage issues.
4. An increase in noise pollution and light pollution due to more cars and lights from the complex

There are many more areas in Houston that have plenty of space for the development. Space to spread and also put people closer to food and entertainment. The area that the development is planned for is already congested, please find a better place to develop this property. Not only will the current residents be happier but the residents of the development will be happier as well.

Thank you for the time and I wish everyone the best.

--

Travis Britt

**From:** [Darrell Brandes](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition for Dian Street Villas Project 20116; Support for the Ella Project 20138  
**Date:** Friday, June 12, 2020 2:29:06 PM

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Hello,

I'd like to share my opposition for project 20116, Dian Street Villas, based on poor site selection and inferior constructability to project 20138, the Ella. I think the Ella is a better choice for state funds because of the following:

- **Dian Street Villas, TDHCA Project 20116, I oppose** and it will have the following allotted low-income units and property specifications
  - 40 studio apartments (assume 2 residents per unit = 80 people served)
  - 40 (1) bedroom apartments (assume 2 residents per unit = 80 people served)
  - 10 (2) bedroom apartments (assume 3 residents per unit = 30 people served)
  - Total assumed low-income residents served is 190
  - Located 867 feet from the nearest public transportation
  - Not located on a consistent sidewalk/pedestrian walk path area, and is on a 2 lane street
  - 1.43 car/unit ratio equaling 155 total parking spaces
  - No immediate highway accesses
  - Love Elem - .6 miles; Hamilton Middle – 1.4 miles; Waltrip High – 2.9 miles
  
- **The Ella, TDHCA Project 20138, I support** and it will have the following allotted low-income units and property specifications
  - 19 studio apartments (assume 2 residents per unit = 38 people served)
  - 49 (1) bedroom apartments (assume 2 residents per unit = 98 people served)
  - 32 (2) bedroom apartments (assume 3 residents per unit = 96 people served)
  - Total assumed low-income residents served is 232
  - Located 300 feet from the nearest public transportation
  - Is located on a consistent sidewalk/pedestrian walk path area, and is on a 4 lane street
  - 1.54 car/unit ratio equaling 277 total parking spaces
  - Across the street from Memorial Hermann Hospital
  - Immediate access to Loop 610 and Hwy 290
  - Sinclair Elem – 1.1 miles; Hamilton Middle – 2 miles; Waltrip High - .57 miles

Based on the above, ***The Ella project 20138 is a better proposed project which will serve a much larger population of deserving Houstonians.*** Additionally, their lower requirement of additional infrastructure developments will mean the states tax credits, our tax dollars, will be more wisely spent rather than relocating power lines and partially widening streets.

Thank you,  
Darrell Brandes

**From:** [Darrell Brandes](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition for Project 20116 Dian Street Villas  
**Date:** Sunday, May 31, 2020 3:08:05 PM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)

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Hello,

I'd like to briefly offer my **opposition for proposed project 20116, Dian Street Villas**. I oppose this project for the following reasons:

- Pedestrian Safety
  - No consistent sidewalks in the neighborhood
  - Where they do exist, often vehicles in their driveways block them due to vehicle length
  - Consistent pedestrian foot traffic throughout the day, everyday
  - Streets are only 20ft wide and if there is no sidewalk, that is where people walk
- Traffic
  - The streets were designed for a less populated neighborhood than what it has grown to
  - Large volume of traffic cutting through from Shepherd and Durham to Beall
  - Construction trucks and equipment cannot safely navigate the narrow streets with the volume of trucks as required by a project such as this
  - The project will bring additional vehicles for the 100+ new residents
  - There is no room for street parking that will follow and apartment complex
- Flooding
  - Project developers have not conducted a detailed study of the flooding effects of this project
  - Half of the project is in a 100-year flood plain and the other half in a 500-year flood plain
- Community Infrastructure
  - The zoned elementary, middle and high schools are at or near capacity
  - The streets do not have enough mitigating mechanisms to support such additional traffic on 14<sup>th</sup>, 15<sup>th</sup> and Dian streets
  - No consistent pathways aside from streets and roads to get to the closest public transportation

Based on the above and the below pictures, I greatly oppose project 20116, Dian Street Villas, and I'd prefer State tax credits be used to support a safer project.

Thank you,  
Darrell Brandes  
1710 W 15th St.











**From:** [Darrell Brandes](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition of Project 20116 - Dian Street Villas  
**Date:** Wednesday, June 3, 2020 8:21:44 AM

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Hello,

I'd like to briefly offer my **opposition for proposed project 20116, Dian Street Villas**. I oppose this project for the following reasons:

- Pedestrian Safety
  - No consistent sidewalks in the neighborhood
  - Where they do exist, often vehicles in their driveways block them due to vehicle length
  - Consistent pedestrian foot traffic throughout the day, everyday
  - Streets are only 20ft wide and if there is no sidewalk, that is where people walk
- Traffic
  - The streets were designed for a less populated neighborhood than what it has grown to
  - Large volume of traffic cutting through from Shepherd and Durham to Beall
  - Construction trucks and equipment cannot safely navigate the narrow streets with the volume of trucks as required by a project such as this
  - The project will bring additional vehicles for the 100+ new residents
  - There is no room for street parking that will follow and apartment complex
- Flooding
  - Project developers have not conducted a detailed study of the flooding effects of this project
  - Half of the project is in a 100-year flood plain and the other half in a 500-year flood plain
- Community Infrastructure
  - The zoned elementary, middle and high schools are at or near capacity
  - The streets do not have enough mitigating mechanisms to support such additional traffic on 14<sup>th</sup>, 15<sup>th</sup> and Dian streets
  - No consistent pathways aside from streets and roads to get to the closest public transportation

Based on the above, I greatly oppose project 20116, Dian Street Villas, and I'd prefer State tax credits be used to support a safer project.

Thank you,  
Darrell Brandes  
1710 W 15th St

**From:** [Carolina Herrera](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition to application 20116  
**Date:** Thursday, May 14, 2020 7:22:11 PM

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Hello,

I am a resident on 15th street 77008. I will like to cast my vote against the Dian Villas project application 20116.

This project is not suitable for the street, will make traffic even worst, create more flooding issues and take a beat to the neighborhood overall. This project was not properly communicated to us, and has not been planned correctly.

Thanks,

Carolina Herrera

**From:** [Brian Salato](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition to Application Number 20116: Dian Street Villas  
**Date:** Friday, June 19, 2020 2:10:11 PM

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Hi my name is Brian Salato and I live at 1921 W 15th St - just down the road from the proposed complex. I am writing to note my opposition to Application Number 20116: Dian Street Villas. I know you have received several emails voicing similar concerns, so I will just try and highlight two personal ones to me, both around the lack of fit for its surroundings plus proposed changes only mitigating issues directly on its own land.

1. Flood Control: We sit in a 100 year floodplain and flooded during Harvey. Putting a large structure in the neighborhood and saying it is going to flow into the gully (which is just one block next to it) isnt going to solve the problem as that gully flooded. Additional material will be needed in the ground to support a four story complex versus other options

2. Street crowding: Myself and others walk these streets and in my case with my dog. There isnt sidewalks throughout much of the neighborhoods so additional traffic just makes our streets more and more crowded. The proposal of adding sidewalks to the complex does not solve the fact that the streets leading to and from the complex still do not have sidewalks. I have a small dog that does not always want to walk a straight line. Even with a leash, narrow streets and high traffic increase the likelihood that cars are driving too close. I know from experience as my dog has been hit by a car. I know the pain of holding my paralyzed dog in my arms not knowing if she will live. I know the pain of putting her through surgery without knowing if she will ever walk again. I was lucky that she did recover, but I dont want this to happen again and push to mitigate situations that would increase the likelihood to my dog or others.



**From:** [Kris Seguette](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition to Dian Street Villas Project # 20138  
**Date:** Wednesday, June 17, 2020 5:04:00 PM

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I live on the 1500 block of Dian St. very close to the proposed development. This area can not handle the increase in traffic. As it is, the existence of sidewalks is inconsistent, so most people walk in the streets, including dog walkers and stroller pushers. The children on Dian street play in the streets because of the absence of sidewalks. I can't imagine what effect the increase in traffic would have with 100 more families on a three-block long street. The streets are very narrow with ditches on each side. A large apartment complex should not be built on a small residential street.

The developers plan to widen only the 1400 block portion of Dian St. where the building will be and put in a sidewalk only there. built This situation puts all of us in danger, including the residents of the proposed building. It would be a tragedy if a fire truck or ambulance had to get through these tiny streets with the additional traffic and street parking the development would cause.

Kris Seguette  
[kseguette@gmail.com](mailto:kseguette@gmail.com)

**From:** [David Morrissett](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition to Project 20116 - Dian Street Villas  
**Date:** Friday, June 5, 2020 9:44:10 AM

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Testimonial by James David Morrissett (1436 Dian St, Houston TX 77008, facing the proposed Dian Street Villas)

Opposition to Project 20116 - Dian Street Villas

I am concerned for the public safety of motor vehicles and pedestrians traveling in the space: narrow paved roadway. There is no consistent sidewalk system throughout the neighborhood, the roadways are narrow, and are common to vehicles in motion (two way traffic throughout the neighborhood), vehicles stopped (street parking directly in the travel lane since there is no shoulder or wide streets to park out of travel), and pedestrians.

The attached photos are from a neighborhood walk on a weekday around 5pm. It is representative of the whole neighborhood since the street layout, street size, inconsistent sidewalks, and expected vehicle traffic is common throughout the neighborhood. (See reference map for the sites and purple hatch for Dian Street Villas)

1. Site 1 shows there is no consistent sidewalk down W 15th Street, and it is common to see pedestrians and vehicles in motion together on the same travel lane. Very high risk to pedestrian safety. There are speed bumps on this road but they do not mitigate the risk.
2. Site 2 again shows inconsistent sidewalks, no shoulder on narrow roads, and an attempt at street parking. This is a high risk situation because the parked vehicle does inhibit travel in the close lane.
3. Site 3 shows three vehicles in motion in both travel directions, two street parked vehicles inhibiting travel lanes, and two pedestrians that do not have sidewalk to travel on (and are in the same travel lanes as the motion and parked vehicles). This is a huge safety risk for everyone.

It seems like the neighborhood roads were not designed for dense row housing as is common today. Adding multifamily dwellings would further increase population density on streets that are not designed to handle this amount of vehicle and pedestrian traffic. Further, the proposed site for Dian Street Villas is three blocks from the main thoroughfare (Durham) and any associated traffic is expected to use the roads shown in the diagram (W 14th, W 15th, Beale, Dian).

I do not support any multifamily dwelling, including Dian Street Villas, due to the public safety issues directly related to vehicle traffic on the current neighborhood roads. Proposed traffic mitigation (speed bumps, stop signs) are already in place and do not sufficiently add public safety.

James David Morrissett

**From:** [Libby Chihuahua](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition to Project 20116 - Dian Street Villas  
**Date:** Friday, June 19, 2020 3:59:39 PM

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To whom it may concern:

This comment is being submitted in opposition to the proposed project in Shady Acres, Houston.

While I recognize the need for affordable housing within the city of Houston, it is my opinion that building these units at this particular intersection will create safety, traffic, flooding issues to local residents. The potential developer did not ease these concerns after several discussions with neighbors. It seems his organization has not done the appropriate investigation into the impact on the established neighborhood. Not one traffic study was completed, but according to him it was the city's choice not to move forward with it. Not ok. This area was unexpectedly impacted by Harvey. Many residents could not return to their homes for months. Is there assurance that a building of this magnitude would not create future problems? Probably not, considering the lackadaisical answer we received from the developer.

Transparency has been lacking at every level. Our own city council member, Abbie Kamin, supports the project without input from the citizens she was elected to represent. At the state level, we have, Anna Eastman, who's own office delayed the availability of project information to neighborhood leaders. It is frustrating to know your own elected representatives do not value our opinion. This affects not only Shady Acres, but the neighboring communities. The Heights area is changing it is attracting more development especially on S. Shepherd and Durham, which is understandable because they are main streets. It is already proving to be a waiting game to cross any of those streets from our section.

Please consider our opinions while making your decision. We, the neighborhood, appreciate our quiet, walkable streets. This was proven during quarantine when many families and individuals flocked to the streets for exercise and fresh air. As a runner, I love being able to leave my house and do a loop around my neighborhood without having to constantly dodge cars. To reiterate, this intersection is not equipped to handle the influx of cars while still maintaining its neighborhood feel. Unlike our city and state officials, I hope your committee considers our input as local residents.

Thank you for your time. Have a blessed day!

Libby Chihuahua  
1524 Prince St, Houston, TX 77008



**From:** [David Morrissett](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition to Project 20116 - Dian Street Villas  
**Date:** Thursday, June 18, 2020 9:03:52 PM

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My name is David Morrissett, address is 1436 Dian St Houston TX, and I oppose the Dian Street Villas (Project 20116) which is petitioning to build immediately in front of my house. I oppose it for three reasons: harmful fit to the surrounding infrastructure, no community outreach or inclusion by the developers, and a hidden process for public funding that my elected officials chose to not share with the community. Please remove any points of community support because there is no community support and the assumed points are invalid. Please remove support of community nonprofits because there were no nonprofits engaged who are actually in the neighborhood.

The proposed structure is located inside of a neighborhood with narrow roads and is three blocks away from a major road or public transit site. The immediate roads are a narrow 23 feet across and currently see use from two way traffic flow, pedestrian traffic since sidewalks are missing or not continuous, and street parked cars since there is no shoulder or designated space for them. Even before coronavirus, there are dozens of people out walking every hour on these streets and the most risk is from 5-7pm which coincides with rush hour traffic; there is no safe space for pedestrians to walk along Dian St or the surrounding surface streets. Also, the only public transit in the area is a lone uncovered bus stop which is three blocks from the proposed site. Any low income tenants without a car will have to walk these three blocks in the roadway where there is two-way traffic. I have heard that elders are a key demographic for the apartments, they will have to risk their lives to get to public transit. For those with cars, the closest major road is Durham which is three blocks away; there is no good access for the anticipated 150+ vehicles.

The developers have failed to engage the community to solicit support, have barely acknowledged community concerns with the apartment specifics, and have made no commitments to actually address these concerns. As part of the proposal, the developers are responsible for engaging the community to win points on their application. Instead, the developers solicited nonprofit organizations that have no business in the exact location of the apartments (Ronald McDonald house is headquartered in Bellaire which is 9 miles away, a homeless shelter in Downtown which is 5.5 miles away, and a food pantry two neighborhoods over which is over 1 mile away). The developers did not engage the actual community even when legally obligated to. Once the community heard of the development, minimal plans or contact information was provided until March but no details were shared until late April over Zoom session. The developers finally acknowledged the community concerns but never offered any real fixes: suggested stop signs and speed bumps where they already exist to mitigate the surge in traffic issues. Even these statements of help were just statements, there was no hard commitment to take any action.

Finally, our elected officials of Abbie Kamin and Anna Eastman failed to engage the community. Both representatives ran on platforms of community engagement, transparency, and getting voices heard. Neither of them actually spoke to the community before signing letters of support in early February. Anna Eastman did participate in one of the developer Zoom sessions in May and admitted to not following the process by speaking with the community. That's right, our elected official admitted to not doing her job and blindly signing community support without actually asking the

community for input. None of the neighborhood associations or superneighborhood groups were aware of the proposal and the elected officials failed to engage these groups. Your process of community engagement has blatantly been ignored.

I oppose the Dian Street Villas because of the safety concerns of not fixing the traffic/public transit problems, the developers not engaging the community for their voice & support, and the elected officials not doing their role in the process of engaging the community for response of support or not. Please remove any points of community support because there is no community support and the assumed points are invalid. Please remove support of community nonprofits because there were no nonprofits engaged who are actually in the neighborhood.

Timeline of events:

January 22, 2020 - TDHCA sends letter to notify SuperNeighborhood 15 (SN 15) of “preliminary applications” for affordable housing “in your area”; includes notification about Dian Street Villas (DSV)

- o *No requirement for it to be acknowledged, no requirement that SN 15 do anything with this notification*
- February 18, 2020 - SN 15 holds annual meeting where DSV is briefly discussed
  - o *No follow up, no communication to or from the civic associations*
- February 19, 2020 - Houston City Council votes to approve 22 of 57 affordable housing projects
  - o *No communication to the community required, no outreach done*
- February 27, 2020 – State Rep. Anna Eastman sends letter of support for DSV to TDHCA (worth 8 points)
  - o *No outreach to the community despite a TDHCA rule that letters not be submitted until this has been done*
  - o *Not the normal process*
- February 28, 2020 - Deadline for SN 15 to respond to TDHCA “to be eligible in the process” and “meet criteria for Quantifiable Community Participation”
  - o *No response from SN 15*
- Mid March – TDHCA cancels public hearings to be held in Houston
- May 12, 2020 – TDHCA notifies State Rep. Eastman’s office that a virtual meeting for public comment will be held on May 14, 2020
  - o *Two days notification*
- May 14, 2020 – State Rep. Eastman’s office notifies us of the virtual meeting to be held on May 14, 2020
  - o ***Yes, on the same day of the meeting!***

Anna Eastman's explanation of not following the process:

- *I didn't realize it was part of the job”. April 29<sup>th</sup>, 2020 meeting with community leaders and Dian Street Villas*
- *I was following the guidelines from Houston City Council”. Social media post, 06/14/20.*

**From:** [ADRIAN CORTEZ](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition to Project 20116 Dian St. Villas  
**Date:** Friday, June 19, 2020 3:55:02 PM

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To Whom it May Concern:

I would like to strongly voice my **OPPOSITION** to the **DIAN ST. VILLAS PROJECT**. As a resident of this community one block from the proposed site, it is very apparent to me and a significant number of residents in this and surrounding communities, that there was not much consideration by the developers. The absence of communication with the residents by city, county, and state officials to solicit community input and involve resident concerns before they indicated their approval further proves this. Proper communication and notice to residence would have surely yielded current concerns by residents of this community. The following are a consensus of the concerns by residents: a burden on the current infrastructure to keep up with the current community needs; the flooding concerns in the immediate area of the proposed site, in which any land alterations would tax the already overburdened area; the need to improve the current traffic lanes and curtilage improvements that would be able to handle the current high volume pedestrian and vehicular traffic before any new projects could be assessed for the neighborhood. These are some of the issues already taxing the area, which do not begin to address the need for available schools to support an already overladen educational system in the area. I appreciate your consideration in **NOT APPROVING** this project.

Thank you,

Adrian Cortez  
832-331-2854  
ndcortez@aol.com

**From:** [Darrell Brandes](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition to project 20116 Dian Street Villas  
**Date:** Friday, June 19, 2020 4:15:45 PM  
**Attachments:** [ClarkPines Signed Opposition Letter.pdf](#)  
[SN15 letter to TDHCA signed.pdf](#)  
[Signed SACC letter 6-18-2020 TDHCA001.pdf](#)

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I publicly oppose project 20116, Dian Street Villas, based on the below reasoning, and have attached letters of opposition and non-support from the civic associations where the proposed project is planned:

- Dian Street Villas, TDHCA Project 20116, will have the following allotted low-income units and property specifications and I strongly oppose it:
  - 40 studio apartments (assume 2 residents per unit = 80 people served)
  - 40 (1) bedroom apartments (assume 2 residents per unit = 80 people served)
  - 10 (2) bedroom apartments (assume 3 residents per unit = 30 people served)
  - Total assumed low-income residents served is 190
  - Located 867 feet from the nearest public transportation
  - Not located on a consistent sidewalk/pedestrian walk path area, and 2 lane street
  - 1.43 car/unit ratio equaling 155 total parking spaces
  - No immediate highway accesses
  - Love Elem - .6 miles; Hamilton Middle – 1.4 miles; Waltrip High – 2.9 miles
  - Streets will require widening
  - Utility poles will require relocation, currently not budgeted
  
- The Ella, TDHCA Project 20138, will have the following allotted low-income units and property specifications and I support it fully:
  - 19 studio apartments (assume 2 residents per unit = 38 people served)
  - 49 (1) bedroom apartments (assume 2 residents per unit = 98 people served)
  - 32 (2) bedroom apartments (assume 3 residents per unit = 96 people served)
  - Total assumed low-income residents served is 232
  - Located 300 feet from the nearest public transportation
  - Is located on a consistent sidewalk/pedestrian walk path area, and 4 lane street
  - 1.54 car/unit ratio equaling 277 total parking spaces
  - Across the street from Memorial Hermann Hospital
  - Immediate access to Loop 610 and Hwy 290
  - Sinclair Elem – 1.1 miles; Hamilton Middle – 2 miles; Waltrip High - .57 miles
  - Street will not require widening
  - Utility poles will not require relocation

Based on the above, **The Ella project 20138 is a better proposed project which will serve a much larger population of deserving Houstonians.** Additionally, their lower requirement of additional infrastructure developments will mean the states tax credits, our tax dollars, will be more wisely spent rather than relocating power lines and partially widening streets.

Respectfully,

Darrell Brandes Jr

**From:** [Darrell Brandes](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition to Project 20116 Dian Street Villas  
**Date:** Thursday, June 18, 2020 1:02:33 PM  
**Attachments:** [ClarkPines Signed Opposition Letter.pdf](#)  
[SN15 letter to TDHCA signed.pdf](#)

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Hello,

I would like to formally express my opposition of project 20116, Dian Street Villas. The reasoning and justification are based on the following:

- The Super Neighborhood 15, where the project is proposed, has submitted a letter of no-support for project 20116 (attached)
- Clark Pines Civic Community, which borders project 20116 property has submitted a letter of opposition to the project 20116 (attached)
- Shady Acres Civic Community where the project is located has submitted a letter of opposition of the project 20116
- Current streets that border the proposed project are 20'-23' wide with no shoulder
- Sidewalks are not consistent throughout the neighborhood
- Developer has plans to only widen streets along their propertyline, not the entire block, creating further bottle necks
- Preliminary budget doesn't account for relocation of utility poles, a cost other projects do not have to incur
- More than 80% of the other Region 6 Urban proposed projects are located on a 4 lane street allowing for safer traffic flow curing construction and when housing residents
- Another proposed project in the same zip code, project 20138, will have more (1) and (2) bedroom apartments which will greater serve a larger number of deserving Houstonians
- The other project, 20138 The Ella, is also off a 4 lane street, closer to a hospital, and closer to public transportation and bike paths, all of which support the betterment of the low income residents
- **Project 20138 will require less infrastructure improvements and is being purchased at ~\$7/sqft LESS than Dian Street Villas 20116, meaning tax dollars will be better spent funding 20138 The Ella**

Thank you for your time and consideration,  
Darrell Brandes

**From:** [John Heinemann](#)  
**To:** [HTC Public Comment](#)  
**Subject:** OPPOSITION to Project 20116, Dian Street Villas.  
**Date:** Tuesday, June 2, 2020 10:32:18 PM

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Traffic - As is well documented, Dian is only 20 feet wide and the development's plans only widen Dian and 15th in front on the complex. This does nothing to address traffic concerns in the greater area. There will be more than 100 cars traveling to and from this complex and those cars will likely use Wynnwood/Dian, 14th or 15th to access the site. Considering the intersection of 15th and Durham does not have a light, drivers will probably use 14th and turn on Dian, or use 11th to gain access to Wynnwood/Dian. None of the streets is wide enough to accommodate this level of traffic, especially if any cars are parked on the side of the road. As it is, only one car can pass if there is a parked car in front of a house. Our neighborhood has seen an influx of families since I moved in a little more than 5 years ago and the increased traffic will all but put an end to any foot traffic. You will not see families out walking, pushing strollers, or pulling wagons because it won't be safe for the majority of the road.

Flooding - The City of Houston recently repaved Dian. While a smooth surface now, there is no longer a height difference between my driveway and the street. During a hard rain, water now collects in my driveway rather than draining west to follow the downward slope of the road toward the bayou. We do not have storm sewers or ditches. Adding a large complex and potentially changing the elevation, regardless of promises made by the developer to ensure no disruption to existing runoff pathways, will negatively affect the ability of floodwater to effectively drain toward the bayou. Our neighbors on the west side of Dian, who will be to the south of the development, will certainly be negatively impacted by flood runoff and will experience water in their yards and houses. In addition to it being a safety hazard, those people will suffer a decline in the value of their homes and their ability to sell those properties in the future.

John Heinemann  
1428B Dian

**From:** [Tamara Alikhanova](#)  
**To:** [HTC Public Comment](#)  
**Subject:** OPPOSITION to Project 20116, Dian Street Villas  
**Date:** Wednesday, June 3, 2020 5:31:57 PM

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Dear TDHCA:

I understand that our city needs to build more apartments for people who need them but cannot afford to have a decent living without our help. But it is very important to find proper locations for these constructions which will not negatively affect the actual lifestyle of the community. As you know Shady Acres is a very specific area. Everything is small here: mainly small or medium size family houses, narrow streets, no public parkings. I think that the Dian Street Villas project will overload our neighborhood in the following directions:

(1) TRAFFIC:

I live at 913 W 16th St. for 8 years. I watch a huge increase in traffic on Durham and Shepherd during these years. Before the quarantine a morning / evening heavy traffic started at Durham x 11th St. and went South. To make a turn to Kirby could take at school times up to 15-20 min. To cross Durham or even to make a right turn from the 16th Street to Durham is a big deal. A heavy traffic on Shepherd as well. A couple of huge apartment complexes are under construction now on Durham and Shepherd. When they are finished, the traffic on those streets will increase significantly. I do not mention that the 15th Street and Dian are narrow streets which are fluid now but will not be able to absorb extra traffic, even if you double the width of the 15th.

(2) PARKING:

Normally our neighborhood residents have their own garages or use dryways to park their cars. There is no public parkings in our area. When we have visitors or extra family members, they park on the streets which practically takes one of two lanes. Dian Street Villas will bring a lot of new residents to our area. Even if they have their parking inside their complex, their visitors and their neighbors' visitors will not easily find on-street parking for their car. I lived previously in Chicago and remember that pretty often it was easier to take a public transport or Uber to go to our friends to avoid a hussle of looking for a parking spot. (By the way Houston does not have a developed system of public parking.)

(3) DRAINAGE SYSTEM:

I was at home at the time of Harvey. My property is on the 16th Street in the middle between Dian Street and the bayou, and it was flooded. Since then only around my house 13 big new family houses have been constructed or are at the final stage of construction. Plus there are amny more new family houses added in our area. I do not know what can happen to us in case of another Harvey. To add a big complex (Dian project is a big complex for my neighborhood) can aggravate the flooding situation.

(4) HISTORICAL / ARCHITECTURAL STYLE:

Our neighborhood has its own architectural style characterised by traditional type family houses and townhouses. Dian project does not fit this historical / architectural style. Would be nice to preserve it instead of ruining it. My house was built in 2012. It is very comfortable inside but looks authentic to our area from the outside. It is absolutely possible to bring new constructions to an old area with a character without ruining its beauty and comfort. It would be nice to feel that the City of Houston cares about all its residents.

By writing all above I want to ask you to reconsider your intention to bring Dian Street Villas to our neighborhood. Thanks.



Regards,

Tamara Alikhanova  
913 W 16th St.

**From:** [Victoria Vittum](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition to project 20116  
**Date:** Sunday, May 31, 2020 4:03:01 PM

---

I would like to send my opposition to project 20116- Dian Street Villas. This is a terrible project for our neighborhood. I live on W 16th St just a block away. I am so concerned as to what this will do to our neighborhood. It will increase traffic tremendously and make our neighborhood unsafe for dog walking, biking and walking for exercise thru the neighborhood. Parking is also a major issue and the widening of 15th St will so affect the homes on that street. Flooding is also an issue in this neighborhood that I feel will make things much worse.

I chose to buy in this neighborhood because of the lovely quietness and low traffic. It is a neighborhood that currently is great for getting out with your children, dogs and family and this project will completely destroy the safety of our neighborhood from a traffic issue mainly.

As a home owner in this neighborhood I strongly oppose this project.

The address below is my business. I live at 909 W 16th St. 77008

Victoria Vittum Debethencourt Artistic Director  
Ballet Center of Houston  
8515 Jackrabbit Rd A  
Houston, TX 77095  
281-859-5515



Sent from my iPhone

**From:** [Jason Shaughnessy](#)  
**To:** [HTC Public Comment](#)  
**Subject:** 20116 Dian Street Villages Public Comments - Opposed  
**Date:** Thursday, June 18, 2020 10:13:59 PM  
**Attachments:** [ClarkPines Signed Opposition Letter.pdf](#)  
[Signed SACC letter 6-18-2020 TDHCA001.pdf](#)  
[SN15 letter to TDHCA signed.pdf](#)

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To Whom It May Concern;

I am writing you today with my objection to application 20116 the Dian Street Villas in Houston, Texas. A number of neighbors and myself have discussed our identified risks and issues with the current developer's (Interfaith Housing Houston) conceptual design for the site plans.

-  
-

**Traffic Control (please see attached traffic pictures)**

- We are a very active community with adults and children heavily using the streets on a daily basis whether working out, riding bikes, walking with family in already a high traffic area with little to no sidewalks to utilize. Introducing a large multifamily dwelling will not only pose a risk for the current residents but also the residents that could potentially move into the development.
- The developer is proposing the streets directly in front of their property line be expanded from 20ft to 40ft. Not only does that not make sense to think traffic will be relieved from a small widening of the road going right back into a narrow road, the proposed expansion would remove the ditches from in front of their property on 15<sup>th</sup>

**Safety**

- They have yet to adequately address current resident and future resident road safety with the increased traffic a high density development will bring to the area.
- If their proposed driveway on 15<sup>th</sup> street does not get approved because of floodplain reasons, they will only have one access point to the facility for emergency vehicles.
- They have not made available a resident safety/evacuation plan.
- If the facility has to be evacuated, there is no safe place for the residents to go and safely be away from the facility during an emergency.

You will also find in the attachments, three different letters of opposition from our neighborhood civic associations that will be impacted by this development.

For these reasons, I oppose the development of the Dian Street Villas and application 20116.

Thank you,

Jason Shaughnessy

**From:** [Rhiannon Robinson](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Opposition to the Dian Street Villas-Houston, Texas  
**Date:** Thursday, May 21, 2020 7:20:32 PM

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Hello

My name is Rhia Robinson and I live at 1911 W 15th Street. I would like it to be known that I DO NOT support the building of the Dian Street Villas for many reasons. Our neighborhood lacks basic infrastructure of any kind. Our streets are narrow by design. Most streets are without curbs and sidewalks. Drainage is poor. We have limited street parking capacity, no extra sewer capacity, low water pressure...not to mention that the area where this development is proposed is in a 100-year flood zone that was significantly impacted during Harvey.

Simply put, the Dian Street site is a terrible choice for multi-story apartment.

Sincerely,

Rhia Robinson

**From:** [Leigh Killgore](#)  
**To:** [HTC Public Comment](#)  
**Cc:** [Leigh Killgore](#)  
**Subject:** Project Number: 20166. Dian Street Villas, 1433 Dian Street - Houston TX 77008  
**Date:** Thursday, June 18, 2020 8:53:20 PM

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Greetings,

I would like to express my opposition to the development of Dian Street Villas. There are three primary reasons that I do not support this TDHCA project.

1. Streets. The streets surrounding this project are open ditch, no curbs or gutters, no sidewalks, and they are 20' wide. This development is a 108-unit multifamily development. It will generate 151.2 cars. My objection is that the streets are not built to handle pedestrians, persons in wheelchairs, or families with children who may walk in the surrounding neighborhood. The developers are going to widen the road only around their property. They are only going to put in sidewalks around their property. That does nothing to get their residents to Shepherd/Durham to ride public transit. Those are the only two major thoroughfares that have public transit. Without properly developed streets, this development puts the residents in the street. It isn't safe!

2. Flooding. This project is in the 100 year floodplain. I don't think it is a wise use of city and state funds to build in an area that is prone to flooding.

I have seen this neighborhood flood 3 times in the last 20 years. Two of those floods were significant enough that it caused neighbors to rebuild and be out of their homes for 1.5 - 2.0 years. They are only going to mitigate for their property. The existing storm and sewer drainage systems were built in 1954. They are at capacity. The developers said they would do a drainage study and might conduct a sheet flow analysis, but they are not guaranteeing it. Therefore they do not know what the impact of development will be to the current flooding and drainage infrastructures. It isn't safe!

3. Traffic. As mentioned in section 1 above, this development will generate approximately 151 cars. This project is going to generate cut through traffic in my neighborhood via two major streets; Wynwood Ln. and Bay Oaks. We already see cut through traffic from the neighborhood directly behind mine; Clark Pines. Dian Street Villas is three streets from my neighborhood. The developers have not done a traffic study to determine what impact they will have to the existing neighborhoods. Most likely there will not be money to improve the street infrastructure and install traffic calming measures. They are going to build a 108-unit multifamily structure and have no concern of the traffic consequences. It isn't safe!

For these 3 primary reasons I do not support the TDHCA approving this project. There are two other affordable housing projects within 10 miles of Dian Street Villas that are closer to public transit, in areas with wider streets with curbs and gutters, and not in the floodplain.

Thank you for your consideration,

Leigh Killgore  
killgore01@att.net

**From:** [Jason Shaughnessy](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Public Comment Application 20116 - Opposed  
**Date:** Thursday, May 21, 2020 9:33:20 AM

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To Whom It May Concern;

I am writing you today with my objection to application 20116 the Dian Street Villas in Houston, Texas. A number of neighbors and myself have discussed our identified risks and issues with the current developer's (Interfaith Housing Houston) conceptual design for the site plans.

### **Traffic Control**

- We are a very active community with adults and children heavily using the streets on a daily basis whether working out, riding bikes, walking with family in already a high traffic area with little to no sidewalks to utilize. Introducing a large multifamily dwelling will not only pose a risk for the current residents but also the residents that could potentially move into the development.
- The developer is proposing the streets directly in front of their property line be expanded from 20ft to 40ft. Not only does that not make sense to think traffic will be relieved from a small widening of the road going right back into a narrow road, the proposed expansion would remove the ditches from in front of their property on 15<sup>th</sup>

### **Safety**

- They have yet to adequately address current resident and future resident road safety with the increased traffic a high density development will bring to the area.
- If their proposed driveway on 15<sup>th</sup> street does not get approved because of floodplain reasons, they will only have one access point to the facility for emergency vehicles.
- They have not made available a resident safety/evacuation plan.
- If the facility has to be evacuated, there is no safe place for the residents to go and safely be away from the facility during an emergency.

For these reasons, I oppose the development of the Dian Street Villas and application 20116.

Thank you,

Jason Shaughnessy

**From:** [Ivo Djambov](#)  
**To:** [HTC Public Comment](#)  
**Cc:** [Alena Morgan](#)  
**Subject:** Public Comment re application # 20016 Dian Street Villas at 1433 Dian Street, Houston TX 77008  
**Date:** Thursday, May 21, 2020 12:58:17 PM

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Dear Madam / Sir:

I am writing in public comment to express my opposition to application # 20016 by Jervon Harris for the project named Dian Street Villas, located at 1433 Dian Street, Houston, TX 77008.

The project in question was only recently disclosed to the general public in the surrounding area. It was met with almost unanimous opposition. The main reason for such opposition is the lack of adequate public infrastructure in the neighborhood to support this type of multi-family development. The reasons for the opposition to the project are numerous and below I will summarize a few:

1. The neighborhood subdivision is called Shady Acres. It was established in 1940 on what used to be open farm land. The farm was subdivided into extra-large acre-sized lots. Hence the name Shady Acres. These lots are not deed restricted unlike the surrounding subdivisions. The surrounding subdivision lots are typically under 7,000 square feet. The proposed multi-family project falls in an area which used to have big lots and low population density. This is no longer the case. The lots have been subdivided and the neighborhood has seen over 1,000 new homes constructed in the last 10 years. Because the original population density was very low, the original subdivision developer dedicated only minimal space to public infrastructure. The public rights of way (streets) in the subdivision are extremely narrow. Most streets in Shady Acres are only 20 or 30 feet wide, including the streets surrounding the project. There are no curbs or sidewalks. There are open drainage ditches on all of the streets surrounding the project. The project developer has not proposed any substantive or adequate street extensions or expansion to accommodate the needs for increased traffic access to the proposed multi-family site.
2. Due to the lack of deed restrictions, Shady Acres has attracted a lot of unrestricted development and urban in-fill construction. So far these have been mostly townhomes. The public infrastructure in the subdivision has become extremely strained. This manifests itself into various problems which affect the access and quality of life for the residents. For example, traffic is extremely clogged up. Traffic violations have become rampant. Street parking is difficult and in places impossible. Therefore parking violations have become the norm. Drainage and rain water run-off are highly problematic and flooding of lower-sitting homes occur with regularity. The proposed Dian Street Villas project is going to exacerbate all of these issues. The site plan which I have seen does not address any of these concerns.
3. The project is planned to be located in a part of the subdivision which is within the 100-year flood plain (FEMA flood zone AE). The drainage improvements proposed by the developer

appear wholly inadequate and are designed to satisfy the minimal city requirements and do not address the substantive drainage issues of such large development.

4. The proposed project for the Dian Street Villas makes a fairly obvious attempt to circumvent the City of Houston parking requirements. The units in the project are classified as studios and 1-bedroom units in such manner as to minimize the number of required parking spaces on site. This means that with the lack of adequate on-site parking, a lot of the parking needs will be met by street parking in the immediately surrounding area. That area has no capacity to take any additional vehicles. The developer is literally placing a traffic timebomb should the project be allowed to proceed as originally intended.
5. The Dian Street Villas project has attempted to proceed under the radar, with none or minimal community input. The developer has not solicited community input. However he somehow managed to get a letter of support from our local state representative, which fact had remained secret to the actual residents until very recently. The community had to organize itself and actively seek out contact with the developer. And such contact has been in the questions/answers format, and not in the form of pro-active discussion of community needs. It is only by chance that the community found out about the deadlines to participate in the public comments and we barely managed to register for participation with little opportunity for soliciting input from a wide group of local residents.
6. The Dian Street Villas project does not address any community needs. The project will rely on recruiting and bringing in new residents who are not currently part of the Shady Acres community. In that sense, the project serves the developer's sole for-profit purpose and no other visible goal of improving the existing local community.
7. Every neighbor in the area adjacent to the proposed project has expressed opposition to the project, whether in private or in public discussions. There have been lively discussions on social media about the project and the opposition by the neighborhood appears practically unanimous. It is my impression that the few solitary voices who support the developer of the Dian Street Villas are paid political activists who do not even reside anywhere in the vicinity of the proposed project.

Thank you for your attention to this matter. I kindly ask that you consider to reject the funding application by the Dian Street Villas project.

Regards,

Ivo Djambov  
1223 W 23<sup>rd</sup> street, Houston, TX 77008  
Tel. (+1) 713-382-7601 (mobile)  
E-mail: [idjambov@idfirm.com](mailto:idjambov@idfirm.com)



**From:** [Pauljb\\_1111](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Re Application 20116, Dian Street Villas  
**Date:** Friday, June 19, 2020 2:22:52 PM

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As a resident of the 1500 block of Dian Street, I wish to add my comments in opposition to this proposed development of 108 dwellings for approximately 170 people, with 155 parking spaces.

The main issue is the increased traffic generated on streets that are simply not designed for such density. These streets (14th, 15th, and Dian) are 20 feet wide, and not only carry vehicular traffic, but also a great deal of pedestrian and bike traffic. Pedestrians are already endangered since the streets concerned have very poor sidewalk infrastructure (I estimate only a collective 10%, if 14th and 15th Streets are considered between Durham and Beall Streets). The developer will only consider widening the street and building sidewalks along the development's frontage, a non-solution that is 100% inadequate. If the developer and/or the City of Houston are not able to upgrade these streets to carry the extra traffic and provide adequate sidewalks on both sides of the three block length of Dian St, and 14th and 15th Sts from Durham to Beall, then I am wholly against this development.

A much more suitable development is Application 20138 on Ella Boulevard, where suitable street and sidewalk infrastructure is already in place.

Thank you for considering these concerns.

Sincerely,  
Paul Bacon  
1510 Dian St,  
Houston, TX 77008

**From:** [eve.w](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Regarding Application Number 20116; Dian Street Villas  
**Date:** Friday, June 19, 2020 10:52:09 AM

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To Whom It May Concern,

This e-mail is in regards to application number 20116: Dian Street Villas. I live directly in front of the project (at 1430 Dian Street) in question and the proposed plan has many problems and no actual long term beneficial solutions for the current residents and possible future residents of this proposed project.

My short answer is this: I DO NOT support this proposed plan for Dian Street Villas.

It is utterly reprehensible for a representative to take office and not have prioritized upcoming matters and due dates. What's even more reprehensible is Representative Eastman's submission of a support letter that, by her own admission, does not actually reflect the community in which she was elected to represent in such matters. Her own platform quotes ethics and transparency as one of her cornerstones but she has clearly failed to live up to this by submitting a false letter of support. Representative Eastman submitted a support letter without any outreach or feedback from her constituents. Speaking for myself, I have not received any communication from her or her office regarding any matters. Her letter should not be considered in the final tally regarding the points it would provide.

More than 500 yard signs throughout and right in front of the the area surrounding the project are currently displayed objecting to this project. I'm sure this makes it easier for Representative Eastman or her office or the developers to see, if either actually looked, how her constituents and residents who actually live in the area of the proposed project feel regarding the project. The constituents who are and would be directly impacted by this proposed project have made their choice clear regarding this project. There is also a petition that has been signed by more than 650 people opposing this project. In addition, a large amount of residents of the two civic centers that encompass the area have made their opposition to the project clear. We do not support or want Dian Street Villas project.

The other safety issue is traffic. The width of Dian Street is only 21 meters wide and barely accommodates 2 cars traveling in opposite directions of one another. It is a two lane road both on Dian Street, 14th Street, and 15th Street. It is extremely difficult to even turn onto Dian or from Dian onto 14th or 15th if there is already a car in the perpendicular lane. The current traffic on Dian, 14th, and 15th street is already high and the addition of an apartment complex that would add an exponential amount of cars and traffic is irresponsible and a safety hazard. The city' ordinance of 40 feet width requirement would not alleviate this safety concern if it only is widened at the development site. The entire street of Dian, 14th, and 15th would be negatively and detrimentally impacted by the potential additional traffic.

The same area also does not even have a continuous sidewalk system in place. Plenty of people walk, jog, bicycle right in the street with traffic because of the lack of a continuous sidewalk. There are no sidewalks on Dian Street between 14th and 15th and no continuous sidewalks on 14th Street or 15th Street. The sidewalks that do exist sporadically on 14th and 15th street cut deep into many homes' short driveway thus making the sidewalks unusable. There is also a lack of street lighting at the corner of 14th and Dian Street. There are also no stop signs on 14th or 15th street regarding the perpendicular named streets. Each intersection from Durham to Beall Street does not have a 4 way stop sign. Each intersection is only a 2 way stop sign on the named street crossing into 14th/15th but traffic travels from 4 possible directions. Adding more stop signs in this area would not solve the safety issue. The proposed idea of widening Dian Street but only around the proposed project would not solve the safety issue but rather create new ones that the area still doesn't have the infrastructure to support.

The other issue is flooding. As attached, please find flood pictures from Hurricane Harvey that shows how the 100 year flood plain flooded. The proposed project does not make any mention of how it plans on comprehensively dealing with the flood issue that every Houston neighborhood has to deal with every single year. A plan that only supports the project would selfishly devastate the surrounding area and the current infrastructure would be further devastated by what little plan the developers have proposed.

In addition, the developer cited 3 different non-profit groups as being supportive of Dian Street Villas - Ronald McDonald House, Society of St. Vincent de Paul, and Harmony House. However, TDHCA prohibits any points to be awarded towards a project if a non-profit organization cannot provide any reasonable evidence to show that the non-profit organization is active in the area of the development site. None of these 3 non-profit organizations that the developers of Dian Street Villas cited as supporting this project have not provided any reasonable and credible evidence that they are active in this neighborhood. No points should be awarded as per TDHCA.

The lack of sustainability, purposeful obtuseness from Representative Eastman, and the poor safety concerns regarding this project all highlight just how much I do not support this project.

And if my opinion doesn't carry enough weight, Houston's Director of Housing and Community Development, Tom McCasland, is against these kinds of projects because of the turnover which causes the total amount of affordable housing to shrink rather than grow.

The Dian Street Villas project is singularly different from the other proposed projects. The other projects are being built in areas that have a high density infrastructure that would support it. The developers of Dian Street Villas, a high density project, are trying to cram this project into a low density infrastructure. The amount of changes that would need to be made would still be insufficient for a high density project to viably fit in a low density infrastructure.

Let me be extra clear as a resident of this neighborhood that lives right in front of the proposed project - I DO NOT support it.

Thank you for your attention regarding this matter.

Regards,

**From:** [Stephanie Kiouses](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Region 6 - Application Number 20116  
**Date:** Thursday, May 14, 2020 7:23:22 PM

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Hello,

My name is Stephanie Kiouses, I am homeowner and resident of 1706 W 15th Street, and I am in opposition of project 20116.

This project does not work for this area. The size and density of the project is untenable with the areas existing infrastructure. There are several areas of concern that have yet been addressed:

- Traffic
- Parking
- Sewage
- Trash
- Utilities
- Mobility

When the developers finally addressed the community, they let us know that they determined the size not due to the area's needs and infrastructure, but to maximize their investment. While low-income housing is needed and would be an asset to the greater area, this specific location is not a fit. By not addressing the issues that arise from drastically increasing the density, we are simply replacing one problem with another.

I also oppose this project due to it advancing in the process under the false pretense that there was neighborhood support. As is evident by hundreds of my neighbors who have participated in this meeting, are displaying yard signs, and have signed the petition in opposition of the project, we do not support it.

Thank you,  
Stephanie Kiouses  
1706 W 15th Street

**From:** [Wil Cromie](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Resident Letter of Opposition - Project 20116 Dian St Villas  
**Date:** Friday, June 19, 2020 3:45:41 PM

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TDHCA,

I am writing this letter as a resident of the Shady Acres area of Houston Heights, in opposition to the Dian Street Villas - TDHCA Project 20116.

As a local resident, I have significant concern regarding the location of this project and whether or not the local infrastructure can handle an apartment complex of this size.

1) Along with my neighbors, I frequently walk dogs and ride a bicycle around Dian, Prince, Nashua and all cross streets and already notice the danger of increased vehicular traffic just from the recent increase due to townhome builds. Adding 108 units with the capacity for ~190 residents with potentially 150+ vehicles lends itself to a perilous situation for all foot and bike traffic in the area. And that does not include the likely 18 months of construction traffic that will precede occupation. The small side streets of Dian, Prince, 14th and 15th simply do not have the dimensional capability as all are essentially one way streets. While the rumor is that the firm, Texas Inter-Faith, will be widening the streets, this does not sit well with me due to this property sitting in the 100 year flood plain. I personally waded up and down 15th Street during Hurricane Harvey, and can only imagine the detriment more concrete and paved surfaces would cause to water flow/flood preparedness.

2) Like most residents of Shady Acres and Houston, I support affordable income housing projects and appreciate the need for tax credits to get these important projects built. I would think that the Ella - TDHCA Project 20138 would be a much more suitable location for a project like this. A location like this makes much more sense as it is on a major roadway with direct access to highway and public transportation (Metro 30 to Downtown and the Port). Dian St Villas (20116) would be geographically centered in the Heights meaning almost 10 minutes by car (in morning traffic) to the highways and almost 1,000 feet to the nearest Metro stop (Route 27) which by the way only directly serves Shepard/Durham to the Med Center.

I thank the TDHCA for their consideration of the points in this letter. Again, my neighbors and I have full support for affordable income housing and the intent behind the tax credits the State offers. I would just like to impress upon the committee to, in the very least, walk or Google street view the intended location of Dian St Villas before making a decision to award the credits to this project. The street infrastructure clearing does not support an apartment complex of this proposed magnitude.

Very Respectfully,

William Cromie  
1524 Prince St  
Houston, TX 77008  
(856) 906-2554

**From:** [Darrell Brandes](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Resident Opposition of Project 20116 Dian Street Villas  
**Date:** Sunday, May 31, 2020 3:09:28 PM

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Hello,

I'd like to briefly offer my **opposition for proposed project 20116, Dian Street Villas**. I oppose this project for the following reasons:

- Pedestrian Safety
  - No consistent sidewalks in the neighborhood
  - Where they do exist, often vehicles in their driveways block them due to vehicle length
  - Consistent pedestrian foot traffic throughout the day, everyday
  - Streets are only 20ft wide and if there is no sidewalk, that is where people walk
- Traffic
  - The streets were designed for a less populated neighborhood than what it has grown to
  - Large volume of traffic cutting through from Shepherd and Durham to Beall
  - Construction trucks and equipment cannot safely navigate the narrow streets with the volume of trucks as required by a project such as this
  - The project will bring additional vehicles for the 100+ new residents
  - There is no room for street parking that will follow and apartment complex
- Flooding
  - Project developers have not conducted a detailed study of the flooding effects of this project
  - Half of the project is in a 100-year flood plain and the other half in a 500-year flood plain
- Community Infrastructure
  - The zoned elementary, middle and high schools are at or near capacity
  - The streets do not have enough mitigating mechanisms to support such additional traffic on 14<sup>th</sup>, 15<sup>th</sup> and Dian streets
  - No consistent pathways aside from streets and roads to get to the closest public transportation

Based on the above, I greatly oppose project 20116, Dian Street Villas, and I'd prefer State tax credits be used to support a safer project.

Thank you,  
Darrell Brandes  
1710 W 15th St.

**From:** [Mark Rafail](#)  
**To:** [HTC Public Comment](#)  
**Cc:** [Sylvia Rafail](#)  
**Subject:** Stop Dian St Villas  
**Date:** Thursday, June 4, 2020 10:16:40 PM

---

Hello!

To whom it may concern.

We have been a local resident to the community for over 6 years and want to share my opposition to the Dian Street Villas. With 2 little girls, daily walks and bike rides our community simply can not get take your the influx of traffic and cars. A child may get hit or worse killed. Our neighborhood is small and has small streets.

If the community off 20138 Ella was approved, we suspect the opportunity to have wider streets and less family populations (on feet at least) would be better and make a more sense.

Please reconsider the construction of the Dian Street Villas for our neighbors & families safety.

Please let me know if you have any questions.

Sincerely,  
Mark

Mark Rafail  
President/Principal Broker  
Rafail Insurance Agency  
Farmers Insurance

Commercial | Home | Auto | Life | E&O | Flood | Umbrella | College Savings | IRA's

P: [713-429-1790](tel:713-429-1790)

E: [Mark.Rafail@rafailinsurance.com](mailto:Mark.Rafail@rafailinsurance.com)

W: [www.rafailinsurance.com](http://www.rafailinsurance.com)

A: [3311 Richmond Ave Ste. 350 Houston TX 77098](#)

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**From:** [Kyle Biega](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Stop Dian Street Villas  
**Date:** Friday, June 19, 2020 5:05:38 PM

---

Hi,

My name is Kyle Biega. I live at 1745 Beall Street in Shady Acres. I wanted to write to express my opposition to the proposed location for Dian Street Villas (Application Number 20116).

Firstly, the communication and transparency about this housing complex has been far from acceptable. Both the City Council and State Rep Anna Eastman failed to engage with our neighborhood prior to providing their support on the project. The few virtual engagements with the developer have been unhelpful as they do not seem interested in compromising on requests from the neighborhood, I feel we have been left completely in the dark on this project.

The second concern is the traffic. The location of this project is off of 2 small streets that barely have enough room for two cars to pass. I frequently walk and drive on these roads and constantly have to move off the road to allow others to pass. Adding 200+ cars to this small corner will make these roads unsafe, particularly in times of emergency egress. I have not heard of any commitment from the developers to widen and build sidewalks beyond the entrance of the complex. Widening the street just in front the complex only checks a box required by the developer, but will not help avoid unsafe traffic. This is a family neighborhood with loads of people walking with strollers and dogs. This is unsafe!

Our community is opposed to the project. Please vote to stop Dian Street Villas!

Regards  
Kyle Biega



## Community Input Scoring Items

TDHCA#: 20120

Self Score Total: 123

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Grand Prairie

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Grand Prairie United Charities

Name of Community Organization

Patti Brock

Contact Name

Support

Opposition

B. North Texas Food Bank

Name of Community Organization

Taylor Hanna

Contact Name

Support

Opposition

C. Grand Prairie Chamber of Commerce

Name of Community Organization

Michelle Madden

Contact Name

Support

Opposition

D. First United Methodist Church

Name of Community Organization

Rev. Kathryn Strempeke

Contact Name

Support

Opposition

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

**RESOLUTION NO. 5067-2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE 2020 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY LENNOX HOUSE SENIOR HOUSING LIMITED PARTNERSHIP, FOR THE REHABILITATION OF LENNOX HOUSE APARTMENTS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Lennox House Senior Housing Limited Partnership (“Applicant”) has requested funding support from the City of Grand Prairie to rehabilitate an existing 40 unit affordable senior rental housing community named Lennox House Apartments located at 110 NW 2<sup>nd</sup> Street, Grand Prairie, Dallas County, Texas (the “Development”); and

**WHEREAS**, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for an allocation of 2020 Competitive 9% Housing Tax Credits (“HTC”) for the rehabilitation of Lennox House; and

**WHEREAS**, pursuant to the rules that govern the allocation of HTCs by TDHCA, an applicant who provides a resolution of support from the governing body of a local political subdivision to the Development will improve the overall success of its application; and

**WHEREAS**, pursuant to the rules that govern the allocation of HTCs by TDHCA, an applicant who provides a resolution from the governing body of a local political subdivision agreeing to commit a minimum of \$500.00 of funding assistance to the Development will improve the overall success of its application; and

**WHEREAS**, the Applicant has requested a commitment of required funding assistance for \$500.00 for its application in the form of a reduced fees for the benefit of the Development from the City of Grand Prairie for its application to TDHCA for the rehabilitation of Lennox House; and

**WHEREAS**, the City of Grand Prairie selects Lennox House as contributing more than any other development, for purposes of the 2020 9% Tax Credit Application Round, for the Downtown Master Plan for Grand Prairie under Resolution 5016-2019; and

**WHEREAS**, the City of Grand Prairie selects Lennox House as contributing more than any other development, for purposes of the 2020 9% Tax Credit Application Round, Grand Prairie’s Expanded TIRZ Area #2 under Ordinance 18-8352; and

**WHEREAS**, 100% of the members of the City Council of the City are elected officials

**NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, THAT:**

**SECTION 1.** The City of Grand Prairie, acting through its governing body, hereby confirms that it supports, approves the tax credit application for the proposed rehabilitation of Lennox House by Lennox House Senior Housing Limited Partnership located at 110 NW 2<sup>nd</sup> Street and that this formal action has been taken to put on record the opinion expressed by the City of Grand Prairie in Dallas County on January 7, 2020, and

**SECTION 2.** The City of Grand Prairie, will commit a funding amount to the Development of waiving or reducing the Building Permit Fee in a minimum amount of \$500.00 should the project be selected for funding; and

**SECTION 3.** Notwithstanding anything herein to the contrary, the funding commitment by the City of Grand Prairie, shall be contingent on the Applicant's receipt of commitment of HTCs for the Development from TDHCA; and

**SECTION 4.** The City of Grand Prairie, Dallas County, Texas hereby supports the proposed Lennox House Apartments, and confirms that its governing body has voted specifically to approve the construction and/or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4), and

**SECTION 5.** The City of Grand Prairie selects Lennox House as the development most contributing to the Downtown Master Plan for Grand Prairie under Resolution 5016-2019, for purposes of the 2020 LIHTC application round; and

**SECTION 6.** The City of Grand Prairie selects Lennox House as the development most contributing to the TIRZ #2 Expansion Area for Grand Prairie under Ordinance 18-8352, for purposes of the 2020 LIHTC application round; and

**SECTION 7.** For and on behalf of the Governing Body, Ron Jensen, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs; and

**SECTION 8.** The City of Grand Prairie is not a related party to the Applicant, and any funding assistance committed by the City to the development of Lennox House pursuant to this resolution will not have been first provided to the City by the Applicant or any related party to the Applicant.

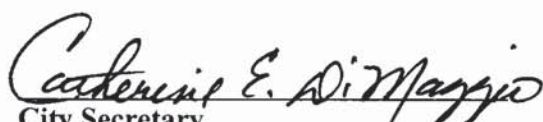
**SECTION 9.** This Resolution shall be and become effective immediately upon and after its adoption and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 7<sup>th</sup> DAY OF JANUARY 2020.**

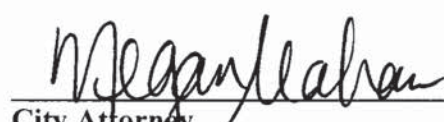
**APPROVED:**

  
\_\_\_\_\_  
Ron Jensen, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Catherine E. DiMaggio  
City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Megan Leahan  
City Attorney



January 31, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Lennox House  
110 NW 2<sup>nd</sup> Street  
Grand Prairie, TX 75050

Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Lennox House, a 40 unit affordable multifamily development for seniors located at 110 NW 2<sup>nd</sup> Street, Grand Prairie, TX. We understand that Lennox House Senior Housing Limited Partnership will submit a tax credit application to your agency for this proposed renovation.

We are excited that the facility is interested in making improvements to its complex. We appreciate the willingness to make these improvements for its residents and the community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits. If you need additional information, you may contact me at the below number.

Sincerely,

*Patti Braach*

Executive Director  
Grand Prairie United Charities  
1417 Densman St  
Grand Prairie, TX 75051

cc: Tracey Fine ([tfine@nationalchurchresidences.org](mailto:tfine@nationalchurchresidences.org))



January 24, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Lennox House  
110 NW 2<sup>nd</sup> Street  
Grand Prairie, TX 75050

Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Lennox House, a 40 unit affordable multifamily development for seniors located at 110 NW 2<sup>nd</sup> Street, Grand Prairie, TX. We understand that Lennox House Senior Housing Limited Partnership will submit a tax credit application to your agency for this proposed renovation.

We are excited that the facility is interested in making improvements to its complex. We appreciate the willingness to make these improvements for its residents and the community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits. If you need additional information, you may contact me at the below number.

Sincerely,

A handwritten signature in cursive script that reads "Taylor Hanna".

Taylor Hanna  
Senior Manager of Programs  
North Texas Food Bank

Cc: Tracey Fine ([tfine@nationalchurchresidences.org](mailto:tfine@nationalchurchresidences.org))



CHAMBER OF COMMERCE

Sustaining Members

Diamond Level

Grand Prairie Independent School District

Platinum Level

BancorpSouth Wells Fargo

Gold Level

Fast Signs Oncor Electric Delivery Traders Village

Silver Level

Asia Times Square City of Grand Prairie Lockheed Martin Medical City Arlington Stripe-A-Zone Texas Health Arlington Memorial Hospital

Bronze Level

Airbus Helicopters Baylor Scott & White Medical Center—Irving Bean-Massey-Burge Funeral Home Grand Prairie Funeral Home Life Storage Medical City ER Grand Prairie PrintPlace Republic National Distributing Company Sam's Club The Theater at Grand Prairie Walmart at I20 Walmart at 161

January 31, 2020

Marni Holloway Director of Multifamily Finance Texas Department of Housing and Community Affairs 221 East 11th Street Austin, TX 78701

RE: #20120 - Lennox House 110 NW 2nd Street Grand Prairie, TX 75050

Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Lennox House, a 40 unit affordable multifamily development for seniors located at 110 NW 2nd Street, Grand Prairie, TX. We understand that Lennox House Senior Housing Limited Partnership will submit a tax credit application to your agency for this proposed renovation.

We are excited that the facility is interested in making improvements to its complex. We appreciate the willingness to make these improvements for its residents and the community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits. If you need additional information, you may contact me at the below number.

Sincerely,

Handwritten signature of Michelle Madden

Michelle Madden President/CEO Grand Prairie Chamber of Commerce

Cc: Tracey Fine (tfine@nationalchurchresidences.org)



First United Methodist Church  
122 N. Center Street  
Grand Prairie, TX 75050  
January 30, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Re: Lennox House  
110 NW 2<sup>nd</sup> St.  
Grand Prairie, TX 75050

Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Lennox House, the 40 unit affordable multi-family development for seniors located at 110 NW 2<sup>nd</sup> Street, Grand Prairie, TX. We understand that Lennox House Senior Housing Limited Partnership will submit a Tax Credit Application to your agency for this proposed renovation.

We are excited that the facility is interested in making improvements to its complex. We appreciate the willingness to make these improvements for their residents and the community.

Again, we are very pleased to have this affordable housing in our neighborhood and ask that you give it favorable consideration for the allocation of housing tax credits.

Sincerely,

Rev. Kathryn Strempe  
Senior Pastor

## Community Input Scoring Items

TDHCA#: 20121

Self Score Total: 123

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Bake A Wish

Name of Community Organization

Judy Yhu

Contact Name

Support

Opposition

B. Central Texas Food Bank

Name of Community Organization

Emily De Maria

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



**RESOLUTION NO. 20200206-021**

**WHEREAS**, Eberhart Senior Housing Limited Partnership (Applicant), its successors, assigns or affiliates, proposes to rehabilitate an affordable multi-family housing development of approximately 38 units to be located at or near 808 Eberhart Lane, Austin, TX 78745 (Proposed Development) within the City; and

**WHEREAS**, Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development to be known as Eberhart Place; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

Pursuant to Section 11.3(c) of Texas' 2020 Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, the City Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 11.3 of Texas' 2020 Qualified Allocation Plan, the City Council acknowledges that the Proposed Development is located one linear mile or less from a development that serves the same type of household as the Proposed Development and has received an allocation of Housing Tax Credits (or private activity bonds) within the three year period preceding the date the Certificate of Reservation is issued.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Sections 11.3 and 11.4 of Texas' 2020 Qualified Allocation Plan, the City Council supports the Proposed Development; approves the construction of the Proposed Development; authorizes an allocation of Housing Tax Credits for the Proposed Development; and authorizes the Proposed Development to move forward.

**BE IT FURTHER RESOLVED:**

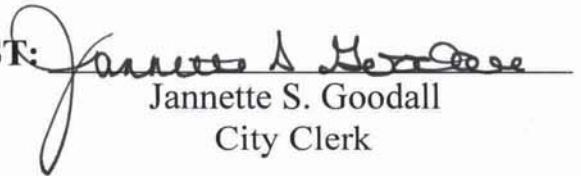
Pursuant to Section 11.9(d)(1) of Texas' 2020 Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, the City Council confirms that it supports the Proposed Development.

**BE IT FURTHER RESOLVED:**

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

**ADOPTED:** February 6, 2020

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



Bake A Wish  
P.O. Box 4097  
Lago Vista, Texas 78645  
president@bakeawishaustin.org

January 3, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Eberhart Place  
808 Eberhart Lane  
Austin, TX 78745

Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Eberhart Place, a 38 unit affordable multifamily development for seniors located at 808 Eberhart Lane, Austin, Texas. We understand that Eberhart Senior Housing Limited Partnership will submit a tax credit application to your agency for this proposed renovation.

We are excited that the facility is interested in making improvements to its complex. We appreciate the willingness to make these improvements for its residents and the community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits. If you need additional information, you may contact me at the below number.

Sincerely,



Judy Yhu, Interim President  
Bake A Wish  
512-797-5422

Cc: Tracey Fine ([tfine@nationalchurchresidences.org](mailto:tfine@nationalchurchresidences.org))



**BOARD OF DIRECTORS:**

Jen Alessandra, Chair  
*Frontdoor*

Stephen Portner, Vice Chair

Sheldy Starkes, MBA, PMP, Secretary  
*Texas Department of Information Resources*

Kevin J. Koch, Treasurer  
*McLane Company, Inc.*

Ann Benolken  
*Ascension Seton*

Shaun Cranston  
*Hoff Associates, Inc.*

Pete Inman  
*Camino Real Financial Strategies*

Hari Jayaram  
*Applied Materials*

Timothy M. Lee  
*Treat Health Corporation*

Pat Massey  
*IBM Corporation*

Joyce Mullen  
*Dell, Inc.*

Hon. Jeff Rose  
*Texas Third Court of Appeals*

John Sanchez

Clint Scott  
*CLS Partners*

Alice Starr

Leslie Sweet  
*HEB Grocery Company, LP*

Anneliese Tanner  
*Austin Independent School District*

Scott Weatherford  
*Jackson Walker LLP*

Mark J. Williams

Shayne Woodard  
*Waterloo Lobby & Advocacy, Inc.*

December 4, 2019

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Eberhart Place  
808 Eberhart Lane  
Austin, TX 78745

Dear Ms. Holloway,

The Central Texas Food Bank (CTFB) would like to express our support for the proposed rehabilitation of Eberhart Place, a 38 unit affordable multifamily development for seniors located at 808 Eberhart Lane, Austin, Texas. We understand that Eberhart Senior Housing Limited Partnership will submit a tax credit application to your agency for this proposed renovation. CTFB is excited that the facility is interested in making improvements to its complex, and we appreciate the willingness to make these improvements for its residents and the community.

As background, CTFB administers the commodity Supplemental Food Program (CSFP) here in Central Texas. CSFP was authorized under the agricultural and consumer Protection Act of 1973. The purpose of CSFP is to improve the health and nutritional status of low-income seniors through nutrition education and food assistance. The Texas Department of Agriculture (TDA) administers CSFP in Texas by agreement of the United States Department of Agriculture (USDA). CTFB is the Contracting Agency (CE) authorized by the TDA to determine eligibility, distribute USDA foods and conduct nutrition education activities for eligible clients in CTFB's service areas. CTFB has been partnering with National Church Residences to operate CSFP at their Cobblestone Court and Eberhart Place locations since June 2017, and CTFB looks forward to continuing this relationship in the future.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits. If you need additional information, you may contact me at the number below.

Sincerely,

Emily DeMaria, Chief Program Officer  
Central Texas Food Bank  
512.684.2541

Cc: Tracey Fine ([tfine@nationalchurchresidences.org](mailto:tfine@nationalchurchresidences.org))



# Community Input Scoring Items

TDHCA#: 20125

Self Score Total: 125

## 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

The City of Houston - Support

Name of Local Government Body

The City of Houston - Priority Support

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

## 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 8

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

## 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

## 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

A. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

B. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

C. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

D. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

E. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

F. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

City of Houston, Texas, Resolution No. 2020-       

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19<sup>th</sup> day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
....	....	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
← 11	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family





**STATE OF TEXAS**  
**HOUSE OF REPRESENTATIVES**  
**JARVIS JOHNSON**  
*District 139*

February 27, 2020

Texas Department of Housing and Community Affairs  
P.O. BOX 13941, Austin, TX 78711-3941  
221 East 11th Street  
Austin, Texas 78701-2410

RE: TDHCA #20125

To Whom It May Concern,

this letter is to affirm my support for Parkway Meadows, an affordable 9% tax credit, single-family development, located just north of the approximate 3300 block of West Gulf Bank and West Montgomery, Houston and Harris County, Texas 77088. The proposed development is located within the boundaries of my district

Best Regards,

A handwritten signature in black ink, appearing to be "JJ", written over a horizontal line.

Jarvis Johnson  
State Representative  
District 139

## Community Input Scoring Items

TDHCA#: 20128

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. East End Chamber

Name of Community Organization

Frances Castaneda Dyess

Contact Name

Support

Opposition

B. SER JOBS

Name of Community Organization

Sheroo Mukhtiar

Contact Name

Support

Opposition

C. Catholic Charities

Name of Community Organization

Cynthia N. Colbert

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

City of Houston, Texas, Resolution No. 2020-   1  

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
← 11	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family



Capitol:  
P.O. Box 2910  
Austin, Texas 78768-2910  
(512) 463-0732

## Christina Morales

State Representative • District 145  
Harris County

Committees:  
Corrections  
Urban Affairs

February 11, 2020

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Attn: Marni Holloway - Via Email – [marni.holloway@tdhca.state.tx.us](mailto:marni.holloway@tdhca.state.tx.us)  
Director of Multifamily Finance

Re: Support for OST Lofts, TDHCA Application No. 20128

Dear Ms. Holloway,

I am writing to lend my support to the planned community being proposed at 5520 Old Spanish Trail, Houston, Texas 77023. The proposal is to combine OST Lofts, an affordable rental housing community, and a quality pre-kindergarten program that will be available to the residents of OST Lofts and to those living in the neighborhood. It is my understanding that the applicant of this proposed development is seeking 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project.

My district includes the area where the development site is located and I believe this area will benefit from the availability of quality affordable housing for individuals and families like OST Lofts. This is a unique opportunity to increase the supply of affordable housing and invest in our children especially our low income children through early education. I therefore support this development at its proposed location in Houston, Texas, and HTC Application No. 20128.

Sincerely

A handwritten signature in black ink that reads "Christina Morales".

Representative Christina Morales  
Texas State House District 145

cc: Dr. Adriana Tamez – [adriana.tamez@tejanocenter.org](mailto:adriana.tamez@tejanocenter.org)  
Donna Rickenbacker – [donna@dwrdevelopment.com](mailto:donna@dwrdevelopment.com)





**East End Chamber**  
of Commerce

February 11, 2020

**Community Support Ltrs.**

Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701  
Attn: Marni Holloway - Via Email –  
marni.holloway@tdhca.state.tx.us  
Director of Multifamily Finance

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*BB&T*  
**Frances Castaneda Dyess, President**  
*Houston East End Chamber*

Re: Support for OST Lofts, TDHCA Application No. 20128

Dear Ms. Holloway,

I am writing to lend support to the planned community being proposed at 5520 Old Spanish Trail, Houston, Texas 77023. The proposal is to combine OST Lofts, an affordable rental housing community, and a quality pre-kindergarten program that will be available to the residents of OST Lofts and to those living in the neighborhood. It is my understanding that the applicant of this proposed development is seeking 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project.

The Houston East End Chamber of Commerce is a 501(c)(3) nonprofit community organization that serves this area of Houston. Our mission is to connect businesses to promote economic expansion and investment in the East End and Greater Houston areas.

The Houston East End Chamber of Commerce supports the development of OST Lofts and its sponsor in its efforts to provide affordable rental housing in Houston, Texas to lower income individuals and families and a meaningful pre-kindergarten program under one planned community. This concept is very much needed in Houston. We therefore fully support this development at its proposed location in Houston, Texas, and HTC Application No. 20128.

Please give this development your upmost consideration in an award of HTCs.

Sincerely,

Frances Castaneda Dyess, President  
Houston East End Chamber of Commerce

Dr. Adriana Tamez – Via Email -  
adriana.tamez@tejanocenter.org  
Donna Rickenbacker – Via Email -  
donna@dwrdevelopment.com

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**Chris Yuko**  
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*Community Family Centers*  
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*Justice of the Peace 6-2*  
**Judge Richard Vara**  
*Justice of the Peace 6-1*  
**Jeff Wolverton**  
*Representative Mary Ann Perez*

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Giant Bourbon/Aldecoa Coffee  
LyondellBasell  
Port of Houston Authority  
Valero Refinery-Houston

**CHAMBER PARTNERS**

Anheuser-Busch/Silver Eagle Dist.  
Cash Store  
Farmer Brothers Coffee  
Flint Hills Resources Houston  
Gulfgate Center-Wulfe and Co.  
Houston Business Journal  
Sesco Cement Corp  
Truist  
Walmart

**CHAMBER BUILDERS**

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Aetna  
Allegiance Bank  
All Points Warehouse Inc  
AltairStrickland  
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Cadence Bank  
CEMEX  
Comcast  
Comerica Bank  
Excargo Services  
Frost National Bank  
Funeraria Del Angel - Crespo  
G&A Partners  
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GLO CPAs  
Gulf Winds International  
Houston Distributing Co.  
Houston Pilots Association  
JSC Federal Credit Union  
KC Events & Florals, LLC  
Metro  
Morales Funeral Home  
PKF of Texas  
Partners in Primary Care  
Partnership ID Solutions  
Reliant Energy  
RockPoint Marketplace  
Side Yard Production  
Space City Credit Union  
Texas Belting & Mill Supply Co.  
Texas Mattress Makers  
Texas Port Recycling  
TPC Group  
United Airlines



February 10, 2020

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

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Attn: Marni Holloway - Via Email – [marni.holloway@tdhca.state.tx.us](mailto:marni.holloway@tdhca.state.tx.us)  
Director of Multifamily Finance

Re: Support for OST Lofts, TDHCA Application No. 20128

Dear Ms. Holloway,

I am writing to lend support to the planned community being proposed at 5520 Old Spanish Trail, Houston, Texas 77023. The proposal is to combine OST Lofts, an affordable rental housing community, and a quality pre-kindergarten program that will be available to the residents of OST Lofts and to those living in the neighborhood. It is my understanding that the applicant of this proposed development is seeking 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project.

SERJobs (SER) is a 501(c) 3 non-profit community organization that educates and equips people in the Texas Gulf Coast Region who come from low-income backgrounds or who have significant barriers to employment. SER believes the power and purpose of work can transform lives and communities. SER is a Spanish verb, "to be," so that is exactly what we impart on the people we serve – that they can be whatever they want "to be".

SER supports the development of OST Lofts and its sponsor in its efforts to provide affordable rental housing in Houston, Texas to lower income individuals and families and a meaningful pre-kindergarten program under one planned community. This concept is very much needed in Houston. We therefore fully support this development at its proposed location in Houston, Texas, and HTC Application No. 20128.

Sincerely,

Sheroo Mukhtiar, Executive Director & CEO

cc: Dr. Adriana Tamez – [adriana.tamez@tejanocenter.org](mailto:adriana.tamez@tejanocenter.org)  
Donna Rickenbacker – [donna@dwrdevelopment.com](mailto:donna@dwrdevelopment.com)

o 713.773.6000  
f 713.773.6010  
[serhouston.org](http://serhouston.org)





February 10, 2020

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Cynthia N. Colbert, MSW  
*President/CEO*

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Attn: Marni Holloway - Via Email – [marni.holloway@tdhca.state.tx.us](mailto:marni.holloway@tdhca.state.tx.us)  
Director of Multifamily Finance

Re: Support for OST Lofts, TDHCA Application No. 20128


Dear Ms. Holloway,

I am writing to lend support to the planned community being proposed at 5520 Old Spanish Trail, Houston, Texas 77023. The proposal is to combine OST Lofts, an affordable rental housing community, and a quality pre-kindergarten program that will be available to the residents of OST Lofts and to those living in the neighborhood. It is my understanding that the applicant of this proposed development is seeking 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project.

Catholic Charities of the Archdiocese of Galveston-Houston is a 501(c) 3 non-profit that provides human and social services to the Greater Houston region and surrounding areas. For 75 years, Catholic Charities has provided food, clothing, shelter and a network of support services to people of all ages and from all walks of like and religious backgrounds. We also promote social justice, serving as a voice for the poor and vulnerable.

Catholic Charities of the Archdiocese of Galveston-Houston supports the development of OST Lofts and its sponsor in its efforts to provide affordable rental housing in Houston, Texas to lower income individuals and families and a meaningful pre-kindergarten program under one planned community. This concept is very much needed in Houston. We therefore fully support this development at its proposed location in Houston, Texas, and HTC Application No. 20128.

Sincerely,



Cynthia N. Colbert, MSW  
President and CEO

cc: Dr. Adriana Tamez – [adriana.tamez@tejanocenter.org](mailto:adriana.tamez@tejanocenter.org)  
Donna Rickenbacker – [donna@dwrdevelopment.com](mailto:donna@dwrdevelopment.com)

## Community Input Scoring Items

TDHCA#: 20132

Self Score Total: 137

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Fort Worth

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 8

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Added. sdg

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

**A. Pathfinders**

Name of Community Organization

Kathryn Arnold

Contact Name

Support

Opposition

**B. Meals on Wheels Inc. of Tarrant County**

Name of Community Organization

Carla Jutson

Contact Name

Support

Opposition

**C. The Women's Center of Tarrant County, Inc.**

Name of Community Organization

Laura M. Hilgart

Contact Name

Support

Opposition

**D. SafeHaven**

Name of Community Organization

Nichole Masters-Henry

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

# A Resolution

**NO. 5195-02-2020**

## **SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE LEX ON JESSAMINE AND COMMITTING DEVELOPMENT FUNDING**

**WHEREAS**, the City's 2019 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

**WHEREAS**, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

**WHEREAS**, The Lex on Jessamine, LLC, an affiliate of Saigebrook Development, LLC and O-SDA Industries, LLC, has proposed a development for mixed income affordable multifamily rental housing named The Lex on Jessamine to be located at 2260, 2274 Hemphill Street and 710 W Jessamine Street in the City of Fort Worth;

**WHEREAS**, The Lex on Jessamine, LLC has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for 2020 Competitive (**9%**) Housing Tax Credits for The Lex on Jessamine apartments, a new complex consisting of approximately **72** units, of which at least ten percent (**10%**) of the total units will be set aside for households earning at or below thirty percent (**30%**) Area Median Income and at least ten percent (**10%**) of the total units will be market rate units;

**WHEREAS**, TDHCA's 2020 Qualified Allocation Plan ("**QAP**") provides that an application for Housing Tax Credits may receive seventeen (**17**) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located; and

**WHEREAS**, the QAP also states that an application may receive one (**1**) point for a commitment of development funding from the city in which the proposed development site is located.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of The Lex on Jessamine, LLC to the Texas Department of Housing and Community Affairs for 2020 Competitive (**9%**) Housing Tax Credits for the purpose of the development of The Lex on Jessamine apartments to be located at 2260, 2274 Hemphill Street and 710 W Jessamine Street (TDHCA Application No. 20132), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed **\$2,500.00** to The Lex on Jessamine, LLC conditioned upon its


receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, The Lex on Jessamine, LLC.

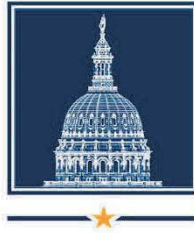
Adopted this 18th day of February 2020.

ATTEST:

By:

  
\_\_\_\_\_  
Mary J. Kayser, City Secretary





February 26, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct The Lex on Jessamine in Fort Worth, Texas, TDHCA Application #20132**

Dear Mr. Wilkinson,

Please accept this letter expressing my support for The Lex on Jessamine developer's request to allocate tax credits from the Texas Department of Housing and Community Affairs to The Lex on Jessamine, TDHCA Application #20132.

I support this development, which is to be located at the northwest corner of Jessamine Street and Hemphill Street in Fort Worth, Texas in Tarrant County. As the Texas Representative of District 90 in which Fort Worth is located, I see an increasing need for affordable housing in my district and across Fort Worth.

Sincerely,

A handwritten signature in black ink, appearing to read "Ramon Romero, Jr.", written in a cursive style.

Ramon Romero, Jr.  
State Representative, District 90



January 31, 2020

TDHCA  
Marnie Holloway  
221 East 11th Street  
Austin, TX 78701

RE: Azalea West TDHCA App. # 20063  
The Lex on Jessamine TDHCA App. #20132  
Kestrel on Cooper TDHCA App. #20147

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications for the following proposed family housing in Tarrant County:

“Azalea West,” to be located at 2700-2708 Azalea Ave., Fort Worth, 76107  
“The Lex on Jessamine,” to be located at 710 W Jessamine Fort Worth, 76110  
“Kestrel on Cooper,” to be located at 2015-2025 S Cooper Street, Arlington, 76101

Pathfinders is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of empowering individuals and families to find their path from poverty to self-sufficiency and the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Kathryn Arnold  
Chief Executive Officer



*Delivering meals and so much more...®*

January 29, 2020

TDHCA  
Marnie Holloway  
221 East 11th Street  
Austin, TX 78701

RE: Azalea West TDHCA App. # 20063  
The Lex on Jessamine TDHCA App. #20132  
Kestrel on Cooper TDHCA App. #20147

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications for the following proposed family housing in Tarrant County:

"Azalea West," to be located at 2700-2708 Azalea Ave., Fort Worth, 76107  
"The Lex on Jessamine," to be located at 710 W Jessamine Fort Worth, 76110  
"Kestrel on Cooper," to be located at 2015-2025 S Cooper Street, Arlington,

76101

Meals On Wheels, Inc. of Tarrant County is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose home delivered meals and supportive services to homebound disabled individuals for the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Carla Jutson  
President and CEO

**Mission Statement**

*"To promote the dignity and independence of the disabled, the elderly and other homebound persons by delivering nutritious meals and providing or coordinating needed services."*

Carla Jutson  
President & CEO  
5740 Airport Freeway  
Fort Worth, Texas  
76117-6005

Main: 817-336-0912  
FAX: 817-338-1066  
mealsonwheels.org

*Our Mission*

*To promote the dignity and independence of older adults, persons with disabilities, and other homebound persons by delivering nutritious meals and providing or coordinating needed services.*





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Carmen Hudman  
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Jennifer Baggs Kamacioglu  
Tara Kersh  
Martha "Tim" Latta  
Rachel Malone  
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Cindy Milrany  
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Jane C. Nober  
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Rachel Navejar Phillips  
Reggi Sturns-Kemp  
Beth E. Thurman  
Diana Troy  
Kenneth Wardle  
Brook Whitworth  
Shauna J. Wright

Laura Hilgart  
*PRESIDENT / CEO*

February 19, 2020

TDHCA  
Marnie Holloway  
221 East 11th Street  
Austin, TX 78701

RE: Azalea West TDHCA App. # 20063  
The Lex on Jessamine TDHCA App. #20132  
Kestrel on Cooper TDHCA App. #20147

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications for the following proposed family housing in Tarrant County:

"Azalea West," to be located at 2700-2708 Azalea Ave., Fort Worth, 76107

"The Lex on Jessamine," to be located at 710 W Jessamine Fort Worth, 76110

"Kestrel on Cooper," to be located at 2015-2025 S Cooper Street, Arlington, 76101

The Women's Center of Tarrant County, Inc. is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of helping people overcome violence, crisis and poverty and the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Laura M. Hilgart  
President/CEO



February 24, 2020

TDHCA  
Marnie Holloway  
221 East 11th Street  
Austin, TX 78701

RE: Azalea West TDHCA App. # 20063  
The Lex on Jessamine TDHCA App. #20132  
Kestrel on Cooper TDHCA App. #20147

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications for the following proposed family housing in Tarrant County:

“Azalea West,” to be located at 2700-2708 Azalea Ave., Fort Worth, 76107

“The Lex on Jessamine,” to be located at 710 W Jessamine Fort Worth, 76110

“Kestrel on Cooper,” to be located at 2015-2025 S Cooper Street, Arlington, 76101

SafeHaven is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose by providing services to end the cycle of violence in our community and the individual lives of families we serve. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,



Nichole Masters-Henry  
Vice President of Residential Services

## Community Input Scoring Items

TDHCA#: 20134

Self Score Total: 135

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of McAllen

Name of Local Government Body

n/a

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Food Bank of the Rio Grande Valley, Inc.

Name of Community Organization

Stuart I.R. Haniff

Contact Name

Support

Opposition

B. Affordable Homes of South Texas, Inc.

Name of Community Organization

Robert Calvillo

Contact Name

Support

Opposition

C. United Way of South Texas

Name of Community Organization

Lilly Lopez-Killelea

Contact Name

Support

Opposition

D. VIDA

Name of Community Organization

Pricilla Alvarez

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 2020-12**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MCALLEN, TEXAS SUPPORTING THE PROPOSED HIBISCUS VILLAGE AFFORDABLE HOUSING COMMUNITY IN THEIR APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR NINE PERCENT HOUSING TAX CREDITS AND PROVIDING AN IN-KIND CONTRIBUTION TO ASSIST AND BENEFIT SUCH COMMUNITY.**

WHEREAS, MHA Hibiscus Village, Ltd. has proposed a development for affordable rental housing up to 120 units at 2400 Hibiscus Avenue named Hibiscus Village in the City of McAllen; and

WHEREAS, MHA Hibiscus Village, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for Hibiscus Village

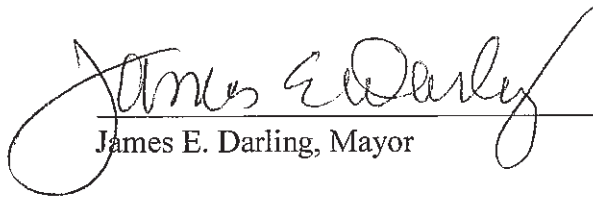
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MCALLEN, TEXAS, THAT**

1. RESOLVED, The City Commission of the City of McAllen hereby confirms its support for the proposed Hibiscus Village and that this formal action has been taken to put on record the opinion expressed by the City on this date.
2. RESOLVED, The City Commission of the City of McAllen hereby approves the Applicants' application for Tax Credits from the Texas Department of Housing (TDHCA) and Community Affairs and supports and award of Tax Credits for the housing pursuant to the Qualified Allocation Plan of TDHCA.
3. RESOLVED, In accordance with 10 Texas Administrative Code § 11.9 (d)(2), the City hereby commits to an in-kind contribution to the Development in the form of a loan, grant, reduced fee of contribution of other value for the benefit of the Development in the amount of \$500.00.
4. FURTHER RESOLVED, This Resolution shall become effective immediately upon its passage.

**CONSIDERED PASSED and APPROVED** this 21<sup>st</sup> of February 2020, at a special meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 552 of the Texas Government Code.

SIGNED on this 21<sup>st</sup> day of February 2020.

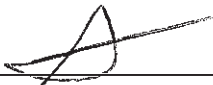
CITY OF MCALLEN, TEXAS

  
James E. Darling, Mayor

ATTEST:

  
Perla Lara, TRMC/CMC, CPM  
City Secretary

APPROVED AS TO FORM:

  
Kevin D. Pagan, City Attorney  
AWS, ACA



The State of Texas  
House of Representatives

CAPITOL OFFICE:  
P.O. BOX 2910  
AUSTIN, TEXAS 78768-2910  
VOICE: (512) 463-0578  
FAX: (512) 463-1482  
E-MAIL: bobby.guerra@house.state.tx.us



R.D. "Bobby" Guerra  
STATE REPRESENTATIVE  
DISTRICT 41

February 25, 2020

Mr. Bobby Wilkinson  
Executive Director - Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711

RE: 2020 Application to the Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Hibiscus Village in McAllen, Texas - TDHCA Application #20134

Dear Mr. Wilkinson,

I would like to express my support for the application for housing tax credits concerning the proposed MHA Hibiscus Village, Ltd. request to allocate tax credits from the Texas Department of Housing and Community Affairs to Hibiscus Village, TDHCA Application 20134.

My constituents in House District 41 deserve to have more affordable housing options. This development would greatly benefit the community by providing quality affordable housing to those living on low to moderate incomes. The development is designed to address the needs of our growing community, especially those who have financial obstacles.

Citizens of McAllen deserve the opportunity to live in a safe and comfortable environment, and Hibiscus Village will provide this opportunity. For these reasons, I support this application for tax credits.

If I can be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "R.D. Guerra".

Representative R. D. "Bobby" Guerra  
House District 41





of the Rio Grande Valley, Inc.

*Fighting Hunger, Feeding Hope*

**Board of Directors  
2020**

**Chief Executive Officer**  
Stuart I.R. Haniff, MHA

**President**  
Jeana R. Long  
Dykema

**Vice President**  
Lina Cantu Cruz  
Sharyland ISD

**Treasurer**  
Markus Villanueva  
First Community Bank

**Secretary**  
Cynthia Esquivel  
Practice Administrator

Linda Guerrero Deicla  
KGBT-TV

Norma Guevara  
La Mansion Ballroom

Linda Martin  
H-E-B

Dr. Carlos Margo  
South Texas College

February 3, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Hibiscus Village in McAllen, Texas, TDHCA Application #20134**

Dear Mr. Wilkinson,

The purpose of this letter is to express the Food Bank of the Rio Grande Valley's support for the Hibiscus Village housing development, TDHCA application No. 20134, located at 2400 Hibiscus Avenue in McAllen, Texas in Hidalgo County. This application is being submitted to the Texas Department of Housing and Community Affairs by MHA Hibiscus Village, Ltd.

As both the City of McAllen and Hidalgo County continue to grow, there is a greater need for access to economical, nutritious food so that our community is primed to succeed at work and at school. Affordable housing at affordable rental rates will lay the foundation for families to save money for other necessities like food, healthcare and education. Hibiscus Village could provide a new, safe and affordable housing option for the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our McAllen.

The Food Bank of the Rio Grande Valley, Inc. is a 501c3 located at 724 N. Cage Blvd. Pharr, Texas. As part of the neighborhood and community in which Hibiscus Village will be located, we strongly support this application because of our community's great need for quality affordable housing at affordable rental rates and the quality of life ramifications it has for McAllen.

Sincerely,

Stuart I.R. Haniff, MHA

CEO of the Food Bank of the Rio Grande Valley, Inc.



**Food Bank of the Rio Grande Valley, Inc.**  
P.O. Box 6251, McAllen, TX 78502 • 724 N. Cage Blvd, Pharr, TX 78577  
Phone: (956) 682-8101 • Fax: (956) 682-7921  
[www.foodbankrgv.com](http://www.foodbankrgv.com)



February 4, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Hibiscus Village in McAllen, Texas, TDHCA Application #20134**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Hibiscus Village housing development, TDHCA application No. 20134, located at 2400 Hibiscus Avenue in McAllen, Texas in Hidalgo County. This application is being submitted to the Texas Department of Housing and Community Affairs by MHA Hibiscus Village, Ltd.

As both the City of McAllen and Hidalgo County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Hibiscus Village could provide a new, safe and affordable housing option for the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

Affordable Homes of South Texas, Inc. is a 501 ( c ) ( 3 ) Community Housing Development Organization located in McAllen. As part of the neighborhood and community in which Hibiscus Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,



Robert A. Calvillo  
Executive Director



February 18, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Hibiscus Village in McAllen, Texas, TDHCA Application #20134**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Hibiscus Village housing development, TDHCA application No. 20134, located at 2400 Hibiscus Avenue in McAllen, Texas in Hidalgo County. This application is being submitted to the Texas Department of Housing and Community Affairs by MHA Hibiscus Village, Ltd.

As both the City of McAllen and Hidalgo County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Hibiscus Village could provide a new, safe and affordable housing option for the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The United Way of South Texas is a non-profit organization located at 113 W, Pecan Blvd. McAllen, Texas. As part of the neighborhood and community in which Hibiscus Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

A handwritten signature in black ink, appearing to read "Lilly Lopez-Kitelea".

Lilly Lopez-Kitelea  
President, CPO





February 4, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Hibiscus Village in McAllen, Texas, TDHCA Application #20134**


Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Hibiscus Village housing development, TDHCA application No. 20134, located at 2400 Hibiscus Avenue in McAllen, Texas in Hidalgo County. This application is being submitted to the Texas Department of Housing and Community Affairs by MHA Hibiscus Village, Ltd.

As both the City of McAllen and Hidalgo County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Hibiscus Village could provide a new, safe and affordable housing option for the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The Valley Initiative for Development and Advancement (VIDA) is a non-profit located at 417 South Ohio Ave. Mercedes, Texas. As part of the neighborhood and community in which Hibiscus Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

  
Priscilla Dinn Alvarez  
Executive Director

# Community Input Scoring Items

TDHCA#: 20138

Self Score Total: 138

## 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Houston City Council

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

## 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

## 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

## 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

### A. The Community of Faith Church and The Community Development Corporation

Name of Community Organization

James W.E. Dixon, II

Contact Name

Support

Opposition

### B. Neighborhood Care Center of Houston

Name of Community Organization

Demetria Wallace

Contact Name

Support

Opposition

### C. Redemption Community Development Corporation

Name of Community Organization

Dr. Evelyn L. Ogletree

Contact Name

Support

Opposition

### D. New Light Church World Outreach & Worship Centers

Name of Community Organization

Ira V. Hilliard

Contact Name

Support

Opposition

### E.

Name of Community Organization

Contact Name

Support

Opposition

### F.

Name of Community Organization

Contact Name

Support

Opposition

City of Houston, Texas, Resolution No. 2020-     /    

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
<del>11</del>	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family

# Texas House of Representatives



ANNA EASTMAN

DISTRICT 148  
HARRIS COUNTY

February 25, 2020

Texas Department of Housing and Community Affairs  
Attn: Marni Holloway  
Director, Multifamily Division  
221 E. 11<sup>th</sup> St.  
Austin, TX 78701  
Email: [marni.holloway@tdhca.state.tx.us](mailto:marni.holloway@tdhca.state.tx.us)

RE: Support for **The Ella, TDHCA #20138 – 1718 W. 26<sup>th</sup> Street, Houston, Texas 76105**

Dear Ms. Holloway,

I received the Public Notification for **The Ella in Houston, TX** located in my House District **148**. As our community continues to grow, it is important that we have affordable housing options for families and others.

I am pleased to lend my support to this development which will serve the needs of my diverse constituency.

Sincerely,

A handwritten signature in black ink that reads "Anna Eastman".

Representative Anna Eastman  
State Representative, District 148



**THE COMMUNITY OF FAITH CHURCH AND THE COMMUNITY DEVELOPMENT CORPORATION, INC.**

February 18, 2020

**Houston Ella 1718 W 26, LP**

Attn: Christopher A. Akbari  
Authorized Representative  
3735 Honeywood Court  
Port Arthur, TX 77642  
Email: [apps@itexgrp.com](mailto:apps@itexgrp.com)

RE: Support for The Ella, TDHCA #20138 – 1718 W. 26th Street, Houston, Texas 76105

Dear Mr. Akbari,

Please regard this letter as our documented support for **The Ella**, a proposed housing development sponsored by **Houston Ella 1718 W 26, LP**.


The Community Of Faith Church and The Community Of Faith Community Development Corporation (CDC) Inc. are both active and viable community based entities in the Heights and Near Northwest sections of Houston, and both are tax exempt organizations. We have served the area containing The Ella in many ways for the past 35 years, inclusive of developing building three premier subdivisions called Dominion Estates 1, 2, and 3. The Community Of Faith CDC has a primary purpose of **improving the community comprehensively via residential, commercial, recreational and cultural development.**

Please feel free to contact me with any questions.

Sincerely,



James W.E. Dixon, II  
President



# *Neighborhood Care Center of Houston*

11 Mont Glen Ct.

Houston, TX 77061

832-674-7530 /713-363-4688 mobile

February 17, 2020

Houston Ella 1718 W 26, LP  
Attn: Christopher A. Akbari  
Authorized Representative  
3735 Honeywood Court  
Port Arthur, TX 77642  
Email: apps@itexgrp.com

RE: Support for The Ella, TDHCA #20138 – 1718 W. 26<sup>th</sup> Street, Houston, Texas 76105

Dear Mr. Akbari,

Please accept this letter as my statement of support for The Ella, a proposed housing development sponsored by Houston Ella 1718 W 26, LP.

Neighborhood Care Center of Houston serves the City of Houston containing The Ella development site and is a tax-exempt organization. Neighborhood Care Center of Houston has a primary purpose of organizing and operating exclusively for the purpose of focusing the necessary physical, social, financial and spiritual resources of and with communities to enable revitalization and renewal within distressed communities. This includes the development, rehabilitation, and management of single/multifamily housing for support and relief of the poor, the distress or the under privilege (family, elderly, and handicapped).

Please feel free to contact me with any questions.

Sincerely,



Demetria Wallace  
Chairman





February 18, 2020

**Houston Ella 1718 W 26, LP**

Attn: Christopher A. Akbari  
Authorized Representative  
3735 Honeywood Court  
Port Arthur, TX 77642  
Email: apps@itexgrp.com

RE: Support for The Ella, TDHCA #20138 – 1718 W. 26<sup>th</sup> Street, Houston, Texas 76105

Dear Mr. Akbari,

Please accept this letter as my statement of support for **The Ella**, a proposed housing development sponsored by **Houston Ella 1718 W 26, LP**.

Redemption Community Development Corporation (RCDC) is active in, and serves the area containing **The Ella** development site and is a tax-exempt organization. RCDC has a primary purpose of offering integrated services products and programs that develop and/or enhance the economical, education, emotional, physical, social, and spiritual conditions of middle and low income members in the Northwest and Greater Houston community.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Dr. Evelyn L. Ogletree". The signature is written in a cursive, flowing style.

**Dr. Evelyn L. Ogletree**  
**Executive Director**



# NEW LIGHT CHURCH

WORLD OUTREACH & WORSHIP CENTERS  
BISHOP I.V. & PASTOR BRIDGET HILLIARD, FOUNDERS

February 21, 2020

**Houston Ella 1718 W 26, LP**

Attn: Christopher A. Akbari  
Authorized Representative  
3735 Honeywood Court  
Port Arthur, TX 77642  
Email: apps@itexgrp.com

RE: Support for The Ella, TDHCA #20138 – 1718 W. 26<sup>th</sup> Street, Houston, Texas 76105

Dear Mr. Akbari,

Please accept this letter as my statement of support for **The Ella**, a proposed housing development sponsored by **Houston Ella 1718 W 26, LP**.

I am the Founder and President of New Light Church World Outreach and Worship Centers, Inc. ("Church"). The Church is described as an Internal Revenue Code Section 501(c)(3) tax exempt organization with the primary purpose of meeting the spiritual needs of members of the community. However, the Church is active in, and supports the City of Houston, the Houston Fire Department and surrounding communities. The Church has three Houston locations: 1535 Greensmark Drive; 14415 Fondren Road; 7317 East Houston Road. Please visit our website at [www.newlight.org](http://www.newlight.org).

The Church is the sole sponsor of New Vision Community Development, Inc. ("New Vision"), an IRS Section 501(c)(3) nonprofit community based organization which owns a 72 unit HUD Section 202 housing development for persons over the age of 62. In addition, New Vision has partnered with the NFL and the Houston Texans and is currently developing a football field to serve a low income community commonly known as Settegast.

Further, the Church has supported the City of Houston with Hurricane relief efforts and the Houston Fire Department with its annual toy drive (the 7317 East Houston Road location is the host site). The Church also supports the community through its Minnie's Food Pantry.

In addition, the Church is the sponsor of NLC Love City Community Development which is currently developing a camp to serve urban youth.

Certainly, certain aspects of the services provided to the community encompasses **The Ella** development site. I offer my support to **The Ella**, a proposed housing development project.

Please feel free to contact me with any questions.

Sincerely,

Apostle Ira V. Hilliard, President/Founder

## Sharon Gamble

---

**From:** Darrell Brandes <darrell.brandes@gmail.com>  
**Sent:** Sunday, May 31, 2020 3:17 PM  
**To:** HTC Public Comment  
**Subject:** Resident Support for Project 20138 The Ella

Hello,

**I'd like to offer my support for project 20138, The Ella.** My opinion is that this project is located in an area that can offer existing residents a minimized impact due to the high level of infrastructure in the immediate area. It will offer the contractors the best opportunity to execute a safe project due to the close proximity to Hwy 290, Loop 610, and it being situated on a divided 4 lane street. Lastly, it will offer the proposed residents a safer place to live due to the preexisting sidewalks, stop signs, and stop lights. It offers good schools for the proposed families that will live in. It has both a larger number of both market and low income housing units with 80 being for market value and 100 for low income. This is more low income offered units than any other nearby project proposed in the Heights.

Overall, this project is the best one proposed for the Heights strictly based off the site location.

Once again, I support project 20138, The Ella.

Thank you,  
Darrell Brandes

**From:** [Kara Rutledge Hagen](#)  
**To:** [Sharon Gamble](#)  
**Subject:** Dian Street Villas, TDHCA #20116 & The Ella, TDHCA #20138 – 1718  
**Date:** Sunday, June 21, 2020 8:29:27 PM

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Ms. Gamble,

I would like to submit a letter in support of two housing developments in the Houston Heights area that have applied for Housing Tax Credits. I understand that the Dian Street Villas and The Ella have both made it through the City of Houston's vetting process. I believe that these two developments would provide economic diversity and opportunity in the Houston Heights.

The public schools in the Heights are high quality. Unfortunately, many working families are priced out of the neighborhood, and unable to take advantage of the opportunities these schools offer for their children. Without housing tax credits, this neighborhood would only become further from their reach.

It seems to me that Housing Tax Credits were made for exactly this situation--making quality neighborhoods available to people from all walks of life. I hope that the commissioners of the Texas Department of Housing and Community Affairs will agree with me, and award these projects the support they deserve. It is in everyone's interest to build strong cities that provide opportunities to all.

Sincerely,  
Kara Rutledge Hagen

**From:** [Sharon Gamble](#)  
**To:** [HTC Public Comment](#)  
**Subject:** FW: Affordable housing at Ella and Dian  
**Date:** Sunday, June 7, 2020 1:18:14 PM

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**From:** Jeanine Turell <jturell@gmail.com>  
**Sent:** Saturday, June 6, 2020 2:20 PM  
**To:** Sharon Gamble <sharon.gamble@tdhca.state.tx.us>  
**Subject:** Affordable housing at Ella and Dian

Hello,

I live in the Heights and support the affordable housing project at Ella and Dian. It is great for diversity and good for the environment to have people being able to afford living closer into the city - less traffic and fewer far-flung suburbs increasing concrete and making flooding worse.

Thank you,  
Jeanine

**From:** [Daniellefrancoise](#)  
**To:** [HTC Public Comment](#)  
**Subject:** SUPPORT to Project 20138, The Ella  
**Date:** Friday, June 5, 2020 8:30:12 PM

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Hello - as a Houston resident and property owner, I would like to offer **SUPPORT to Project 20138, The Ella.**

Danielle's iPhone

**From:** [David Morrissett](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Support for Project20138 - The Ella by ITEX  
**Date:** Friday, June 5, 2020 10:10:58 AM

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Support for Project 20138 - The Ella by ITEX

I support the proposed development by the ITEX group, The Ella, at 1718 W 26th St, Houston TX 77008. This specific project is beneficial for two key reasons: its immediate location on a major surface street (Ella Blvd) with proximity to a freeway (610 Loop) and this proposal is for the largest units of affordable housing in a very desirable area (The Heights).

All multifamily dwellings will have a high concentration of vehicle traffic, which requires fit within the immediate roads to handle this surge in traffic at rush hour. The proposed apartments will have 180 units, which means the potential rush hour traffic is over 200 vehicles an hour. By the immediate location on Ella Blvd, a divided 4 lane thoroughfare with ample street lights and clear sidewalks/crosswalks for pedestrians, this road can handle the added vehicle surge at rush hour without changes from The Ella by ITEX. Another factor is the close proximity of the 610 Loop, a major freeway within Houston that boasts 8+ high speed travel lanes in the area with three access points within 1.5 miles of The Ella by ITEX. The specific location on Ella Blvd is a perfect fit for handling the increased vehicle flow at rush hour both on the surface streets and for commuting to work locations.

The Ella by ITEX proposed 180 units, which would be the largest affordable housing project near the Heights, a desirable neighborhood. Of the other projects proposed in this area, The Ella is the largest by far and should take preference over the others due to its large size and ideal fit into the specific location it would be built.

I support Project 20138 - The Ella by ITEX

James David Morrissett

**From:** [Sarah Fischer](#)  
**To:** [Sharon Gamble](#)  
**Subject:** 2020 9% Housing Tax Credit applications - In Favor of 2 Houston Applications  
**Date:** Tuesday, June 9, 2020 4:33:23 PM

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Hello, Ms. Gamble.

I hope that you are doing well. I am writing you today about two 2020 applications to the TDHCA for Low Income Housing Tax Credits for these two projects:

- Dian Street Villas in Houston, Texas, TDHCA Application #20116
- The Ella, TDHCA #20138 – 1718 W. 26th Street, Houston, Texas 76105

I live less than a mile from the proposed site for The Ella development and less than 1.5 miles from the proposed site of the Dian Street Villas. I have owned my house in the area for 15 years and my family and I frequently pass by each of those locations on fitness walks. I share this with you because I want you to know that these developments would be in an area in which I live and I am very familiar.

I am very much in favor of these projects and hope that they will be approved. Low income families need to be provided opportunities and these developments would be in very good areas in which to live. There are good schools, plenty of grocery stores, restaurants, and places of employment, plus other amenities, and I think it's ridiculous to deny access to individuals or families that need affordable housing. People should be able to live close to where they work.

Lastly, while Houston is a very diverse city, its neighborhoods really are not and for one would welcome the diversity these developments would bring to the neighborhood.

Sincerely,  
Sarah L. Fischer  
Houston, TX 77008



**From:** [Jason Shaughnessy](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Application 20138 - The Ella - In Support of  
**Date:** Wednesday, June 17, 2020 8:17:50 AM

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To Whom It May Concern;

I am writing you today in support of application 20138, The Ella, at 1718 W. 26<sup>th</sup> St. in Houston, TX.

The reasons I support the funding for this project are as follows:

- Number of Affordable housing units available – 100
- Proximity to major freeways such as 610, 290 and I-10
- Location off a 4 lane thoroughfare such as Ella
- Proximity to public transportation
- Proximity to local businesses
- Location behind a major hospital

For these reasons and many more, I support the development property of The Ella. This development will not only bring the well needed affordable housing units to the area, it will do so without causing negative traffic and safety impacts to the surrounding area.

Thank you,

Jason Shaughnessy

May 19, 2020

Cherry Sue McKenzie  
941 Turtle Cove  
Irving, TX  
75060

I am opposed to the changing of the zoning on South MacArthur Blvd from single family housing to multi-family.

The planned development is in a flood plain which will have to be modified to comply with local codes. Their plan is to dig up land around the property and use it under the building and parking area. The parking plan area calls for fewer spaces than the code requires causing an over flow parking into the streets of the residential neighborhoods near by.

Since widening it and Hunter Ferrell I have watched as the traffic on MacAurther steadily increased to the point of congestion during peak times. Also in a relatively short time, from Shady Grove to Hunter Ferrell, two churches, a new school and Daycare Center have been added to the mix.

The Hwy 30 exit to MacAurther has attracted more drivers.

I strongly feel that building a complex in a flood zone with 158 packed parking spaces will adversely alter this neighborhood.

Thank you for your time and consideration.

Cherry Sue McKenzie

**From:** [Allison Wilkes](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Low income housing project on Ella in Houston  
**Date:** Saturday, June 20, 2020 11:40:11 AM

---

To Whom It May Concern:

I am writing to protest the proposed low income housing project on Ella in Houston.

This project would uproot two small businesses and a senior citizen.

Polka Dot Dogs is a dog day care and boarding facility. As a woman-owned, local, successful, small business, the owner has made numerous improvements to the site totaling tens of thousands of dollars.

Part of the success of the business is the location, two blocks off of 610N. An owner commuting to Downtown can exit the freeway, drop off their dog, and be back on the freeway in under 10 minutes. That's a significant marketing advantage to the business. Force them to move and that is lost, along with those clients.

The business employees about 15-20 young people who really enjoy their jobs. The owner encourages them to get certifications in the industry. There is a bus stop close by that they can use.

If the Ella Project gets approved it will destroy the Polka Dot Dogs business.

Surely there are other locations to build in that won't destroy a successful business.

Sincerely,  
Allison Stewart  
77009

**From:** [Jordan Clements](#)  
**To:** [HTC Public Comment](#)  
**Subject:** Proposed Development at 1718 W 26th Street, Houston, TX 77008  
**Date:** Friday, June 19, 2020 8:04:53 AM  
**Attachments:** [Flood Map.pdf](#)  
[Sinclair elementary school filling up fast.pdf](#)  
[Brawl breaks out at Waltrip High School and overcrowding.pdf](#)  
[Low-income housing in flood zones traps families in harm's way.pdf](#)  
[Case Against Rent Controls.pdf](#)

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Dear Sir or Madam:

Hope all is well. I write to you today to respectfully provide my concerns regarding the proposed development at 1718 W 26<sup>th</sup> Street in Houston, *The Ella*. I am a homeowner that resides on 25<sup>th</sup> Street and will be directly impacted by the approval of this development.

My concerns about the proposed development include the impact of flooding, school overcrowding, the impact on the local emergency hospital, the dubious financial prospects of the developments, and the recent surge in crime problems in the area.

The proposed development will be constructed on the 100-year flood plain (see attached flood map and article *Low-income housing in flood zones traps families in harm's way*) in an area of the City of Houston (hereafter the *City*) that was directly impacted and experienced flooding from Hurricane Harvey. It does not appear to be prudent to build a massive apartment complex that will take over the entire lot which will inevitably lead to flooding in the future. I attended a presentation in February 2020 by the developer, ITEX Group, and they do not seem to fully grasp the issue nor have a good plan in place to address the very real and present flooding concerns that I and my neighbors voiced. This is a glaring flaw in their plans and is black mark on their care for the neighborhood and existing residents and their proposal. The City should not be supporting developments with the potential to cause material harm to the existing neighborhood and residents.

There have been numerous articles in *The Leader News* (see attached pdfs that address this issue) and other outlets regarding the concerns amongst students and parents about overcrowding and other issues at the zoned high school, Waltrip High School. Given these problems and no apparent solutions in sight, it is not prudent in my opinion to bring in a large influx of residents who will send their children to an overcrowded school and thus exacerbate the problem. This will not afford these children the opportunity for a good, positive learning environment that every child should be granted. These same overcrowding issues are being experienced at the local elementary school, Sinclair Elementary. The developers of this project seem to show no care or concern for the impact this will have on their future tenants. This should be a major concern to all involved as we should not be sending children to already overcrowded schools which is not a positive outcome that HUD or the City should be subsidizing and supporting.

The proposed entrance for the complex will be on 26<sup>th</sup> Street which is also the street that is the emergency room entrance for the Greater Heights location of Memorial Hermann Hospital. The proposed development of 180 units will bring with it a large influx of vehicle traffic to an area with already high volume of vehicle traffic. This increasing traffic poses a very real threat to first responders and ambulances in responding to emergencies in which seconds count. Given the poor infrastructure of the area, the need to put the entrance on the same road as the entrance for the main emergency hospital in the area seems questionable at best as there are other sites that are near enough to accomplish the city planning objectives that do not pose a risk to the public health. Again, we should place the welfare of the neighborhood and existing residents over the proposed new residents in an already high population density area.

I have reviewed the proposed financial application of the developers and noted they are seeking a mortgage in the amount of approximately \$29,597,768 with a term of 15 or 35 years and a \$54,000 per year replacement reserve plus insurance and property taxes. This is a huge financial commitment and will put a strain on the finances and cash flow of the entity as a plurality of the units will be subsidized

rents. The full market rent apartment communities in the area do not bring in the rents that this development will require to service the debt, plus insurance, taxes, and replacement and adequately maintain the property for regular wear and tear. This potential financial strain has me concerned that the developers of this property will not have the capital available to maintain the property and it will quickly turn into a blight on the neighborhood. Given the numerous negative reviews of the *Village at Palm Center*, an existing property owned and managed by ITEX Group, I am very concerned that they do not have the capital or the desire to maintain the property and are only interested in the profit they can extract. Again, we should place the welfare of the neighborhood and existing residents over the proposed new residents in an already high population density area.

Finally, as is well documented, there has been a large increase in property crimes in the area and there was a recent death of a man across the street from the proposed site. It is likely not in the best interest of the City and HUD to subsidize the construction of this complex as it has the potential to negatively impact the public image of the agency.

I believe the HUD and the City has the best of intentions with this proposed development but I am not sure that this site at 1718 W 26<sup>th</sup> Street is the best location given the many potential downsides to the existing neighborhood and its residents, and the schools given the very dubious financial prospects of this project. There are better sites around the City that can accomplish the aims of the programs that do not harm the existing residents to this degree.

I respectfully request that you consider the welfare of the existing neighborhood and residents and take note of the real concerns listed above that have been shared to me by my neighbors as this will have a direct material impact on our lives and we as hard working taxpayers of Harris County should be afforded the right to not have our neighborhood destroyed in a misguided attempt at development that may not improve the City long term. I request you do not approve the development at 1718 W 26<sup>th</sup> Street.

Thank you for your time and consideration.

Respectfully,

Jordan K Clements

## Community Input Scoring Items

TDHCA#: **20139**

Self Score Total: **129**

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested **17**

City of Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested **4**

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested **8**

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested **0**

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested **4**

A. Austin Recovery

Name of Community Organization

Laura E. Sovine

Contact Name

Support  
 Opposition

B. Youth and Family Alliance (AKA Lifeworks)

Name of Community Organization

Susan McDowell

Contact Name

Support  
 Opposition

C. Meals on Wheels and More Inc.

Name of Community Organization

Adam Hausman

Contact Name

Support  
 Opposition

D.

Name of Community Organization

Contact Name

Support  
 Opposition

E.

Name of Community Organization

Contact Name

Support  
 Opposition

F.

Name of Community Organization

Contact Name

Support  
 Opposition

**RESOLUTION NO. 20200206-025**

**WHEREAS**, FC Lakeline Mall Housing, LP (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development of approximately 137 units to be located at or near 13653 Rutledge Spur, Austin, TX 78717 (Proposed Development) within the City; and

**WHEREAS**, Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development to be known as Lakeline Phase II; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

Pursuant to Section 11.3(c) of Texas' 2020 Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, the City Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Sections 11.3 and 11.4 of Texas' 2020 Qualified Allocation Plan, the City Council supports the Proposed Development; approves the construction of the Proposed Development; authorizes an allocation of Housing Tax Credits for the Proposed Development; and authorizes the Proposed Development to move forward.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 11.9(d)(1) of Texas' 2020 Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, the City Council confirms that it supports the Proposed Development.

**BE IT FURTHER RESOLVED:**

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

**ADOPTED:** February 6, 2020

**ATTEST:** 

Jannette S. Goodall  
City Clerk





# JOHN H. BUCY, III

TEXAS STATE REPRESENTATIVE • DISTRICT 136

02/11/2020

Mr. Walter Moreau, Executive Director  
Foundation Communities  
3036 S. 1st Street  
Austin, TX 78704

Re: The Loretta TDHCA #20139 – Letter of Support

Dear Mr. Moreau:

I have received the Public Notification for The Loretta development located in Austin and the House District 136, which I represent. I am happy to support this application for The Loretta, which is to be located at 13653 Rutledge Spur, Austin, TX 78717. This development will bring much needed newly-constructed affordable housing to the community, of which 100% of the units will be for low-income tenants.

Foundation Communities has a long history of developing quality, service-enriched housing, and supportive services and currently serves over 6,000 families and individuals in Texas. The Loretta will build on this record of accomplishment and meet a need for housing in a high-opportunity area of House District 136.

I commend the efforts of Foundation Communities to pursue the development of this site, and I hope for the approval of your Texas Department of Housing and Community Affairs application.

Please do not hesitate to contact me if you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink that reads "J. H. Bucy III". The signature is stylized and includes a horizontal line at the end.

John H. Bucy III  
Texas State Representative  
House District 136

February 21, 2020

Texas Department of Housing and Community Affairs  
P.O. BOX 13941  
Austin, TX 78711-3941

To Whom It May Concern,

On behalf of Lifeworks, I am pleased to write this letter of support for Foundation Communities and their proposed The Loretta (#20139) located at 13653 Rutledge Spur, Austin, TX 78717

Lifeworks is a nonprofit, tax exempt community organization based in Austin, Texas. Lifeworks is a fearless advocate for youth and families seeking their path to self-sufficiency with programs in counseling, housing, education/workforce, and youth development. We serve the community where these proposed apartments are located. We have been partners with Foundation Communities over many years to offer our services to their residents.

Please see our attached 501(c)(3) determination letter. We have also attached our Annual Report which shows that we serve the Austin community and the area where this proposed project is located. Our website is [www.lifeworksaustin.org](http://www.lifeworksaustin.org) and it provides more information about our services and community

Thank you for your consideration of their application for funding.

Sincerely,



Susan McDowell  
Chief Executive Officer



February 21, 2020

Texas Department of Housing and Community Affairs  
P.O. BOX 13941  
Austin, TX 78711-3941

To Whom It May Concern,

On behalf of Meals on Wheels and More, I am pleased to write this letter of support for Foundation Communities and their proposed The Loretta (#20139) located at 13653 Rutledge Spur, Austin, TX 78717.

Meals on Wheels and More is a nonprofit, tax exempt community organization based in Austin, Texas. Our mission is to nourish and enrich the lives of the homebound and other people in need through programs that promote dignity and independent living. We serve the community where these proposed apartments are located. We have been partners with Foundation Communities over many years to offer our services to their residents and have seen first-hand the positive impact their programs have on the people it serves. Those innovative programs are designed to provide people with the tools they need to break the terrible cycle of poverty. Foundation Communities works with its clients to help them achieve educational success, financial stability, and an overall better quality of life.

Please see our attached 501(c) (3) determination letter. We have also attached our 2019 Impact Report, which shows that we serve the Austin community and the area where this proposed project is located. Our website is [www.mealsonwheelsandmore.org](http://www.mealsonwheelsandmore.org) and it provides more information about our services and community

Thank you for your consideration of their application for funding.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam I. Hauser', is written over a light blue circular stamp.

Adam I. Hauser  
President and CEO  
Meals on Wheels Central Texas



**Administration &  
Outpatient Offices**  
4201 South Congress  
Suite 202  
Austin, TX 78745  
512-697-8500

**Hicks Family Ranch**  
13207 Wright Road  
Buda, TX 78610  
512-697-8600

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**Austin Recovery  
Board of Directors  
2019**

Lynn Sherman  
*Chair*

Dawn Crouch  
*Vice Chair*

Guy Grace  
*Treasurer*

Charlie Hill  
*Secretary*

Bill McLellan

Bob Ellis

Donny Hall

Amanda Chapman

Darryl Simchak

Mark Spacht

Kyle Walker

Dr. Carlos Tirado

Garrett Higley

Maryann Espiritu

Bill Jacaruso

February 26, 2020

Texas Department of Housing and Community Affairs  
P.O. BOX 13941  
Austin, TX 78711-3941

To Whom It May Concern,

On behalf of Austin Recovery, I am pleased to write this letter of support for Foundation Communities and their proposed The Loretta (#20139) located at 13653 Rutledge Spur, Austin, Texas 78717.

Austin Recovery is a nonprofit, tax exempt community organization based in Austin, Texas. Austin Recovery is a community-based, compassionate provider of substance use disorder treatment for individuals and families seeking to build a life free of drugs and alcohol. We serve the community where these proposed apartments are located. We have been partners with Foundation Communities over many years to offer our services to its residents.

Please see our attached 501(c)(3) determination letter. We have also attached an agency brochure which shows that we serve the Austin community and the area where this proposed project is located. Our website is [www.austinrecovery.org](http://www.austinrecovery.org) and it provides more information about our services and community.

Thank you for your consideration of their application for funding.

Sincerely,

Laura E. Sovine, LMSW-AP  
Executive Director  
[lsovine@austinrecovery.org](mailto:lsovine@austinrecovery.org)

**WHERE THE HEALING BEGINS**

[www.austinrecovery.org](http://www.austinrecovery.org) | 4201 South Congress, #202, Austin, TX 78745 | Admissions: 512-697-8600

## Community Input Scoring Items

TDHCA#: 20141

Self Score Total: 138

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Houston

Name of Local Government Body

n/a

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. BakerRipley

Name of Community Organization

Jane Baveineau

Contact Name

Support

Opposition

B. Search Homeless Services

Name of Community Organization

Thao Costis

Contact Name

Support

Opposition

C. Catholic Charities

Name of Community Organization

Cynthia N. Colbert

Contact Name

Support

Opposition

D. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

E. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

F. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

City of Houston, Texas, Resolution No. 2020-       /      

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on **Schedule I captioned "TDHCA Number"** (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs **for 2020 Competitive 9% Housing Tax Credits for the Development;** and

**WHEREAS**, the City Council, as the governing body of the City, **supports each Applicant's Project** and the submittal of Applicant's Application related thereto; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
<del>11</del>	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family





# GENE WU

STATE REPRESENTATIVE • DISTRICT 137  
HARRIS COUNTY

January 28, 2019

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct the Richmond Senior Village in Houston, Texas, TDHCA Application #20141**

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the request by The Brownstone Group, Inc. to allocate tax credits from the Texas Department of Housing and Community Affairs to Richmond Senior Village, TDHCA Application #20141.

I support this development, which is to be located at 5615 Richmond Avenue in Houston, Texas in Harris County. As the Texas Representative of District 137 located in Houston, I see an increasing need for affordable housing in my district.

The City of Houston, like many other communities, is experiencing a shortage of quality affordable housing. Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents of this complex. This proposed project will make a very positive impact in our community.

If you have questions regarding my support of this proposed development, please contact me at (512) 463-0492.

Sincerely,

A handwritten signature in black ink, appearing to read "Gene Wu".

Representative Gene Wu  
House District 137



February 20, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

RE: 2020 Application to TDHCA for an Allocation of Low Income Housing Tax Credits to Construct Richmond Senior Village in Houston, Texas; TDHCA Application #20141

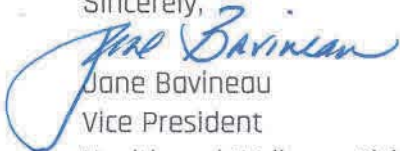
Dear Mr. Wilkinson,

BakerRipley is pleased to provide this letter of support for the construction of Richmond Senior Village, TDHCA application # 20141, to be located at 5615 Richmond Avenue in Houston, Harris County Texas.

BakerRipley is a 501 (c) 3 non-profit community development organization that was founded in Houston in 1907. Our purpose is to keep this region a place of opportunity for all, and we do that by providing services across the lifespan. We operate Early Head Start/Head Start programs, six community centers, a Charter School district and 11 workforce development offices. We also have a long history of serving older adults through our Senior Services (now Health and Wellness) division; we provide information and referral, caregiver support, dementia care, home care and several health promotion programs to seniors throughout the community. In addition, we operate 11 senior centers and contract with six other non-profits to support their congregate meal programs.

Affordable housing and access to quality care are significant challenges that impact older adults and their ability to age in place. Waiting lists for housing are long and for many seniors, TOO long. If Houston is to be a community that honors history and values the contributions of all its' citizens, we must do a better job of making affordable housing available in all neighborhoods. We applaud Richmond Senior Village, Ltd and their efforts to support the expansion of housing to address the needs of older adults.

Sincerely,

  
Jane Bavinseau  
Vice President  
Health and Wellness Division



2015 Congress Ave.  
Houston, TX 77002  
phone 713.739.7752  
fax 713.739.7706  
SEARCHhomeless.org

February 17, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Richmond Senior Village in Houston, Texas, TDHCA Application #20141**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Richmond Senior Village housing development, TDHCA application No. 20141 located at 5615 Richmond Avenue in Houston, Texas in Harris County. This application is being submitted to the Texas Department of Housing and Community Affairs by Richmond Senior Village, Ltd.

SEARCH Homeless Services is one of Houston/Harris County's leading agencies helping individuals and families move from the streets, into jobs and safe, stable housing. As a major contributor of critical case management and wrap around support for individuals and families to end and prevent future homelessness, we value the addition of attainable housing for some of our community's least fortunate citizens. SEARCH works with over 800 hundred individuals residing throughout Houston, almost 25% of whom are over 50 years old, and a growing number is aging. As part of the neighborhood and community in which Richmond Senior Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Thao Costis  
President & Chief Executive Officer

February 20, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

**RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Richmond Senior Village in Houston, Texas, TDHCA Application #20141**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Richmond Senior Village housing development, TDHCA application No. 20141 located at 5615 Richmond Avenue in Houston, Texas in Harris County. This application is being submitted to the Texas Department of Housing and Community Affairs by Richmond Senior Village, Ltd. We support this prospective affordable housing project for seniors that will be a valuable asset for the community.

Catholic Charities of the Archdiocese of Galveston-Houston is a tax-exempt organization that has as its primary purpose helping people in need achieve self-sufficiency and live with dignity. We provide caring, compassionate services, on a non-sectarian basis, in such areas as: senior services, family assistance, rental assistance, disaster recovery, and mental health services.

As both the City of Houston and Harris County continue to grow, there is a greater need for affordable housing at affordable rental rates to help maintain senior and family stability. Richmond Senior Village could provide a new, safe and affordable housing option for the community. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

As an organization that serves clients, including seniors, in the City of Houston and surrounding areas, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,



Cynthia N. Colbert, MSW  
President/CEO

## Community Input Scoring Items

TDHCA#: 20144

Self Score Total: 135

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Victoria

Name of Local Government Body

County of Victoria

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Be Well Victoria

Name of Community Organization

Jodi Yancey - Sandoval

Contact Name

Support

Opposition

B. Family Worship Center

Name of Community Organization

Vicki Smith

Contact Name

Support

Opposition

C. Golden Crescent Regional Planning Commission

Name of Community Organization

Kevin LaFleur

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



**Resolution No.  
2020-022**

**A resolution supporting the development of an affordable multi-family dwelling project located on Ben Jordan Street to be developed by VTX Enchanted Gardens, Ltd., and declaring an effective date.**

**Whereas** VTX Enchanted Gardens, Ltd. has proposed a development for affordable rental housing to be located at approximately 4600 North Ben Jordan Street, Victoria, Texas, being further described as +/- 10 acres of land out of a more particularly described 25.69 acre tract of land situated in the San Antonio and Mexican Railroad Company Survey No. 9, Abstract No. 323 in the City of Victoria, Texas;

**Whereas** the Project will be named The Enchanted Gardens in the City of Victoria, Texas;

**Whereas** VTX Enchanted Gardens, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for The Enchanted Gardens apartments;

**Now therefore, be it resolved by the City Council of the City of Victoria, Texas:**

1. City Council hereby confirms that it supports the development proposed by VTX Enchanted Gardens, Ltd. and that this formal action has been taken to put on record the opinion expressed by the City of Victoria on February 4th, 2020.
2. City Council hereby confirms that upon successful award of 2020 Competitive 9% Housing Tax Credits, the City commits to providing reduced fees, or a contribution of other value, that equals a minimum of \$500.00 for the benefit of VTX Enchanted Gardens, Ltd.;
3. City Council authorizes, empowers, and directs Mayor Rawley McCoy and City Manager Jesús A. Garza to certify these resolutions to the Texas Department of Housing and Community Affairs.
4. This resolution shall become effective immediately upon adoption.

Passed, this the 4th day of February, 2020

Ayes: 6

Nays: 0

Abstentions: 0

Approved and adopted, this the 4th day of February, 2020



---

Rawley McCoy,  
Mayor of the City of Victoria



---

Thomas A. Gwosdz,  
City Attorney



---

April Hilbrich,  
City Secretary





# Resolution

No. 2020-0023

THE STATE OF TEXAS  
COUNTY OF VICTORIA

§  
§

COMMISSIONERS' COURT  
REGULAR TERM-FEBRUARY 10, 2020

## A RESOLUTION OF VICTORIA COUNTY, TEXAS SUPPORTING DEVELOPMENT FOR AFFORDABLE MULTI-FAMILY DWELLING,

WHEREAS, **Enchanted Gardens, Ltd.**, has proposed a development for affordable rental housing to be located at approximately **4600 North Ben Jordan, Victoria, Texas** being further described as +/- 10 acres of land out of a more particularly described 25.69 acre tract of land situated in the San Antonio AND Mexican Railroad Company Survey No. 9, Abstract No. 323 in the City of Victoria, Texas

The Project will be named **The Enchanted Gardens** in the City of Victoria, Texas; and

WHEREAS, **Enchanted Gardens, Ltd.** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for **The Enchanted Gardens Apartments**.

IT IS HEREBY RESOLVED, that Victoria County, Texas acting through its governing body, confirms that it supports the proposed Enchanted Gardens development and that this formal action has been taken to put on record the opinion expressed by the Victoria County Commissioners' Court.

ADOPTED this the 10th day of February, 2020.

Ben Zeller  
County Judge

Danny Garcia  
Commissioner Precinct 1

Gary Burns  
Commissioner Precinct 3

Kevin M. Janak  
Commissioner Precinct 2

Clint C. Ives  
Commissioner Precinct 4



# TEXAS HOUSE OF REPRESENTATIVES



**CAPITOL OFFICE:**

P.O. BOX 2910  
AUSTIN, TEXAS 78768-2910  
(512) 463-0456  
(512) 463-0158 *fax*

**DISTRICT OFFICE:**

P.O. BOX 4642  
VICTORIA, TEXAS 77903  
(361) 572-0196  
*fax* (361) 576-0747

**DISTRICT 30**

**COUNTIES:**  
ARANSAS  
CALHOUN  
DEWITT  
GOLIAD  
REFUGIO  
VICTORIA

**GEANIE W. MORRISON**

**COMMITTEES:**

LOCAL & CONSENT CALENDARS – CHAIR  
ENVIRONMENTAL REGULATION  
CULTURE, RECREATION & TOURISM

February 11, 2020

Mr. Rick J. Deyoe  
VTX Enchanted Gardens, Ltd.  
1114 Lost Creek Blvd., Suite G20  
Austin, Texas 78746

Via email: [rdeyoe@realtexdevelopment.com](mailto:rdeyoe@realtexdevelopment.com)  
& Regular Mail

RE: The Enchanted Gardens, TDHCA Application #20144

Dear Mr. Deyoe:

I have received the public notification for your proposed development known as *The Enchanted Gardens* to be located at 4600 N. Ben Jordan St., Victoria, Texas. This is in House District 30, which I represent.

I am pleased to lend my support to this project which will serve the constituents in my district. Please accept my best wishes as you continue your effort to bring this much needed affordable senior community to the citizens of Victoria. I appreciate your interest in our community.

Should you have any questions regarding this letter, please do not hesitate to contact me at (512) 463-0456.

Sincerely,

A handwritten signature in cursive script that reads "Geanie W. Morrison".

Geanie W. Morrison



EMAIL: [Geanie.Morrison@house.texas.gov](mailto:Geanie.Morrison@house.texas.gov)



**GOLDEN CRESCENT REGIONAL PLANNING COMMISSION**

1908 N Laurent , Suite 600, Victoria, TX 77901

(361) 578-1587 / Fax (361) 578-8865

www.gcrpc.org

**Golden Crescent Economic Development District**

February 26, 2020

**EXECUTIVE COMMITTEE**

**President**

Kevin LaFleur  
Commissioner, Gonzales County

**1<sup>st</sup> Vice-President**

Josephine Soliz  
Councilwoman, City of Victoria

**2<sup>nd</sup> Vice-President**

Alonzo Morales  
Commissioner, Goliad County

**3<sup>rd</sup> Vice-President**

Tony Allen  
Councilman, City of Cuero

**Secretary-Treasurer**

Annie Rodriguez  
Mayor, City of Yoakum

**Director-at-Large**

Robert A. Kubena  
Municipal Judge, Hallettsville

**Director-at-Large**

Mike Atkinson  
Citizen, Victoria

**Director-at-Large**

Julio Espinosa  
Municipal Judge, Edna

**Immediate Past President**

Tramer Woytek  
Judge, Lavaca County

**Executive Director**

Michael Ada

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701


Dear Texas Department of Housing and Community Affairs,

VTX Enchanted Gardens, Ltd's proposed development of affordable rental housing to be located at approximately 4600 North Ben Jordan Street, Victoria, Texas; is located within the geographic boundaries of the Golden Crescent Regional Planning Commission/Golden Crescent Economic Development District GCRPC-EDD.

VTX Enchanted Gardens, Ltd's Enchanted Gardens project (TDHCA #20144) is aligned with, and furthers, the overall vision and mission of the GCRPC-EDD. Additionally, the project is aligned with, and furthers, the GCRPC-EDD's vision, mission, and priorities outlined in its 5-year Comprehensive Economic Development Strategy (CEDS).

The Golden Crescent Regional Planning Commission/Golden Crescent Economic Development District supports the development of an affordable multi-family dwelling project, to be named the Enchanted Gardens, by VTX Enchanted Gardens, Ltd. in the City of Victoria, Victoria County. Further, the GCRPC-EDD supports VTX Enchanted Gardens, Ltd's intended submission of an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Enchanted Gardens project.

Sincerely,

  
Kevin LaFleur  
Board of Directors President

  
Michael Ada  
Executive Director



# Family Worship Center

February 27, 2020

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: The Enchanted Gardens (TDHCA # 20144)

Dear Texas Department of Housing and Community Affairs:

I am pleased to write this letter in support of the proposed Tax Credit Application # 20144 - The Enchanted Gardens to be located at 4600 N. Ben Jordan Drive in Victoria, Texas

Family Worship Center is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Again, we are very pleased to lend our support to The Enchanted Gardens housing tax credit application.

Sincerely,

A handwritten signature in black ink that reads "Vicki Smith". The signature is written in a cursive, flowing style.

Vicki Smith  
Family Worship Center

**From:** Mike Etienne <metienne@victoriatx.org>  
**Sent:** Thursday, May 14, 2020 7:43 PM  
**To:** Sharon Gamble <sharon.gamble@tdhca.state.tx.us>  
**Subject:** Application 20144 - The Enchanted Gardens

Good afternoon Ms. Gamble,

My name is Mike Etienne and I am the Assistant City Manager for the City of Victoria. I am writing in support of the above referenced project.

Enchanted Gardens is currently ranked number 2 or just 1 point behind the Village at McArdle project. The QAP, as written, is tailored toward larger cities like Corpus Christi, and penalize small cities like Victoria who have significant shortages of affordable housing. The last time a 9% deal was awarded to a Victoria project was 13 years ago. Our City Council and the County Board of Commissioners passed Resolutions of Support for this project, and we all hope that TDHCA will award Enchanted Gardens project with a 9% tax credits.

Thank you,  
Mike



**Mike Etienne, PhD**  
Assistant City Manager

**Phone:** (361)485-3030

**Mobile:** (361)648-8643

**Email:** [metienne@victoriatx.org](mailto:metienne@victoriatx.org)

105 W. Juan Linn  
Victoria, TX 77902

[www.victoriatx.org](http://www.victoriatx.org)

## Community Input Scoring Items

TDHCA#: 20145

Self Score Total: 135

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Fort Worth

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. United Way of Tarrant County**

Name of Community Organization

Donald R. Smith

Contact Name

Support

Opposition

**B. North Texas Fair Housing Center**

Name of Community Organization

Frances Espinoza

Contact Name

Support

Opposition

**C. Meals on Wheels Inc of Tarrant County**

Name of Community Organization

Carla Jutson

Contact Name

Support

Opposition

**D.**

Name of Community Organization

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

# A Resolution

**NO. 5191-02-2020**

## **SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR GALA AT RIDGMAR AND COMMITTING DEVELOPMENT FUNDING**

**WHEREAS**, the City's 2019 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

**WHEREAS**, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

**WHEREAS**, Gala at Ridgmar, LP, an affiliate of Gardner Capital, has proposed a development for mixed income affordable senior multifamily rental housing named Gala at Ridgmar to be located at the northeast corner of Plaza Parkway and Lands End Boulevard in the City of Fort Worth;

**WHEREAS**, Gala at Ridgmar, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2020 Competitive (9%) Housing Tax Credits for the Gala at Ridgmar apartments, a new complex consisting of approximately 90 units, of which at least ten percent (10%) of the total units will be set aside for households earning at or below thirty percent (30%) Area Median Income and at least ten percent (10%) of the total units will be market rate units;

**WHEREAS**, TDHCA's 2020 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located; and

**WHEREAS**, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of Gala at Ridgmar, LP to the Texas Department of Housing and Community Affairs for 2020 Competitive (9%) Housing Tax Credits for the purpose of the development of the Gala at Ridgmar apartments to be located at the northeast corner of Plaza Parkway and Lands End Boulevard (TDHCA Application No. 20145), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed \$2,500.00 to Gala at Ridgmar, LP conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose

of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, Gala at Ridgmar, LP.

Adopted this 18th day of February 2020.

ATTEST:

By:   
Mary J. Kayser, City Secretary



**United Way  
of Tarrant County**

1500 N Main St., Ste. 200  
Fort Worth, TX 76164  
Tel 817-258-8000  
Fax 817-258-8005  
unitedwaytarrant.org



**United Way  
of Tarrant County**

**Arlington Office**  
United Way – Arlington  
401 W. Sanford St., Ste. 2600  
Arlington, TX 76011-7072  
Tel 817-548-9595  
Fax 817-277-6919

**Information &  
Referral Services**  
Tel 2-1-1  
www.211texas.org

**United Way's  
Area Agency on Aging  
of Tarrant County**  
Tel 817-258-8000  
Fax 817-258-8074  
unitedwaytarrant.org/aaa

February 3, 2020

Texas Department of Housing and Community Affairs  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Application Number 20145 – Gala at Ridgmar, located at the NEC Plaza Pkwy and Lands End Blvd, Fort Worth, TX.

Dear Ms. Gamble:

Please accept this letter as our voice of support for the 2020 TDHCA Housing Tax Credit application for the proposed developments: Application #20145 Gala at Ridgmar to be located at the NEC Plaza Pkwy and Lands End Blvd, Fort Worth, TX.

The United Way of Tarrant County is a 501c(3) non-profit organization located at 1500 North Main Street, Fort Worth, Texas. Our mission is to provide leadership and harness resources to solve Tarrant County's social challenges. United Way of Tarrant County allocates funding to community agencies to provide support our three key initiatives, education, health and income areas. Some of these programs include partnerships with Read Fort Worth in our education initiative and the Vita Program which is held yearly through our income initiative to assist low income consumers with tax preparation. Our health initiative in serving older adults through the Area Agency on Aging provides direct services and programs to our aging population and their caregivers to ease the stress of growing older in Tarrant County.

The proposed Gala at Ridgmar (#20149) development is within our service area. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

If you have any questions, please feel free to contact me

Sincerely,

A handwritten signature in black ink that reads "Donald R. Smith".

Donald R. Smith  
Director, Area Agency on Aging  
Vice President, Community Investment  
United Way of Tarrant County  
1500 N. Main Street, Suite 200  
Fort Worth, Texas 76164  
Office: (817) 258-8128; Fax: (817)258-9078





8625 King George Drive, Ste.130  
Dallas, TX 75235  
Toll-free: (877) 471-1022  
Fax: (866) 591-0787  
info@northtexasfairhousing.org  
www.northtexasfairhousing.org

February 4, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Application Numbers 20145 – Gala at Ridgmar, 20149 – Provision at Fort Worth  
and 20153 – Provision at Bomber Road

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #s 20145  
Gala at Ridgmar to be located at the NEC Plaza Pkwy and Lands End Blvd, Fort Worth,  
TX, 20149 Provision at Fort Worth to be located at the N side of E Rendon Crowley Rd  
Approx 800 ft E of Old Hwy 1187, Fort Worth, TX and 20153 Provision at Bomber Road  
to be located at the NWQ Silver Creek Rd and Bomber Rd, White Settlement, TX.

The North Texas Fair Housing Center is a tax-exempt civic organization that serves the  
community in which the development site is located, with a primary purpose of the  
overall betterment of the community. Every day we assist people who are in desperate  
need of affordable housing and we believe that these developments will help meet some  
of that need.

Sincerely,

Frances Espinoza  
Executive Director  
*North Texas Fair Housing Center*

*Delivering meals and so much more...<sup>®</sup>*



January 28, 2020

Carla Jutson  
President & CEO  
5740 Airport Freeway  
Fort Worth, Texas  
76117-6005

Main: 817-336-0912  
FAX: 817-338-1066  
mealsonwheels.org

*Our Mission*

*To promote the dignity and independence of older adults, persons with disabilities, and other homebound persons by delivering nutritious meals and providing or coordinating needed services.*

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Application Numbers 20145 – Gala at Ridgmar, 20149 – Provision at Fort Worth and 20153 – Provision at Bomber Road

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #s **20145 Gala at Ridgmar** to be located at the NEC Plaza Pkwy and Lands End Blvd, Fort Worth, TX, 20149 Provision at Fort Worth to be located at the N side of E Rendon Crowley Rd Approx 800 ft E of Old Hwy 1187, Fort Worth, TX and 20153 Provision at Bomber Road to be located at the NWQ Silver Creek Rd and Bomber Rd, White Settlement, TX.

Meals On Wheels, Inc. of Tarrant County is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in black ink that reads "Carla Jutson".

Carla Jutson  
President & CEO



Community Partner



**Mission Statement**

*"To promote the dignity and independence of the disabled, the elderly and other homebound persons by delivering nutritious meals and providing or coordinating needed services."*

## Community Input Scoring Items

TDHCA#: 20147

Self Score Total: 132

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Arlington

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

**OR**

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Pathfinders

Name of Community Organization

Kathryn Arnold

Contact Name

Support  
 Opposition

B. Meals on Wheels Inc. of Tarrant County

Name of Community Organization

Carla Jutson

Contact Name

Support  
 Opposition

C. The Women's Center of Tarrant County, Inc.

Name of Community Organization

Laura M. Hilgart

Contact Name

Support  
 Opposition

D. SafeHaven

Name of Community Organization

Nichole Masters-Henry

Contact Name

Support  
 Opposition

E. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support  
 Opposition

F. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support  
 Opposition

**Resolution No. 20-049**

**A resolution supporting the application of O-SDA Industries and/or Saigebrook Development to the Texas Department of Housing and Community Affairs for Housing Tax Credits for the development of affordable rental housing at 2017-2025 South Cooper Street, in Arlington, Texas, to be named Kestrel on Cooper**

WHEREAS, O-SDA Industries and/or Saigebrook Development has proposed a development of affordable rental housing at 2017-2025 South Cooper Street, Arlington, Tarrant County, Texas, to be named Kestrel on Cooper; and

WHEREAS, O-SDA Industries and/or Saigebrook Development has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Multifamily 9% Housing Tax Credits for Kestrel on Cooper; NOW THEREFORE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

I.

That all of the recitals contained in the preamble of this resolution are found to be true and are adopted as findings of fact by this governing body and as part of its official record.

II.

That the City of Arlington, acting through its governing body, hereby confirms that it supports the proposed Kestrel on Cooper, Application #20147, and that this formal action has been taken to put on record the opinion expressed by the City of Arlington on February 25, 2020.

III.

Further, the City of Arlington will provide development support in the amount of \$500 towards the Kestrel on Cooper development.

IV.

Further, as provided for in 10 TAC §11.3(d), the City of Arlington hereby acknowledges that Kestrel on Cooper is located one linear mile or less from a development that serves the same target population as Kestrel on Cooper and has received an allocation

of Housing Tax Credits (or private activity bonds) for new construction since January 3, 2017 and the City of Arlington hereby approves the construction of the Kestrel on Cooper.

V.

Further, as provided for in 10 TAC §11.3(e) and §11.4(c)(1), the City hereby acknowledges that Kestrel on Cooper is located in a census tract that has more than 20% Housing Tax Credit Units per total households and the City hereby approves the construction of Kestrel pursuant to 10 TAC §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan.

VI.

Further the City affirms that Kestrel on Cooper is consistent with the City's obligation to affirmatively further fair housing.

VII.

Further, the City affirms that Kestrel on Cooper has been identified as contributing most significantly to the concerted revitalization efforts of the city as outlined in the Heart of Arlington Neighborhood Plan.

VIII.

Further, that for and on behalf of the Governing Body, the City Secretary or his designee is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PRESENTED AND PASSED on this the 25<sup>th</sup> day of February, 2020, by a vote of 7 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.



W. JEFF WILLIAMS, Mayor

ATTEST:



ALEX BUSKEN, City Secretary

APPROVED AS TO FORM:  
TERIS SOLIS, City Attorney

BY 

# TEXAS HOUSE *of* REPRESENTATIVES



## TONY TINDERHOLT DISTRICT 94

February 28, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East Eleventh Street  
Austin, TX 78701

Dear Mr. Wilkinson,

I write to you today in accordance with Texas Government Code Chapter 2306, Section 1114 to express my position on an application in House District 94 for funding through the Competitive Housing Tax Credit Program.

I have come to the conclusion that in regards to the "**Kestral on Cooper**" application (2015-2025 S Cooper Street, Arlington, TX, 76010) **no written statement of support, neutrality, or opposition will be provided by my office for this particular development.** The application number is 20147.

You may contact my Capitol office with any issues or questions regarding the submission of this letter. My Chief of Staff, Jake Robinson, can be reached at (512) 463-0624 or by email at [jake.robinson@house.texas.gov](mailto:jake.robinson@house.texas.gov).

Sincerely,

A handwritten signature in black ink that reads "Tony D. Tinderholt".

Tony Tinderholt

*Representing Arlington, Dalworthington Gardens, & Pantego*



January 31, 2020

TDHCA  
Marnie Holloway  
221 East 11th Street  
Austin, TX 78701

RE: Azalea West TDHCA App. # 20063  
The Lex on Jessamine TDHCA App. #20132  
Kestrel on Cooper TDHCA App. #20147

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications for the following proposed family housing in Tarrant County:

“Azalea West,” to be located at 2700-2708 Azalea Ave., Fort Worth, 76107  
“The Lex on Jessamine,” to be located at 710 W Jessamine Fort Worth, 76110  
“Kestrel on Cooper,” to be located at 2015-2025 S Cooper Street, Arlington, 76101

Pathfinders is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of empowering individuals and families to find their path from poverty to self-sufficiency and the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Kathryn Arnold  
Chief Executive Officer



*Delivering meals and so much more...®*

January 29, 2020

TDHCA  
Marnie Holloway  
221 East 11th Street  
Austin, TX 78701

RE: Azalea West TDHCA App. # 20063  
The Lex on Jessamine TDHCA App. #20132  
Kestrel on Cooper TDHCA App. #20147

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications for the following proposed family housing in Tarrant County:

"Azalea West," to be located at 2700-2708 Azalea Ave., Fort Worth, 76107  
"The Lex on Jessamine," to be located at 710 W Jessamine Fort Worth, 76110  
"Kestrel on Cooper," to be located at 2015-2025 S Cooper Street, Arlington,

76101

Meals On Wheels, Inc. of Tarrant County is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose home delivered meals and supportive services to homebound disabled individuals for the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Carla Jutson  
President and CEO

**Mission Statement**

*"To promote the dignity and independence of the disabled, the elderly and other homebound persons by delivering nutritious meals and providing or coordinating needed services."*

Carla Jutson  
President & CEO  
5740 Airport Freeway  
Fort Worth, Texas  
76117-6005

Main: 817-336-0912  
FAX: 817-338-1066  
mealsonwheels.org

*Our Mission*

*To promote the dignity and independence of older adults, persons with disabilities, and other homebound persons by delivering nutritious meals and providing or coordinating needed services.*



Community Partner







**Board of Directors**

Amy Knight Brown  
*Chair*

Lei Testa  
*Vice Chair*

Ann Crossman  
*Treasurer*

Michael S. Malloy  
*Secretary*

Janeen Lamkin  
*Past Chair*

Frank Anderson  
Judy Bernas  
Jessica D. Bonilla  
Becky Renfro Borbolla  
Lori Bruce  
Christian Burton  
Dacia Coffey  
Sara Dameron  
Kelly Ann Doherty  
Jeff Farmer

Tera Garvey  
Donna Guy  
Janet L. Hahn  
Carmen Hudman  
Lucy Hyden  
Claudine G. Jackson  
Melinda M. Johnston  
Jennifer Baggs Kamacioglu  
Tara Kersh  
Martha "Tim" Latta  
Rachel Malone  
James T. McBride  
Cindy Milrany  
Kristy L. Mouser  
Jane C. Nober  
Paige Pate  
Amanda Peeler  
Rachel Navejar Phillips  
Reggi Sturns-Kemp  
Beth E. Thurman  
Diana Troy  
Kenneth Wardle  
Brook Whitworth  
Shauna J. Wright

Laura Hilgart  
*PRESIDENT / CEO*

February 19, 2020

TDHCA  
Marnie Holloway  
221 East 11th Street  
Austin, TX 78701

RE: Azalea West TDHCA App. # 20063  
The Lex on Jessamine TDHCA App. #20132  
Kestrel on Cooper TDHCA App. #20147

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications for the following proposed family housing in Tarrant County:

"Azalea West," to be located at 2700-2708 Azalea Ave., Fort Worth, 76107  
"The Lex on Jessamine," to be located at 710 W Jessamine Fort Worth, 76110  
"Kestrel on Cooper," to be located at 2015-2025 S Cooper Street, Arlington, 76101

The Women's Center of Tarrant County, Inc. is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of helping people overcome violence, crisis and poverty and the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Laura M. Hilgart  
President/CEO

February 24, 2020

TDHCA  
Marnie Holloway  
221 East 11th Street  
Austin, TX 78701

RE: Azalea West TDHCA App. # 20063  
The Lex on Jessamine TDHCA App. #20132  
Kestrel on Cooper TDHCA App. #20147

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications for the following proposed family housing in Tarrant County:

“Azalea West,” to be located at 2700-2708 Azalea Ave., Fort Worth, 76107

“The Lex on Jessamine,” to be located at 710 W Jessamine Fort Worth, 76110

“Kestrel on Cooper,” to be located at 2015-2025 S Cooper Street, Arlington, 76101

SafeHaven is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose by providing services to end the cycle of violence in our community and the individual lives of families we serve. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,



Nichole Masters-Henry  
Vice President of Residential Services



RESOLUTION NO. 02-007R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS, EXPRESSING (A) SUPPORT FOR THE APPLICATION OF KILLEN HIGH VIEW, LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2020 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS (TEX GOV'T CODE §2306.6703(a)(4)) AND FOR THE REHABILITATION OF HIGH VIEW, AN EXISTING APARTMENT COMMUNITY AGGREGATING 70-UNITS, WHICH ARE LOCATED IN KILLEEN, TEXAS; AND (B) RECOGNITION OF A COMMITMENT OF FUNDING ASSISTANCE BY THE CITY OF KILLEEN TO THE PROJECT; AND (C) RECOGNITION THAT THE PROJECT CONTRIBUTES MORE THAN ANY OTHER HOUSING TAX CREDIT PROJECT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS; AND (D) AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, Killeen High View, LP ("Applicant") has brought to the City of Killeen a proposal to re-develop an existing affordable rental housing community in Killeen, Texas, named High View, which apartment communities are located on a site in Killeen, Bell County, Texas, and aggregate 70-units. The site is generally described as High View located at 731 Wolfe Street, Killeen, Texas 76541, housing communities being as more particularly described on **Exhibit A** made a part hereof for all purposes (collectively, "High View").

WHEREAS, the Applicant intends to file an application to the Texas Department of Housing and Community Affairs (TDHCA) for an allocation of 2020 Competitive 9% Housing Tax Credits (HTC) for the rehabilitation of High View, TDHCA# 20148.

WHEREAS, the Applicant has requested from the City Council of the City of Killeen support for its application to the TDHCA, and for the rehabilitation of High View, the commitment of required funding assistance for its application and identification as the development contributing most to the City's concerted revitalization efforts;  
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS, that:

1. The City of Killeen, acting through its governing body, hereby confirms that it supports the rehabilitation of High View, TDHCA# 20148 for affordable rental housing at the locations described on **Exhibit A** hereto, and additionally supports the Applicant's application to the TDHCA for HTCs.

2. The City of Killeen, acting through its governing body, hereby approves a commitment to High View of permanent funding assistance in an amount of \$500 which, in the City's discretion, may be in the form of a grant, reduced fees, or gap funding.

3. Notwithstanding anything herein to the contrary, the funding commitment by the City of Killeen set forth in this Resolution shall be contingent on: (i) the Applicant securing HTCs from TDHCA in the amount sufficient to rehabilitate High View and (ii) development approvals by the City of Killeen in connection with the rehabilitation of High View.

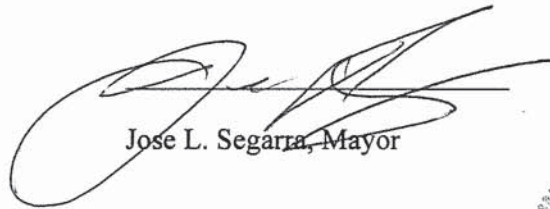
4. The City of Killeen acting through its governing body, hereby confirms that High View, as proposed contributes more than any other housing tax credit development to the City of Killeen's concerted revitalization efforts as described in the City of Killeen's Community Development Department 5-Year Consolidated Strategic Plan.

5. This formal action has been taken to put on record the opinion expressed by the City of Killeen as of the date of this resolution.

6. The Mayor and the City Manager of the City of Killeen, each acting without the necessity of joinder of the other, are authorized, empowered and directed to certify these resolutions to the TDHCA upon request.

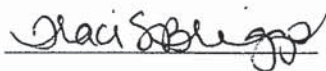
FURTHER RESOLVED that for and on behalf of the Governing Body, Jose, Segarra, Mayor for the City of Killeen is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs this the 11<sup>th</sup> day of February, 2020.

APPROVED:



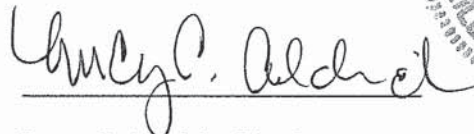
Jose L. Segarra, Mayor

APPROVED AS TO FORM:



Traci S. Briggs, Interim City Attorney

ATTEST:



Lucy C. Aldrich, City Secretary



STATE of TEXAS  
HOUSE of REPRESENTATIVES



**HUGH D. SHINE**  
DISTRICT 55  
BELL COUNTY

January 24, 2020

Housing Solutions Alliance  
Arthur J. Schuldt, Jr.  
1935 Airline Drive, Ste. 200  
Bossier City, Louisiana 71112

Ref: Texas Department of Housing and Community Affairs, Application for Killeen High View Estates

Dear Mr. Schuldt,

Thank you for notifying my office of your application for the Killeen High View estates.

As the State Representative representing the area for your development project and after discussing and reviewing your application request I am providing this letter as my approval for your project, required by the Texas Department of Housing and Community Affairs.

May your project be successful and serve the needs identified by the City of Killeen. On behalf of my constituents I am delighted to give my approval on the Killeen High View Estates. I believe it will well serve them for many years to come. My best wishes to your success.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hugh D. Shine".

Hugh D. Shine  
State Representative



HUGH.SHINE@HOUSE.TEXAS.GOV

Capitol: P.O. Box 2910 • Austin, Texas 78768-2910 • (512) 463-0630 • (512) 463-0937 fax  
District: 4 South First Street • Temple, Texas 76501 • (254) 742-7616



### OUR MISSION

To gather good quality gently used furniture and provide it, free of charge, to those in need through our Collaborating Partner Agencies

Website > <http://killeenfurnitureforfamilies.com>

**Woodrow (Woody) Hall – Executive Director** (Office) 1314 Brock Drive – Killeen, Texas 76543  
Email> [FFF@hot.rr.com](mailto:FFF@hot.rr.com) > Fax 254-781-2299 > Cell Phone> 254-702-0715  
Warehouse Location > 2209 Sunny Lane - Killeen, Texas 76541  
(Behind Ashley Furniture HomeStore on South W.S Young Drive)

February 25, 2020

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Attn: Sharon Gamble, Tax Credit Administrator, Multifamily Finance

Re: TDHCA No. 20148, High View Place

Dear Ms. Gamble:

Killeen High View, LP is submitting and application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop the High View located at 731 Wolf Street, Killeen, Texas.

This development will meet the need in the community of Killeen to provide adequate, affordable and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

**Furniture for Families Inc.** is a tax-exempt organization whose mission is to gather gently used furniture and provide it (free of charge) to the very needy clients through our Collaborating Partner Agencies. Please see attached information on our mission and tax-exempt status. We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Woodrow (Woody) Hall  
FFF Executive Director

### OUR GOAL

To provide needy families with something to sit on, eat on, and sleep on.

Filename> Community Support Letter for KHA in Killeen 2-25-20 (wh) --- Page 1 of 1



**District 5870  
Central Texas**

Contact Jim Bondi  
Cell 254-291-0646  
Email bondij.embarqmail.com@clubrunner.email

**FEBRUARY 14, 2020**

Mr. Arthur J. Schuldt, Jr.  
Housing Solutions Alliance  
1935 Airline Drive, Ste. 200  
Bossier City, Louisiana 71112

Ref: Texas Department of Housing and Community Affairs, Application for Killeen High View #20148-----  
731 Wolf Street, Killeen, TX

Dear Mr. Schuldt,

I am writing this letter in support of the Killeen Housing Authority's proposed project to refurbish the Killeen High View Estates housing development. The Killeen Housing Authority represented by Mrs. Minerva Trujillo does an excellent job of underwriting projects that optimally benefit the entire community. Of special note is the fact that projects undertaken by this organization are carefully and well-thought out so as to create a sustainable solution.

Our Rotary Club recognizes the need for various resources in our area and so our Board of Directors wholeheartedly supports the efforts of the Killeen Housing Authority.

I would be happy to discuss this further with you if you'd like. I can be reached at 254-291-0646.

Yours in Service,

A handwritten signature in black ink that reads "James J. Bondi". The signature is written in a cursive style with a large initial "J".

James J. Bondi  
Club President  
Rotary Club of Killeen Heights





---

p.o. box 25 killeen, tx 76540 • 254.634.1184 • 254.526.6111 • [ficinc@earthlink.net](mailto:ficinc@earthlink.net) • [www.familiesincrisis.net](http://www.familiesincrisis.net)

February 24, 2020

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Attn: Sharon Gamble, Tax Credit Administrator, Multifamily Finance

Re: TDHCA No. 20148, High View Place

Dear Ms. Gamble:

Killeen High View, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop the High View located at 731 Wolf Street, Killeen, Texas.

This development will meet the need in the community of Killeen to provide adequate, affordable and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

**Families In Crisis** houses, supports and empowers people experiencing family violence, sexual violence and homelessness. Please see the attached information on our mission and tax exempt status.

Our organization serves the community of Killen, including the area in which the development is located, and we strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

William Hall  
Director of Operations

## Community Input Scoring Items

TDHCA#: 20149

Self Score Total: 133

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Fort Worth

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 0

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. United Way of Tarrant County

Name of Community Organization

Donald R. Smith

Contact Name

Support

Opposition

B. North Texas Fair Housing Center

Name of Community Organization

Frances Espinoza

Contact Name

Support

Opposition

C. Meals on Wheels Inc of Tarrant County

Name of Community Organization

Carla Jutson

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

# A Resolution

**NO. 5192-02-2020**

## **SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR PROVISION AT FORT WORTH AND COMMITTING DEVELOPMENT FUNDING**

**WHEREAS**, the City's 2019 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

**WHEREAS**, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

**WHEREAS**, Provision at Fort Worth, LP, an affiliate of Gardner Capital , has proposed a development for affordable mixed income multifamily rental housing named Provision at Fort Worth to be located at the north side of east Rendon Crowley Road approximately 800 ft. east of Old Hwy 1187 in the City of Fort Worth;

**WHEREAS**, Provision at Fort Worth, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2020 Competitive (9%) Housing Tax Credits for the Provision at Fort Worth apartments, a new complex consisting of approximately 120 units, of which at least ten percent (10%) of the total units will be set aside for households earning at or below thirty percent (30%) Area Median Income and at least ten percent (10%) of the total units will be market rate units;

**WHEREAS**, TDHCA's 2020 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located; and

**WHEREAS**, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of Provision at Fort Worth, LP to the Texas Department of Housing and Community Affairs for 2020 Competitive (9%) Housing Tax Credits for the purpose of the development of the Provision at Fort Worth apartments to be located at the north side of east Rendon Crowley Road approximately 800 ft. east of Old Hwy 1187 (TDHCA Application No. 20149), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed **\$2,500.00** to Provision at Fort Worth, LP conditioned upon its


receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, Provision at Fort Worth, LP.

Adopted this 18th day of February 2020.

**ATTEST:**

**By:**

  
\_\_\_\_\_  
Mary J. Kayser, City Secretary



**United Way  
of Tarrant County**

1500 N Main St., Ste. 200  
Fort Worth, TX 76164  
Tel 817-258-8000  
Fax 817-258-8005  
unitedwaytarrant.org



**United Way  
of Tarrant County**

**Arlington Office**  
United Way – Arlington  
401 W. Sanford St., Ste. 2600  
Arlington, TX 76011-7072  
Tel 817-548-9595  
Fax 817-277-6919

**Information &  
Referral Services**  
Tel 2-1-1  
www.211texas.org

**United Way's  
Area Agency on Aging  
of Tarrant County**  
Tel 817-258-8000  
Fax 817-258-8074  
unitedwaytarrant.org/aaa

February 3, 2020

Texas Department of Housing and Community Affairs  
Attn: Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: # 20149 – Provision at Fort Worth to be located at the N side of E Rendon Crowley Rd  
Approx 800 ft E of Old Hwy 1187, Fort Worth, TX.

Dear Ms. Gamble:

Please accept this letter as our voice of support for the 2020 TDHCA Housing Tax Credit application for the proposed development, **Application #20149 – Provision at Fort Worth** E to be located at the N side of E Rendon Crowley Rd Approx 800 ft E of Old Hwy 1187, Fort Worth, TX.

The United Way of Tarrant County is a 501c(3) non-profit organization located at 1500 North Main Street, Fort Worth, Texas. Our mission is to provide leadership and harness resources to solve Tarrant County's social challenges. United Way of Tarrant County allocates funding to community agencies to provide support our three key initiatives, education, health and income areas. Some of these programs include partnerships with Read Fort Worth in our education initiative and the Vita Program which is held yearly through our income initiative to assist low income consumers with tax preparation. Our health initiative in serving older adults through the Area Agency on Aging provides direct services and programs to our aging population and their caregivers to ease the stress of growing older in Tarrant County.

The proposed Provision at Fort Worth (#20149) development is within our service area. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

If you have any questions, please feel free to contact me

Sincerely,

A handwritten signature in black ink that reads "Donald R. Smith".

Donald R. Smith  
Director, Area Agency on Aging  
Vice President, Community Investment  
United Way of Tarrant County  
1500 N. Main Street, Suite 200  
Fort Worth, Texas 76164  
Office: (817) 258-8128; Fax: (817)258-9078



8625 King George Drive, Ste.130  
Dallas, TX 75235  
Toll-free: (877) 471-1022  
Fax: (866) 591-0787  
info@northtexasfairhousing.org  
www.northtexasfairhousing.org

February 4, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Application Numbers 20145 – Gala at Ridgmar, 20149 – Provision at Fort Worth  
and 20153 – Provision at Bomber Road

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #s 20145 Gala at Ridgmar to be located at the NEC Plaza Pkwy and Lands End Blvd, Fort Worth, TX, 20149 Provision at Fort Worth to be located at the N side of E Rendon Crowley Rd Approx 800 ft E of Old Hwy 1187, Fort Worth, TX and 20153 Provision at Bomber Road to be located at the NWQ Silver Creek Rd and Bomber Rd, White Settlement, TX.

The North Texas Fair Housing Center is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. Every day we assist people who are in desperate need of affordable housing and we believe that these developments will help meet some of that need.

Sincerely,

Frances Espinoza  
Executive Director  
*North Texas Fair Housing Center*

*Delivering meals and so much more...<sup>®</sup>*



January 28, 2020

Carla Jutson  
President & CEO  
5740 Airport Freeway  
Fort Worth, Texas  
76117-6005

Main: 817-336-0912  
FAX: 817-338-1066  
mealsonwheels.org

*Our Mission*

*To promote the dignity and independence of older adults, persons with disabilities, and other homebound persons by delivering nutritious meals and providing or coordinating needed services.*

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Application Numbers 20145 – Gala at Ridgmar, 20149 – Provision at Fort Worth and 20153 – Provision at Bomber Road

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #s 20145 Gala at Ridgmar to be located at the NEC Plaza Pkwy and Lands End Blvd, Fort Worth, TX, 20149 Provision at Fort Worth to be located at the N side of E Rendon Crowley Rd Approx 800 ft E of Old Hwy 1187, Fort Worth, TX and 20153 Provision at Bomber Road to be located at the NWQ Silver Creek Rd and Bomber Rd, White Settlement, TX.

Meals On Wheels, Inc. of Tarrant County is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in black ink that reads "Carla Jutson".

Carla Jutson  
President & CEO



Community Partner



**Mission Statement**

*"To promote the dignity and independence of the disabled, the elderly and other homebound persons by delivering nutritious meals and providing or coordinating needed services."*

## Community Input Scoring Items

TDHCA#: 20150

Self Score Total: 130

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of San Benito

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Cameron County Children's Advocacy Centers, Inc.

Name of Community Organization

Laura Lyles Reagan

Contact Name

Support

Opposition

B. La Posada Providencia

Name of Community Organization

Magda Bolland

Contact Name

Support

Opposition

C. Boys & Girls Club of San Benito

Name of Community Organization

Kathryn Torres

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



STATE OF TEXAS §

COUNTY OF CAMERON § RESOLUTION NUMBER 2020-0003

CITY OF SAN BENITO §

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN BENITO, TEXAS, EXPRESSING (A) SUPPORT FOR THE APPLICATION OF PALMVILLE ESTATES, LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2020 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS (TEXAS GOVERNMENT CODE §2306.6703(a)(4)) AND FOR THE REHABILITATION OF PALMVILLE HOMES, AN EXISTING APARTMENT COMMUNITY LOCATED IN SAN BENITO, TEXAS; AND (B) RECOGNITION OF A COMMITMENT OF FUNDING ASSISTANCE BY THE CITY OF SAN BENITO TO THE PROJECT; AND (C) AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.**

**WHEREAS**, Palmville Estates, LP (“Applicant”) has brought to the City of San Benito a proposal to re-develop an existing affordable rental housing community in San Benito, Texas, named Palmville Homes, which community is located at 1400 North Reagan Street, San Benito, Cameron County, Texas.

**WHEREAS**, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for an allocation of 2020 Competitive Nine Percent Housing Tax Credits (HTC) for the rehabilitation of Palmville Homes, TDHCA Number 20150.

**WHEREAS**, the Applicant has requested from the City Commission of the City of San Benito support for its application to the TDHCA, and for the rehabilitation of Palmville Homes, and the commitment of required funding assistance for its application;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SAN BENITO, TEXAS:**

1. The City of San Benito, acting through its governing body, hereby confirms that it supports the rehabilitation of Palmville Homes, TDHCA Number 20150 for affordable rental housing located at 1400 North Reagan Street, San Benito, Cameron County, Texas., and additionally supports the Applicant’s application to the TDHCA for HTCs.

2. The City of San Benito, acting through its governing body, hereby approves a commitment to Palmville Homes of permanent funding assistance in an amount of \$500 which, in the City’s discretion, may be in the form of reduced permit fees, or gap funding.

3. Notwithstanding anything herein to the contrary, the funding commitment by the City of San Benito set forth in this resolution shall be contingent on: (i) the Applicant securing HTCs

from TDHCA in the amount sufficient to rehabilitate Palmville Homes and (ii) development approvals by the City of San Benito in connection with the rehabilitation of Palmville Homes.

4. This formal action has been taken to put on record the opinion expressed by the City of San Benito as of the date of this resolution.

5. The Mayor and the City Manager of the City of San Benito, each acting without the necessity of joinder of the other, are authorized, empowered, and directed to certify this resolution to the TDHCA upon request.

**PASSED, APPROVED AND ADOPTED** by the City Commission of the City of San Benito, Texas at its' Regular City Commission Meeting on this the 18th day of February, 2020.

**CITY OF SAN BENITO**

  
\_\_\_\_\_  
Honorable Benjamin Gomez  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
Ruth A. McGinnis  
City Secretary



STATE of TEXAS  
HOUSE of REPRESENTATIVES



**HUGH D. SHINE**  
DISTRICT 55  
BELL COUNTY

January 24, 2020

Housing Solutions Alliance  
Arthur J. Schuldt, Jr.  
1935 Airline Drive, Ste. 200  
Bossier City, Louisiana 71112

Ref: Texas Department of Housing and Community Affairs, Application for Killeen High View Estates

Dear Mr. Schuldt,

Thank you for notifying my office of your application for the Killeen High View estates.

As the State Representative representing the area for your development project and after discussing and reviewing your application request I am providing this letter as my approval for your project, required by the Texas Department of Housing and Community Affairs.

May your project be successful and serve the needs identified by the City of Killeen. On behalf of my constituents I am delighted to give my approval on the Killeen High View Estates. I believe it will well serve them for many years to come. My best wishes to your success.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hugh D. Shine".

Hugh D. Shine  
State Representative



HUGH.SHINE@HOUSE.TEXAS.GOV

Capitol: P.O. Box 2910 • Austin, Texas 78768-2910 • (512) 463-0630 • (512) 463-0937 fax  
District: 4 South First Street • Temple, Texas 76501 • (254) 742-7616

# CAMERON COUNTY CHILDREN'S ADVOCACY CENTERS, INC.



Feb.13,2020

Texas Department Of Housing and Community Affairs  
221 E.11<sup>th</sup> Street  
Austin, TX 78701

Attn: Sharon Gamble, Tax Credit Administrator, Multifamily Finance

Re: TDHCA No. 20150, Palmville Homes

Dear Ms. Gamble:

Palmville Estates, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Palmville Homes located at 1400 N Eagan Street, San Benito, Texas

This Development will meet the need in community of San Benito to provide adequate affordable and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

The CCCAC, also known as Monica's and Maggie's House, has been serving the communities of Cameron and Willacy Counties for over 20 years. Our mission is to serve and advocate for child victims of abuse through education, prevention, intervention, and recovery. The majority of our clients are low-income. Many have housing needs.

Our organization serves the community of San Benito, including the area in which the development is located, and we strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time

Sincerely,

**Laura Lyles Reagan**  
Executive Director  
Cameron County Children's Advocacy Centers, Inc.

## Executive Board

**Lizzy De La Garza Putegnat**  
*President*

**Emilio Weaver**  
*1<sup>st</sup> Vice President*

**Denise Garza**  
*2<sup>nd</sup> Vice President*

**Mario Martinez**  
*Treasurer*

**Monika Mata**  
*Secretary*

## Board Members

Jean Alvear  
Carlos De La Rosa  
Rebecca Hayward  
Denise Ledesma  
Zintiha Loya  
Melanie Palomo  
Sergio Perez  
Leticia Rodriguez  
Magda Sosa  
Laura Soule  
Elizabeth Wiley

*Executive Director*  
Laura Lyles Reagan

## *Partners*



MAIN OFFICE (956) 361 – 3313 | WWW.CAMERONCOUNTYCAC.COM

We appreciate your generous support of our organization. Cameron County Advocacy Centers, Inc. is a tax-exempt organization 501 (c) (3), under advance ruling of the Internal Revenue Service.  
Federal Tax I.D. #74-2817583

**GREAT FUTURES START HERE.**



February 24, 2020

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Attn: Sharon Gamble, Tax Credit Administrator, Multifamily Finance  
Re: TDHCA No.20150, Palmville Homes

Dear Ms. Gamble,

Palmville Estates, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Palmville Homes located at 1400 N Reagan Street, San Benito, Texas.

This Development will meet the need in the community of San Benito to provide adequate, affordable and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

The Boys and Girls Club of San Benito provides a safe place for youth to learn and grow, experience relationships with caring adult professionals, and develop their character. Our mission is to inspire and enable all youth especially those from a disadvantaged circumstances, to realize their full potential as productive, responsible and caring citizens.

Our organization serves the community of San Benito, including the area in which the development is located. We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathryn Torres", is written over a light blue horizontal line.

Kathryn Torres, Director  
Boys and Girls Club of San Benito



Sponsored by the Sisters of Divine Providence

## La Posada Providencia

30094 Marydale Road • San Benito, Texas 78586

Phone: (956) 399-3826 • Fax: (956) 399-2898

E-mail: [cdplaposada@lppshelter.org](mailto:cdplaposada@lppshelter.org)

<http://www.lppshelter.org>

February 18, 2020

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Attn: Sharon Gamble, Tax Credit Administrator, Multifamily Finance

Re: TDHCA No. 20150, Palmville Homes

Dear Ms. Gamble:

Palmville Estates, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Palmville Homes located at 1400 N Reagan Street, San Benito, Texas.

This development will meet the need in the community of San Benito to provide adequate, affordable and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

La Posada Providencia, founded and sponsored by the Sisters of Divine Providence, is a ministry for people in crisis from around the world, who are seeking legal refuge in this country. The shelter staff provides a safe and welcoming home, mentors to promote self-sufficiency and cultural integration, and imparts values, which witness God's Providence in our world. La Posada's EIN Number is 30-0691482.

Our organization serves the community of San Benito, including the area in which the development is located, and we strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

*Magda Bolland*

Magda Bolland

Executive Director

La Posada Providencia

E. [mbolland@lppshelter.org](mailto:mbolland@lppshelter.org)

## Community Input Scoring Items

TDHCA#: 20153

Self Score Total: 130

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of White Settlement

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 0

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. United Way of Tarrant County

Name of Community Organization

Donald R. Smith

Contact Name

Support

Opposition

B. North Texas Fair Housing Center

Name of Community Organization

Frances Espinoza

Contact Name

Support

Opposition

C. Meals on Wheels Inc of Tarrant County

Name of Community Organization

Carla Jutson

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 2020-02-005**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITE SETTLEMENT, TEXAS, CONFIRMING SUPPORT FOR THE PROPOSED PROVISION AT BOMBER ROAD APARTMENT HOME DEVELOPMENT LOCATED AT THE NORTHWEST QUADRANT OF SILVER CREEK ROAD AND BOMBER ROAD IN THE CITY OF WHITE SETTLEMENT, TEXAS.**

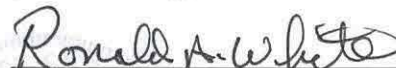
**WHEREAS**, Gardner Capital (the “Applicant”) has proposed a development for an apartment home community located at NWQ Silver Creek Rd and Bomber Rd, White Settlement, Tarrant County, TX 76108; to be named Provision at Bomber Road (the “Development”); and

**WHEREAS**, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Competitive 9% Housing Tax Credits for Provision at Bomber Road.


**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHITE SETTLEMENT, TEXAS;**

1. That the City Council hereby confirms that it supports the proposed Provision at Bomber Road located at the NWQ Silver Creek Rd and Bomber Rd, White Settlement, Tarrant County, TX 76108, and that this formal action has been taken to put on record the opinion expressed by the city on February 4<sup>th</sup>, 2020; and
2. That the City intends to issue a commitment and letter confirming that the City will provide a loan, grant, reduced fees, or contribution of other value for the benefit of the Development so that the Applicant may receive one (1) point for a contribution from the City in an amount up to \$500.00; and
3. That for and on behalf of the Governing Body, the City Secretary is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PRESENTED AND PASSED on this the 4th day of February, 2020.

  
\_\_\_\_\_  
Ronald A. White, Mayor

ATTEST:

  
\_\_\_\_\_  
Amy Arnold, TRMC, CMC  
City Secretary

APPROVED AS TO FORM AND LEGALITY:

  
\_\_\_\_\_  
Drew Larkin, City Attorney



**United Way  
of Tarrant County**

1500 N Main St., Ste. 200  
Fort Worth, TX 76164  
Tel 817-258-8000  
Fax 817-258-8005  
unitedwaytarrant.org



**United Way  
of Tarrant County**

**Arlington Office**  
United Way – Arlington  
401 W. Sanford St., Ste. 2600  
Arlington, TX 76011-7072  
Tel 817-548-9595  
Fax 817-277-6919

**Information &  
Referral Services**  
Tel 2-1-1  
www.211texas.org

**United Way's  
Area Agency on Aging  
of Tarrant County**  
Tel 817-258-8000  
Fax 817-258-8074  
unitedwaytarrant.org/aaa

February 3, 2020

Texas Department of Housing and Community Affairs  
Attn: Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: # 20153 Provision at Bomber Road to be located at the NWQ Silver Creek Rd and Bomber Rd, White Settlement, TX.

Dear Ms. Gamble:

Please accept this letter as our voice of support for the 2020 TDHCA Housing Tax Credit application for the proposed development, Application #20153 Provision at Bomber Road to be located at the NWQ Silver Creek Rd and Bomber Rd, White Settlement, TX.

The United Way of Tarrant County is a 501c(3) non-profit organization located at 1500 North Main Street, Fort Worth, Texas. Our mission is to provide leadership and harness resources to solve Tarrant County's social challenges. United Way of Tarrant County allocates funding to community agencies to provide support our three key initiatives, education, health and income areas. Some of these programs include partnerships with Read Fort Worth in our education initiative and the Vita Program which is held yearly through our income initiative to assist low income consumers with tax preparation. Our health initiative in serving older adults through the Area Agency on Aging provides direct services and programs to our aging population and their caregivers to ease the stress of growing older in Tarrant County.

The proposed Provision at Fort Worth (#20153) development is within our service area. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

If you have any questions, please feel free to contact me

Sincerely,

A handwritten signature in black ink that reads "Donald R. Smith".

Donald R. Smith  
Director, Area Agency on Aging  
Vice President, Community Investment  
United Way of Tarrant County  
1500 N. Main Street, Suite 200  
Fort Worth, Texas 76164  
Office: (817) 258-8128; Fax: (817)258-9078



8625 King George Drive, Ste.130  
Dallas, TX 75235  
Toll-free: (877) 471-1022  
Fax: (866) 591-0787  
info@northtexasfairhousing.org  
www.northtexasfairhousing.org

February 4, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Application Numbers 20145 – Gala at Ridgmar, 20149 – Provision at Fort Worth  
and 20153 – Provision at Bomber Road

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #s 20145 Gala at Ridgmar to be located at the NEC Plaza Pkwy and Lands End Blvd, Fort Worth, TX, 20149 Provision at Fort Worth to be located at the N side of E Rendon Crowley Rd Approx 800 ft E of Old Hwy 1187, Fort Worth, TX and 20153 Provision at Bomber Road to be located at the NWQ Silver Creek Rd and Bomber Rd, White Settlement, TX.

The North Texas Fair Housing Center is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. Every day we assist people who are in desperate need of affordable housing and we believe that these developments will help meet some of that need.

Sincerely,

Frances Espinoza  
Executive Director  
*North Texas Fair Housing Center*

*Delivering meals and so much more...<sup>®</sup>*



January 28, 2020

Carla Jutson  
President & CEO  
5740 Airport Freeway  
Fort Worth, Texas  
76117-6005

Main: 817-336-0912  
FAX: 817-338-1066  
mealsonwheels.org

*Our Mission*

*To promote the dignity and independence of older adults, persons with disabilities, and other homebound persons by delivering nutritious meals and providing or coordinating needed services.*

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Application Numbers 20145 – Gala at Ridgmar, 20149 – Provision at Fort Worth and 20153 – Provision at Bomber Road

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #s 20145 Gala at Ridgmar to be located at the NEC Plaza Pkwy and Lands End Blvd, Fort Worth, TX, 20149 Provision at Fort Worth to be located at the N side of E Rendon Crowley Rd Approx 800 ft E of Old Hwy 1187, Fort Worth, TX and **20153 Provision at Bomber Road** to be located at the NWQ Silver Creek Rd and Bomber Rd, White Settlement, TX.

Meals On Wheels, Inc. of Tarrant County is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in black ink that reads "Carla Jutson".

Carla Jutson  
President & CEO



Community Partner



**Mission Statement**

*"To promote the dignity and independence of the disabled, the elderly and other homebound persons by delivering nutritious meals and providing or coordinating needed services."*

## Community Input Scoring Items

TDHCA#: 20155

Self Score Total: 138

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Plano

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. North Texas Fair Housing Center

Name of Community Organization

Frances Espinoza

Contact Name

Support

Opposition

B. Wellness Center for Older Adults

Name of Community Organization

Joy Hinkelman

Contact Name

Support

Opposition

C. Lifepath Systems

Name of Community Organization

Tammy Mahan

Contact Name

Support

Opposition

D. Apartment Life

Name of Community Organization

Dave Marshall

Contact Name

Support

Opposition

E. Habitat for Humanity of Collin County

Name of Community Organization

Celeste H. Cox

Contact Name

Support

Opposition

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION NO. 2020-1-16(R)

**A Resolution of the City of Plano, Texas, supporting an application for nine percent (9%) housing tax credit (HTC) financing to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed affordable residential development project located on 4± acres, at approximately Central Center (CPL) Block A, Lot 2, Plano, TX; designating the City Manager to certify this resolution to TDHCA; and declaring an effective date.**

**WHEREAS**, Gardner Capital has proposed a development for affordable rental housing which will be named "Gala at Premier" and will include approximately 97 units on 4± acres located at approximately Central Center (CPL) Block A, Lot 2, in the City of Plano, Collin County; and

**WHEREAS**, Gardner Capital intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Competitive 9% Housing Tax Credits for the Gala at Premier development; and

**WHEREAS**, The Gala at Premier development will include 20 market rate units and 77 units affordable to seniors with an income at or below 60% of the area median income; and

**WHEREAS**, Gardner Capital has submitted a housing tax credit resolution application to the City which satisfies the process established in Resolution No. 2016-11-4(R) and criteria amendments approved during the Preliminary Open City Council Meeting on October 14, 2019; and

**WHEREAS**, the City of Plano Housing Infill Program encourages the development of real property for low and moderate income housing; and

**WHEREAS**, this Resolution of Support is specifically related to potential financing only and makes no finding regarding either the suitability of the proposed development site or compliance with the city's development regulations, and approval of this resolution will not be construed as a development permit or approval; and

**WHEREAS**, the City of Plano will waive a minimum of \$500 in fees for each development of which a Resolution of Support was adopted by the City Council; and

**WHEREAS**, it is in the public interest of the citizens of the City of Plano that the application be made for such funding.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**SECTION I.** In accordance with Texas Government Code §2306.6710 and Texas Administrative Code Title 10, § 11.9(d)(1), the City of Plano, acting through its governing

RESOLUTION NO. 2020-1-16(R)

body, hereby confirms that it supports the proposed application for Gala at Premier, on 4± acres located at Central Center (CPL) Block A, Lot 2, Plano, TX 75074, and that this formal action has been taken to put on record the opinion expressed by the City of Plano on January 27, 2020.

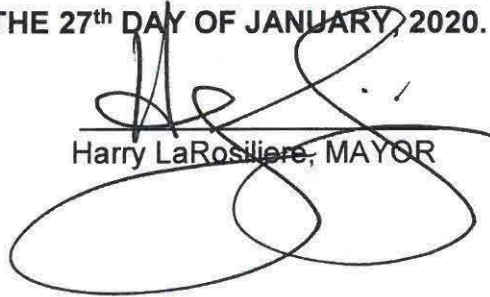
**SECTION II.** The Resolution of Support is based on the following information presented in the applications for Gala at Premier:

1. The applications met four out of the five City of Plano Housing Tax Credit Resolution Application threshold questions; and
2. The development will include 20 market rate units and 77 units affordable to seniors with an income at or below 60% of the area median income.

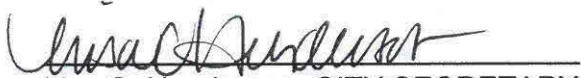
**SECTION III.** The City Manager is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

**SECTION IV.** This resolution shall take effect immediately upon its passage.

**DULY PASSED AND APPROVED THIS THE 27<sup>th</sup> DAY OF JANUARY, 2020.**

  
Harry LaRosiere, MAYOR

ATTEST:

  
Lisa C. Henderson, CITY SECRETARY

Approved as to form:

  
Paige Mims, CITY ATTORNEY



8625 King George Drive, Ste.130  
Dallas, TX 75235  
Toll-free: (877) 471-1022  
Fax: (866) 591-0787  
info@northtexasfairhousing.org  
www.northtexasfairhousing.org

February 4, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Support for Application #20155 – Gala at Premier

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 20155 (Gala at Premier) to be located at the NWQ Enterprise Dr and Premier Dr, Plano, TX.

The North Texas Fair Housing Center is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. Every day we assist people who are in desperate need of affordable housing and we believe that this development will help meet some of that need.

Sincerely,

A handwritten signature in black ink, appearing to read "Frances Espinoza", written in a cursive style.

Frances Espinoza  
Executive Director  
*North Texas Fair Housing Center*



**Board of Directors**

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Debbie Tull

Joy Hinkelman  
Executive Director

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Support for Application #20155 – Gala at Premier

Dear Ms. Gamble:

I am writing this letter to voice my full support for TDHCA Tax Credit Application # 20155 (Gala at Premier) to be located at the NWQ Enterprise Dr and Premier Dr, Plano, TX.

The Wellness Center for Older Adults is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a HUGE need for housing that is affordable to citizens of modest means and this development will help meet that need.

The Wellness Center for Older Adults provides intensive case management services to one segment of the population impacted by the lack of affordable housing; senior citizens. We would be more than happy to sit down with you to discuss our experiences with this vulnerable population.

Sincerely,

Joy Hinkelman  
Executive Director





February 17, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Support for Application #20155 – Gala at Premier

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 20155 (Gala at Premier) to be located at the NWQ Enterprise Dr and Premier Dr, Plano, TX.

Collin County Mental Health Mental Retardation Center dba LifePath Systems is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in cursive script that reads "Tammy Mahan".

Tammy Mahan, MA, LPC-S  
Chief Executive Officer  
LifePath Systems

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Support for Application #20155 – Gala at Premier

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 20155 (Gala at Premier) to be located at the NWQ Enterprise Dr and Premier Dr, Plano, TX.

Apartment Life is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to seniors and this development will help meet that need.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Marshall".

**Dave Marshall**  
Apartment Life  
Regional President | North Texas  
484-678-2315 (C)  
[davemarshall@apartmentlife.org](mailto:davemarshall@apartmentlife.org)



Seeking to put God's love into action, Habitat for Humanity of Collin County brings people together to build homes, communities and hope.

February 26<sup>th</sup>, 2020

BOARD OF DIRECTORS

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TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Support for Application #20155 – Gala at Premier

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 20155 (Gala at Premier) to be located at the NWQ Enterprise Dr and Premier Dr, Plano, TX.

Habitat for Humanity of Collin County is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Our service area is Collin County which includes the City of Plano.

Sincerely,

Celeste H. Cox (handwritten signature)

Celeste H. Cox

Emeritus

Terry Busha
Shannon Cain
Gary Carley
Jim German
Marta Gore
Dennis Heydaneck
Don Hixon
Rick Horton
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Timothy Solano
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Bill Whitfield, Past Mayor

Ex-Officio
Corbett Howard, Past Mayor
Terri Ricketts, Celina

STAFF – Dept. Heads

Celeste Cox .....CEO
Gary Garza.....COO
Ruthie Drye.....CFO
Kavanski Morrison.....ReStore Dir.
Doug Fair .....Philanthropy Mgr.
Bryant Knepp...Project Mgr. Const.
Dawn Serr.....Family Mgr.
James Donaldson..Const. Mgr.
Randy Hullett....Legal Counsel

## Community Input Scoring Items

TDHCA#: 20156

Self Score Total: 121

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Carrizo Springs

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

**OR**

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Community Services of South Texas, Inc.

Name of Community Organization

David Ojeda Jr.

Contact Name

Support

Opposition

B. Kids are First, Inc.

Name of Community Organization

Alicia Yanez

Contact Name

Support

Opposition

C. Motivation Education & Training, Inc.

Name of Community Organization

Frailan Sendejo

Contact Name

Support

Opposition

D. Dimmit Regional Hospital

Name of Community Organization

John Graves

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

THE STATE OF TEXAS           §  
COUNTY OF DIMMIT           §  
CITY OF CARRIZO SPRINGS   §

**RESOLUTION NO. 561**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF CARRIZO SPRINGS TO APPROVE THE REHABILITATION OF AFFORDABLE RENTAL HOUSING KNOWN AS THE WHISPERING TREES APARTMENTS LOCATED AT 401 PECAN DRIVE, CARRIZO SPRINGS, TEXAS**

**WHEREAS**, the Housing Authority of the City of Carrizo Springs, has proposed the rehabilitation of affordable rental housing known as the Whispering Trees Apartments located at 401 Pecan Drive in the City of Carrizo Springs, Texas; and

**WHEREAS**, the Housing Authority of the City of Carrizo Springs, has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for the 2020 Housing Tax Credits for the Whispering Trees Apartments development; and

**WHEREAS**, the Housing Authority of the City of Carrizo Springs, has requested a waiver of the development /permit fees in the amount of \$250 for the Whispering Trees Apartments development as a commitment of development funding from the City of Carrizo Springs, Texas; and

**WHEREAS**, the City of Carrizo Springs, Texas has the authority to defer development fees on the property located at 401 Pecan Drive.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARRIZO SPRINGS;**

The governing body of the City of Carrizo Springs, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250 to be provided to the development in the form of a waiver of development/permit fees; and

**FURTHER RESOLVED**, that the City of Carrizo Springs, Texas acting through its governing body, hereby confirms that it supports the proposed rehabilitation of Whispering Trees Apartments located at 401 Pecan Drive and that this formal action has been taken to put on record the opinion expressed by the City of Carrizo Springs; and


**FURTHER RESOLVED**, that the rehabilitation of the Whispering Trees Apartments will contribute more than any other tax credit assisted housing development to be the concerted revitalization efforts of the City; and

**FURTHER RESOLVED**, that for and on behalf of the Governing Body, City of Carrizo Springs, Wayne Seiple, Mayor are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

**PASSED, APPROVED, AND ADOPTED** this 14<sup>th</sup> day of January 2020 at a regular meeting of the City Council of Carrizo Springs.

  
Wayne Seiple, Mayor  
City of Carrizo Springs

**ATTEST:**  
  
Melissa M. Guerra, City Clerk  
City of Carrizo Springs





Tracy O. King  
State Representative

January 8, 2020

Ms. Mami Holloway  
Multifamily Finance Director  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Whispering Trees Apartments, Carrizo Springs

Dear Ms. Holloway:

**Please accept this letter of support** on behalf of the Housing Authority of the City of Carrizo Springs and their application to obtain Housing Tax Credits for Whispering Trees Apartments in Carrizo Springs, TX. The credits will assist in acquiring and rehabilitating a multifamily housing community.

The scope of work proposed will offer a full rehabilitation and update of the fifty-one unit community to a "like new" structure. The proposed development will help provide much needed affordable housing options in Carrizo Springs.

I respectfully request that you give the Housing Authority of Carrizo Springs every consideration for tax credits on this project. Thank you in advance for your time and attention to this matter.

Respectfully,

  
Tracy O. King



Community Services Agency of South Texas, Inc.  
P.O. Box 488  
910 S. 5<sup>th</sup> Street  
Carrizo Springs, TX 78834-6488

Main Office (830) 876-5219 \* \* Fax (830) 876-5280 \* E-Mail: [csadojeda@sbcglobal.net](mailto:csadojeda@sbcglobal.net)

---

January 21, 2020

Texas Department of Housing and Community Affairs  
Multi-Family Finance Division  
P.O. Box 13941  
Austin, Texas 78711-3941

Re: Carrizo Springs Housing Authority  
Whispering Trees Apartments

TO WHOM IT MAY CONCERN

We have been made aware of the intent by the Carrizo Springs Housing Authority to apply for Affordable Housing Tax Credits from the Texas Department of Housing and Community Affairs. The tax credits will allow the housing authority to acquire and fully rehabilitate the Whispering Trees Apartment Community located at 401 Pecan Drive in Carrizo Springs, Texas.

The Community Services Agency of South Texas Inc. is a local tax-exempt organization providing a wide array of services to the local community. Many of the tenants of the Housing Authority are our clients and both our agencies have worked collaboratively to provide services to the low-income community of the City of Carrizo Springs.

We have reviewed the information provide by the Housing Authority for their application and we agree with the purpose and scope of their application. Therefore we would like to express our endorsement of their application and we encourage TDHCA to consider the needs of rural Texas and especially geographical areas of high concentration of minority populations.

Sincerely,

David Ojeda Jr.  
Executive Director

*Mr. John Graves, CEO*  
DIMMIT REGIONAL HOSPITAL  
704 Hospital Drive/P.O. Box 1016  
Carrizo Springs, Texas 78834  
Phone: 830-876-2426 Fax: 830-876-5774  
E-Mail: jgraves@dimmitregional.com



January 3, 2020

Texas Department of Housing and Community Affairs  
Multi-Family Finance Division  
P O Box 13941  
Austin, TX 78711-3941

RE: Whispering Trees Apartments  
Carrizo Springs Housing Authority

To Whom It May Concern:

We have been made aware by the Housing Authority of the City of Carrizo Springs, of their intention to apply for Affordable Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating the Whispering Trees Apartment community located at 401 Pecan Drive, Carrizo Springs, TX 78834.

**Dimmit Regional Hospital** is a tax-exempt organization actively involved in the Carrizo Springs community. Evidence of our current involvement is provided for in the attached documentation.

We have reviewed the information provided by the Housing Authority of the City of Carrizo Springs, and we would like to express our **support** for this proposed development. The proposed development of the Whispering Trees Apartments will provide needed affordable housing to the citizens in the community in which we serve.

Sincerely,

John Graves,  
Dimmit Regional Hospital  
CEO





**Kids Are First, Inc.**  
2208 N. 1<sup>st</sup> Street/ PO BOX 1378  
Carrizo Springs, TX. 78834  
Ph. 830 876-9265/Fax 830 876-9285



January 16, 2020

Texas Department of Housing and Community Affairs  
Multi-Family Finance Division  
P. O. Box 13941  
Austin, TX 78711-3941

RE: Whispering Tree Apartments  
Carrizo Springs Housing Authority

To whom it may concern,

We have been made aware by the Housing Authority of the City of Carrizo Springs, of their intent to apply for Affordable Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating the Whispering Trees Apartment community located at 401 Pecan Drive, Carrizo Springs, TX 78834.

Kids Are First, Inc. is a non-profit and tax-exempt organization actively involved in the Carrizo Springs community, Evidence of our current involvement is provided for in the attached documentation.

We would like to express our support for this proposed development. The purposed development of the Whispering Trees Apartment will provide need affordable housing to the citizens and families we serve in the community.

Sincerely,

Alicia Yanez  
Kids Are First, Inc.  
CEO/Director of Operations



motivation education & training, inc.

January 3, 2020

Texas Department of Housing and Community Affairs  
Multi-Family Finance Division  
P.O. Box 13941  
Austin, TX 78711-3941

RE: Whispering Trees Apartments  
Carrizo Springs Housing Authority

To whom it may concern:

We have been made aware by the Housing Authority of the City of Carrizo Springs, of their intention to apply for Affordable Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating the Whispering Trees Apartment community located at 401 Pecan Drive, Carrizo Springs, TX 78834.

**Motivation Education & Training, Inc.** is a tax-exempt organization actively involved in the Carrizo Springs community. Evidence of our current involvement is provided for in the attached documentation.

We have reviewed the information provided by the Housing Authority of the City of Carrizo Springs, and we would like to express our **support** for this proposed development. The proposed development of the Whispering Trees Apartments will provide needed affordable housing to the citizens in the community in which we serve.

Sincerely,

**Frailan Sendejo**  
**Workforce Development Coordinator**  
**Motivation Education & Training, Inc.**

**Corporate Headquarters**

Mailing Address: P.O. Box 1838 • New Caney • TX • 77357 1838

Physical Address: 22551 MET Road • New Caney • TX • 77357

Telephone: 281.689.5544 • Fax: 281.689.5279 • email: metinc@metinc.org

## Community Input Scoring Items

TDHCA#: 20158

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Dumas

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 0

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Dumas Independent School District

Name of Community Organization

Monty Hysinger

Contact Name

Support

Opposition

B. Dumas/Moore County Chamber of Commerce

Name of Community Organization

Carl Watson

Contact Name

Support

Opposition

C. Snack Pak 4 Kids

Name of Community Organization

Joe Rivera

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 20-02**

**WHEREAS, ZP Redwood Apartments, LP** has proposed a development for affordable rental housing at **2<sup>nd</sup> Street and Texas Avenue**, named Redwood Apartments in the **City of Dumas, Moore County, Texas**; and

**WHEREAS, ZP Redwood Apartments, LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for Redwood Apartments, and

It is hereby:

**RESOLVED**, that the City of Dumas, acting through its governing body, hereby confirms that it **supports** the proposed **Redwood Apartments to be located at 2<sup>nd</sup> St and Texas Avenue, Dumas, TX in Moore County** and that this formal action has been taken to put on record the opinion expressed by the **City on February 4, 2020** and

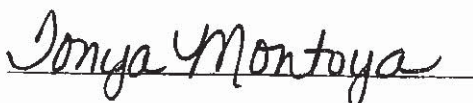
**FURTHER RESOLVED**, that the City of Dumas, acting through its governing body, hereby confirms that it shall provide a financial contribution in the form of reduced building permit fees in the amount of Two Hundred Fifty Dollars (\$250.00) to ZP Redwood Apartments, LP, if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to ZP Redwood Apartments, LP.

**PASSED AND APPROVED** this day the 4th of February 2020.



**BOB BRINKMANN, MAYOR**

**ATTEST:**



**TONYA MONTOYA, CITY CLERK**

**MEMBER**

CHAIR, CALENDARS COMMITTEE

CO-CHAIR, HEALTH & HUMAN  
SERVICES TRANSITION LEGISLATIVE  
OVERSIGHT COMMITTEE

NATURAL RESOURCES COMMITTEE

PUBLIC HEALTH COMMITTEE

REDISTRICTING COMMITTEE



**FOUR PRICE**  
STATE REPRESENTATIVE

**CAPITOL OFFICE**

P.O. Box 2910  
AUSTIN, TEXAS 78768-2910

[www.house.state.tx.us](http://www.house.state.tx.us)

[four.price@house.texas.gov](mailto:four.price@house.texas.gov)

(512) 463-0470 Capitol

(806) 374-8787 District

February 28, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

Re: Region I/Rural - Application Number 20158,  
Redwood Apartments, Dumas, Moore County, Texas

Dear Mr. Wilkinson:

Pursuant to the Texas Government Code and the rules of your agency, this letter is to serve as an expression of my support for the above-referenced proposed development of affordable rental housing in Texas House District 87, which district I have the privilege of representing in the Texas House of Representatives.

In addition to my support, the Dumas city commission (council) passed a resolution on February 4, 2020, in favor of the proposed development.

Thank you for your consideration of my letter in support.

Sincerely,

Four Price  
State Representative

## **Dumas Independent School District**

P.O. BOX 615 - DUMAS, TEXAS 79029 - (806) 935-6461

**TO:** Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701  
Attention: Ms. Marni Holloway

**DATE:** February 13, 2020

**RE:** Redwood Apartments - TDHCA (20158) – Dumas, Texas

I am writing this letter to voice the support of the Dumas Independent School District for TDHCA Tax Credit Application #20158 for the Redwood Apartments project, to be located at 2<sup>nd</sup> and Texas Avenue in Dumas, Texas.

The Dumas Independent School District is a not-for-profit tax-exempt organization that serves the students and families of our communities within Moore County. Dumas ISD knows that there is a vital need for additional quality affordable housing options within Moore County for residents of moderate-income levels, thereby helping to retain these people in our communities to fill the many positions that are open and help ensure a better economic environment for our community. After a review of the project, Dumas ISD feels that this project will help meet that need.

Thank you for the opportunity to provide our support and please feel free to contact me if you have any questions.

Sincerely,



Monty Hysinger  
Superintendent Dumas Independent School District



P.O. Box 735 • 1901 S. Dumas Avenue • Dumas, Texas 79029

806-935-2123 • Fax: 806-935-2124 • [www.dumaschamber.com](http://www.dumaschamber.com)

February 7, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701  
Attention: Ms. Marni Holloway

RE: Redwood Apartments – TDHCA (20158)  
Dumas, Texas

Dear Ms. Holloway ,

I am writing this letter to voice support of the Dumas/Moore County Chamber of Commerce Board of Directors for TDHCA Tax Credit Application #20158 for the Redwood Apartments project, to be located at 2<sup>nd</sup> and Texas Avenue in Dumas, Texas.

The Dumas/Moore County Chamber of Commerce is a not-for-profit tax-exempt organization that serves its members and the communities in Moore County. The Board feels that there is a vital need for additional affordable housing options within Moore County for residents of moderate-income levels, thereby helping to retain these people in our communities to fill the many positions that are open and help ensure a better economic environment for the city's and county. After review of the project, the Board feels that it will help meet that need.

Thank you for the opportunity to provide our support and please feel free to contact me if you have any questions.

Best regards,

Carl Watson  
Executive Director



February 27, 2020

To: Texas Dept of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Tx. 78701  
Attn: Ms. Marni Holloway

Re: ZP Redwood Apartments, LP – TDHCA #20158  
Dumas, Tx / Community Support

Dear Ms. Holloway,

I am writing to you to voice the support of Snack Pak 4 Kids–Dumas for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20158, ZP Redwood Apartments, proposed to be located at Second and Texas Avenue, Dumas, TX.

Snack Pak 4 Kids–Dumas is a non-profit tax exempt organization that serves the students of Dumas ISD who live in food insecure homes and we strongly believe that there is a need for workforce housing in Dumas for our citizens of moderate-income levels and Redwood Apartments will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (806) 341-0453 any time.

Sincerely,



Joe Rivera  
Chairman



## Community Input Scoring Items

TDHCA#: 20162

Self Score Total: 109

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Socorro

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. A.Y.U.D.A. Inc

Name of Community Organization

Olivia Figueroa

Contact Name

Support

Opposition

B. Sin Fronteras Organizing Project

Name of Community Organization

Carlos Marentes

Contact Name

Support

Opposition

C. PV Community Development Corporation

Name of Community Organization

Bill Schlesinger

Contact Name

Support

Opposition

D. Project Bravo

Name of Community Organization

Laura Ponce

Contact Name

Support

Opposition

E. Motivation Education & Training, Inc.

Name of Community Organization

Cynthia Arzola

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
At Large

*Cesar Nevarez*  
District 1 /Mayor Pro Tem



*Ralph Duran*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

## RESOLUTION 612

**WHEREAS**, Housing Economic Rural Opportunity, Inc. (H.E.R.O) has proposed a development for affordable rental housing at 525 Three Missions Drive, Socorro, Texas named Hacienda Santa Barbara Apartments; and

**WHEREAS**, Housing Economic Rural Opportunity, Inc. (H.E.R.O) has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2019 Competitive 9% Housing Tax Credits for Hacienda Santa Barbara Apartments in Socorro, TX.

It is hereby **RESOLVED**, that the City of Socorro, Texas, acting through its governing body, hereby confirms that it supports the proposed Hacienda Santa Barbara Apartments in Socorro, TX and that this formal action has been taken to put on record the opinion expressed by the City of Socorro on January 17<sup>th</sup>, 2019 and

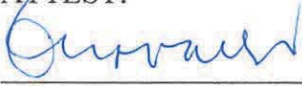
**FURTHER RESOLVED** that for and on behalf of the Governing Body, Elia Garcia, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Housing Economic Rural Opportunity, Inc. (H.E.R.O)

Passed and Approved this 20<sup>th</sup> of February, 2020.

CITY OF SOCORRO

  
\_\_\_\_\_  
Elia Garcia, Mayor

ATTEST:

  
\_\_\_\_\_  
Olivia Navarro, City Clerk





# TEXAS HOUSE *of* REPRESENTATIVES

**Mary E. González**  
State Representative, District 75

February 12, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Applications - # 20162 Housing and Economic Rural Opportunity, Inc.

Dear Ms. Gamble:

I am writing this letter to voice my support for the TDHCA Tax Credit Application for Housing and Economic Rural Opportunity, Inc.'s development to be located in the City of Socorro, TX. These proposed multi-family developments will help house residents of modest means.

As a border community, El Paso continues to face unique economic challenges that have made the need for affordable housing critical, especially as many live at or below the poverty line. Given these economic struggles, not only will this project provide affordable housing that the City of Socorro needs, but the construction of these units will create jobs, providing additional economic benefit to the community.

The community is committed to overcoming these challenges, but needs the assistance and resources from all levels. As the State Representative for the area, I urge you to grant an award to this deserving application.

TDHCA's attention and support of our region's affordable housing needs is of the utmost importance, and I respectfully request support for these developments. If I may be of further assistance, please don't hesitate to contact me at (512) 463-0613, or by email at [mary.gonzalez@house.texas.gov](mailto:mary.gonzalez@house.texas.gov).

Sincerely,

A handwritten signature in cursive script that reads "Mary E. González".

Mary E. González, PhD  
Texas Representative  
House District 75



## **Sin Fronteras Organizing Project**

*Centro de los Trabajadores Agrícolas Fronterizos*

201 East Ninth Avenue, El Paso, Texas 79901 – Tel. (915) 248-5567

January 23, 2020

Thomas Andrew, Program Manager  
Housing and Economic Rural Opportunity, Inc.  
210 E Idaho, Suite A  
Las Cruces, NM 88005

RE: Hacienda Santa Barbara Apartments

Dear Mr. Andrews:

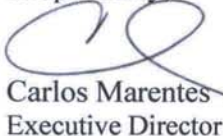
This letter is written in support of the application for tax credits from the Texas Department of housing and Community Affairs for the development of farm labor housing in the City of Socorro, Texas.

The proposal by Housing and Economic Rural Opportunity to build forty units of farm worker housing will be very beneficial to the farm worker population in need of housing in the City of Socorro and in El Paso County. In our work of providing information and referral as part of our housing service, we see the need for quality and affordable rental housing for both migrant and seasonal farmworkers. We are located in the downtown area of the City of El Paso and are very much informed of the need.

El Centro de los Trabajadores Agrícolas Fronterizos is committed to fight for social justice for the farm worker community. We know there is no greater injustice that exists for area farm workers than the lack of adequate housing. That is why I strongly support the application of the Housing and Economic Rural Opportunity to obtain tax credits to use with the funds from the Department of Agriculture to build your housing. It is wonderful to know that you have funds from the Department of Agriculture but we also know these funds will not go far to build what you have planned.

You can count on our support. Our services will be available to all farm workers and we feel blessed that we can help you in any way.

Respectfully,



Carlos Marentes  
Executive Director



Ruben Trujillo  
Executive Director  
Housing and Economic Rural Opportunity, Inc.  
210 E Idaho, Suite A1  
Las Cruces, NM 88005

January 23, 2020

RE: Hacienda Santa Barbara Apartments  
Proposed Farm Worker Housing Community  
525 Three Missions Drive, Socorro, TX

Dear Mr. Trujillo:

MET is pleased to give full support to the Housing and Economic Rural Opportunity, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the proposed Hacienda Santa Barbara Apartments located at 525 Three Missions Drive, Socorro, El Paso County, Texas.

These Developments will not only increase the availability of quality affordable housing and better living conditions for the individual and families employed in agricultural growing, harvesting, transportation and production, but will also be a catalyst to create jobs and revenue for Socorro and El Paso County.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of the Hacienda Santa Barbara development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cynthia Arzola', is written over a light blue circular background.

Cynthia Arzola  
MET Housing Programs Director

Mailing Address: P.O. Box 1838 • New Caney • TX • 77357  
Physical Address: 22551 Gene Campbell Blvd. • New Caney • TX • 77357  
Telephone: 832.432.7171 • email: [arzola@metinc.org](mailto:arzola@metinc.org)



2000 Texas Avenue  
El Paso, TX 79901  
(915) 562-4100  
[www.projectbravo.org](http://www.projectbravo.org)

January 27, 2020

Ruben Trujillo  
Executive Director  
Housing and Economic Rural Opportunity, Inc.  
210 E Idaho, Suite A1  
Las Cruces, NM 88005

RE: Hacienda Santa Barbara Apartments  
Proposed Farm Worker Housing Community  
525 Three Missions Drive, Socorro, TX

Dear Mr. Trujillo:

I am writing as a representative of the El Paso Community Action Program Project BRAVO, Inc., in support of Housing and Economic Rural Opportunity, Inc. (HERO) in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the proposed Hacienda Santa Barbara Apartments located at 525 Three Missions Drive, Socorro, El Paso County, Texas. This development will not only increase the availability of quality affordable housing and better living conditions for the individual and families employed in agricultural growing, harvesting, transportation and production, but will also be a catalyst to create jobs and revenue for Socorro and El Paso County.

Project BRAVO is the local Community Action Program and a non-profit 501 (c)3 organization with a mission to maximize resources for an improved quality of life for the economically disadvantaged residents of El Paso County. We are committed to putting an end to poverty by mobilizing resources and promoting self-sufficiency as we strive to achieve a better tomorrow for our community. Our organization will support HERO by referring potentially eligible clients to the program. We will also provide residents of the complex with information about our programs and services so that they may apply and qualify for services such as utility assistance, GED classes, and other programs that promote self-sufficiency. Project BRAVO is committed to provide as much support as possible within our budget limitations and will encourage other social service agencies to do the same.

HERO has a great reputation in our community for providing affordable housing and other programs to the neediest and most vulnerable populations. We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of the Hacienda Santa Barbara development.

Sincerely,

Laura Ponce  
Executive Director



1325 Beverly Ann

P.O. Box 2017

San Elizario TX 79849

(915)851-0272

[ayudaorg1@yahoo.com](mailto:ayudaorg1@yahoo.com)

January 22, 2020

Texas Department of Housing & Community Affairs  
221 E.11<sup>th</sup> St.  
Austin, TX

RE: Hacienda Santa Barbara Apartments, Socorro, Texas Application for Low Income Housing Tax Credits

Gentlepersons,

I am pleased to support and commit to collaborate with Housing & Economic Rural Opportunity, Inc. (HERO) to develop and operate the Hacienda Santa Barbara Apartments.

As Executive Director of the AYUDA, Inc. which is a local nonprofit organization that provides bilingual multi-purpose community services, I commit to collaborate and refer eligible agricultural working families to the apartments and access the varied services we offer. My organization is pleased to offer services in the areas of preventive health which has inter-disciplinary special programs in nutrition, wellness, healthy housing training and full access to El Paso Health Department full curriculum of primary health services.

AYUDA will invite youth and parents of farm worker families to participate in our community gardening, offer solutions to access safe and sanitary drinking water, train in leadership and general community education. Through our financial literacy and home buyer education, we can offer affordable housing repair, rentals and prepare new home buyers for ownership.

We are a dynamic local organization with a commitment to improving the living conditions of agricultural workers by also strengthen the agricultural employers to access this reliable workforce. Please know that we strongly encourage you to provide a favorable decision for the necessary resources for this housing to be successful.

Respectfully,

Olivia Figueroa  
Executive Director  
AYUDA, INC  
San Elizario, TX 79849

# PV Community Development Corporation

3607 Rivera Avenue El Paso, TX 79905  
(915) 533-7057 Phone (915) 533-7158 (fax)

January 28, 2020

Texas Department of Housing and Community Affairs  
Multi-Family Finance Division  
P.O. Box 13941  
Austin, TX 78711-3941

To whom it may concern:

We have been made aware by Housing and Economic Rural opportunity, Inc. (HERO) of their intention to apply for Affordable Housing Tax Credits from the Texas Department of Housing and Community Affairs for new construction of Hacienda Santa Barbara Apartments community located at 525 Three Missions Drive, Socorro, TX 79927.

PV Community Development Corporation is a tax-exempt organization serving El Paso County as a Community Housing Development Organization (CHDO).

We have reviewed the information provided by Housing and Economic Rural Opportunity, Inc. (HERO) and we would like to express our support for this proposed development. The new construction of Hacienda Santa Barbara Apartments will provide valuable benefit to the citizens in the community in which we serve.

Sincerely,

  
Bill Schlesinger



## Community Input Scoring Items

TDHCA#: 20167

Self Score Total: 135

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Tyler

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 0

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. United Way of Smith County

Name of Community Organization

John Berry

Contact Name

Support

Opposition

B. East Texas Human Needs Network

Name of Community Organization

Christina Fulsom

Contact Name

Support

Opposition

C. Tyler Chamber of Commerce

Name of Community Organization

Thomas G. Mullins

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. R-2020-6**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS, INDICATING SUPPORT FOR THE APPLICATION OF SAIGEBROOK DEVELOPMENT, LLC AND O-SDA INDUSTRIES, LLC, AN AFFORDABLE RENTAL HOUSING DEVELOPMENT KNOWN AS LAUREL FLATS, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS, APPROVING A WAIVER OF DEVELOPMENT /PERMIT FEES IN THE AMOUNT OF \$500.00, AUTHORIZING THE MAYOR AND/OR DESIGNATED CITY STAFF TO TAKE ALL NECESSARY OR APPROPRIATE ACTIONS ASSOCIATED THEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, it is the intent of the City Council to promote the general public welfare; and

**WHEREAS**, it is the intent of the City Council to promote and encourage affordable housing; and

**WHEREAS**, Saigebrook Development, LLC and O-SDA Industries, LLC have proposed the construction of the development of affordable rental housing known as Laurel Flats located at 1208 East Houston Street in the City of Tyler, Smith County, Texas; and

**WHEREAS**, Saigebrook Development, LLC and O-SDA Industries, LLC have communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Housing Tax Credits for the Laurel Flats development; and

**WHEREAS**, Saigebrook Development, LLC and O-SDA Industries, LLC have requested a waiver of development/permit fees in the amount of \$500.00 for the Laurel Flats development as a commitment of development funding from the City of Tyler, Texas; and

**WHEREAS**, as noted in Tyler City Code Section 1-9, the City Council has the authority to refund, transfer or waive any fee when, in its sole discretion, it determines that circumstances justify such action in order to promote a public purpose or the public welfare; and

**WHEREAS**, The City of Tyler, Texas has the authority to defer development fees on the property located on 1208 East Houston Street, Tyler, Texas;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TYLER TEXAS:**

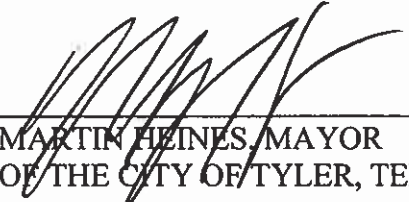
**Part 1:** That the City of Tyler, acting through its governing body, hereby confirms that it supports the proposed Laurel Flats proposed to be located at 1208 East Houston Street and that this formal action has been taken to put on record the opinion expressed by the City of Tyler on February 26, 2020.

**Part 2:** That the City Council, as governing body of the City of Tyler, Texas, hereby adopts this Resolution as evidence to its commitment of funds in the amount of \$500.00 to be provided to the development in the form of a waiver of development /permit fees.

**Part 3:** That for and on behalf of the governing body, Martin Heines, Mayor, and/or designated City Staff, is hereby authorized, empowered and directed to certify these resolutions to the Texas Department of Housing Community Affairs and to take all other necessary or appropriate steps or actions associated with this development funding.

**Part 4:** That this Resolution shall be effective immediately upon adoption.

**PASSED AND APPROVED**, this 26<sup>th</sup> day of February, A. D. 2020.


  
\_\_\_\_\_  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

  
\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK



  
\_\_\_\_\_  
DEBORAH G. PULLUM,  
CITY ATTORNEY



United Way of Smith County

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Laurel Flats #20167

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #20167 Laurel Flats to be located at 1208 E. Houston St. in Tyler, TX.

The United Way of Smith County is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in blue ink that reads "John Berry".

John Berry  
Development Director  
United Way of Smith County



[www.uwsmithcounty.org](http://www.uwsmithcounty.org)

PO Box 10029 • Tyler, Texas 75711 • 903.581.6376 • Fax: 903.581.6462



# East Texas Human Needs Network

---

02/27/2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Laurel Flats #20167

Dear Ms. Gamble:

The East Texas Human Needs Network supports the TDHCA Tax Credit Application #20167 Laurel Flats to be located at 1208 E. Houston St. in Tyler, TX.

East Texas Human Needs Network is a 501(c) (3) community organization that assists Individuals and organizations working together for strengthened programs, connection, and improved awareness of services that meet essential human needs. Based on collective research, we coordinate plans that address the needs of vulnerable populations in the fields of education, employment, healthcare, housing and transportation.

East Texas Human Needs Network is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in black ink that reads "Christina Fulsom".

Christina Fulsom  
Founder and CEO  
[christina@ethnn.org](mailto:christina@ethnn.org)

a natural beauty



February 27, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Laurel Flats #20167

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #20167 Laurel Flats to be located at 1208 E. Houston St. in Tyler, TX.

The Tyler Chamber of Commerce is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in black ink that reads "Thomas G. Mullins". The signature is written in a cursive style.

Thomas G. Mullins  
President/CEO

# Community Input Scoring Items

TDHCA#: 20171

Self Score Total: 138

## 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested 17

Waco City Council

Name of Local Government Body

N/A

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

## 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

## 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

## 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

### A. Neighborhood Works of Waco

Name of Community Organization

Roy Nash

Contact Name

Support

Opposition

### B. Caritas

Name of Community Organization

Buddy Edwards

Contact Name

Support

Opposition

### C. Cen-Tex Hispanic Chamber of Commerce

Name of Community Organization

Alfred Solano

Contact Name

Support

Opposition

### D. Cen-Tex African American Chamber of Commerce

Name of Community Organization

John Bible

Contact Name

Support

Opposition

### E.

Name of Community Organization

Support

Opposition

### F.

Name of Community Organization

Support

Opposition

Contact Name

**RESOLUTION NO. 2020-113**

**WHEREAS**, Avanti Viking Hills, L.P., has proposed a development for affordable rental housing at 6501 and 6515 Sanger Avenue in the City of Waco, McLennan County, Texas; and

**WHEREAS**, Avanti Viking Hills, L.P., has submitted a pre-application and proposes to submit a final application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Low Income Housing Tax Credit Program funds for the proposed development; and

**WHEREAS**, the application for the funding of tax credits requires a match of local funds in the form of a loan or in-kind contribution; and

**WHEREAS**, at least fifteen percent of the units in the proposed development will be rented at market rate; and

**WHEREAS**, at least five of the units will be set aside for Waco Housing Authority clients; and

**WHEREAS**, the construction and design for the proposed development are architecturally compatible with the existing neighborhood; and

**WHEREAS**, the proposed development's real property will be subject to property taxes; and

**WHEREAS**, Avanti Viking Hills, L.P., has satisfactorily sought and received community feedback regarding the proposed development by notifying neighboring owners of the proposed development and by holding at least two public meetings within the neighborhood to provide information to and receive comments from neighboring residents,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WACO, TEXAS:**

That the City Council of the City of Waco hereby confirms its support for an affordable housing development to be developed by Avanti Viking Hills, L.P., ("Applicant") at 6501 and 6515 Sanger Avenue in Waco, McLennan County, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on this date.

That the City Council of the City of Waco hereby approves the Applicant's application for Competitive 9% Low Income Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Housing pursuant to the Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

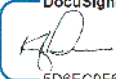
That in accordance with 10 Texas Administrative Code Section 11.9(d)(2), the City hereby commits to an in-kind contribution to the Housing in the form of a loan, grant, reduced fee, or contribution of other value for the benefit of the Housing in the amount of no less than \$500.00.

That the City Manager is authorized to execute any documents in connection therewith, including a development agreement with the Applicant.



That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public, and that public notice of the time and purpose of said meeting was given as required by law.

**PASSED AND APPROVED** this 18<sup>th</sup> day of February, 2020.

DocuSigned by:  
  
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Kyle Deaver, Mayor  
City of Waco, Texas

**ATTEST:**

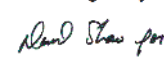
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Esmeralda Hudson, City Secretary



**APPROVED AS TO FORM & LEGALITY:**

DocuSigned by:  
  
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Jennifer Richie, City Attorney



TEXAS HOUSE OF REPRESENTATIVES  
**CHARLES "DOC" ANDERSON**

STATE REPRESENTATIVE DISTRICT 56

TEXAS LEGISLATIVE RURAL CAUCUS, CHAIRMAN

COMMITTEES: AGRICULTURE & LIVESTOCK, VICE CHAIRMAN

COUNTY AFFAIRS • HOUSE ADMINISTRATION

February 26, 2020

Texas Department of Housing and Community Affairs  
Multifamily Finance Division  
Attention: Sharon Gamble  
221 East 11th Street  
Austin, Texas 78701

Re: Avanti Viking Hills (TDHCA #20171) to be located at 6501/6515 Sanger Ave,  
Waco, McLennan County, Texas 76710

Dear Ms. Gamble:

I would like to express my support for the application for housing tax credits concerning the proposed Avanti Viking Hills family community. This project is located in my district at 6501/6515 Sanger Ave, Waco, McLennan County, Texas 76710.

This development would greatly benefit the community by providing quality affordable housing to those living on low to moderate incomes. The development is designed to address the needs of our growing community, especially those who have financial obstacles. The Avanti Viking Hills community will give families the opportunity to reside in decent, safe, and affordable housing.

Citizens of Waco deserve the opportunity to live in a safe and comfortable environment, and Avanti Viking Hills will provide this opportunity for up to 82 households in the Waco area. For these reasons, I support the Avanti Viking Hills application for tax credits.

If I can be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in cursive script that reads "Charles 'Doc' Anderson".

Charles "Doc" Anderson  
Texas State Representative  
District 56





## WACO

### OUR MISSION:

*Building stronger neighborhoods  
through homeownership.*

January 6, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti Viking Hills (TDHCA #20171)  
+/- 2.63 Acres located at 6501 Sanger Avenue, Waco, Texas 76710  
And 6515 Sanger Avenue, Waco, Texas 76710

Dear Ms. Gamble,

I am writing to support the application for housing tax credits for Avanti Viking Hills (TDHCA #20171). Avanti Viking Hills would be an approximately 75-unit multifamily community for working families proposed in the City of Waco. The population in Waco, McLennan County and the surrounding area is growing rapidly. As a result, there is a great need for good quality housing that is affordable to these working families. These needs will be met by the development of Avanti Viking Hills. Our organization, NeighborWorks Waco, is a tax-exempt non-profit organization that serves the City of Waco and the entire McLennan County area.

Our organization is an inclusive local non-profit with a 26-year track record of serving housing needs of Waco Citizens regardless of where they are on their path towards homeownership.

Thank you for your consideration of the application and I urge you to award housing tax credits to Avanti Viking Hills development.

If you have any questions, please contact me at (254) 752-1647.

Sincerely,

Roy Nash  
President & CEO



254.753.4593  
Fax: 254.752.4434

300 S. 15th Street  
Waco, TX 76701

caritas@grandecom.net  
www.caritas-waco.org

January 7, 2020

**Board of Directors**

Mr. Colin O' Neill  
**President**

Ms. Cindy Wood  
**Vice President**

Mr. Gary Boyd  
**Treasurer**

Ms. Angela Ragan  
**Secretary**

Ms. Connie Berry  
**Immediate Past President**

Mrs. Mackie Bonner  
Ms. Frances Callan  
Mrs. Jeannie Dickson  
Mrs. Milet Hopping  
Ms. Connie Jefferson  
Dr. Stan Madden  
Mr. Trey Miller  
Dr. Coretta Pittman  
Ms. Nicole Reynolds

Buddy Edwards  
**Executive Director**

Eddie Sherman  
**Assistant Executive Director**

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701  
Attention: Sharon Gamble – Multifamily Division

RE: Avanti Viking Hills (TDHCA #[20171])  
+/- 2.63 Acres located at 6501 Sanger Avenue, Waco, Texas 76710  
And 6515 Sanger Avenue, Waco, Texas 76710

Dear Ms. Gamble,

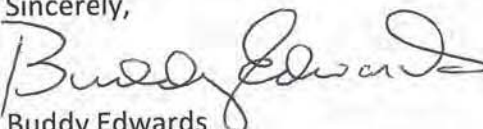
Caritas of Waco is a 501(c)(3) organization that has served the City of Waco and six neighboring Central Texas counties for over 51 years to combat the hunger and poverty crisis in our community.

Caritas would like to express our support for the Housing Tax Credits application submitted for Avanti Viking Hills (TDHCA #20171), an approximately 75-unit, multifamily housing community dedicated to serving working families proposed in Waco.

There is a tremendous need for affordable housing for families in the City of Waco and McLennan County. The population of Waco is growing rapidly and Avanti Viking Hills would provide quality, affordable housing to those in need.

Again, we are extremely pleased to lend our support to the Avanti Viking Hills tax credit application and strongly encourage your support for this development to be funded. If you need additional information, please feel free to call me at (254) 753-4593.

Sincerely,

  
Buddy Edwards  
Executive Director



United Way  
of Waco - McLennan County



January 14, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701  
Attention: Sharon Gamble – Multifamily Division

RE: Avanti Viking Hills (TDHCA #20171)  
+/- 2.63 Acres located at 6501 Sanger Avenue, Waco, Texas 76710  
And 6515 Sanger Avenue, Waco, Texas 76710

Dear Ms. Gamble,

The Cen-Tex Hispanic Chamber of Commerce serves the City of Waco and Central Texas. Our mission is centered on developing partnerships that create a stronger community, by establishing relationships between businesses, providing networking opportunities and stimulating economic growth for its member and the community.

Our community is growing dramatically. As a result, there is a great need for quality housing in good neighborhoods that is affordable to attract and retain more working families to the City of Waco. Through the development of Avanti Viking Hills, we can address the gap that exists to create much-needed quality, affordable housing in our city. We are excited to have this proposed multifamily community of approximately 75- units catering to our families in Waco whose income is at or below 60% AMI.

I am writing to support the housing tax credits application for the Avanti Viking Hills (TDHCA #20171) community and I urge you to award these credits to this development.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Alfred Solano".

Alfred Solano  
President/CEO



January 15, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701  
Attention: Sharon Gamble – Multifamily Division

RE: Avanti Viking Hills (TDHCA #20171)  
+/- 2.63 Acres located at 6501 Sanger Avenue, Waco, Texas 76710  
And 6515 Sanger Avenue, Waco, Texas 76710

Dear Ms. Gamble,

The Cen-Tex African American Chamber of Commerce serves the City of Waco and Central Texas. Our mission is to participate in economic development efforts and to assist in community activities designed to encourage new business. The CTAACC plan is to encourage, develop and empower these small businesses. We recognize that small businesses are critical to our nation's economy. The Chamber is dedicated to serving its Members and the community in the development, promotion and advocacy of tourism and business in the Central Texas area.

Our community is growing dramatically. As a result, there is a great need for quality housing in good neighborhoods that is affordable to attract and retain more working families to the City of Waco. Through the development of Avanti Viking Hills, we can address the gap that exists to create much-needed quality, affordable housing in our city. We are excited to have this proposed multifamily community of approximately 75-units catering to our families in Waco whose income is at or below 60% AMI.

I am writing to support the housing tax credits application for the Avanti Viking Hills (TDHCA #20171) community and I urge you to award these credits to this development.

Thank you for your consideration.

Sincerely,

John Bible  
CEO/Executive Director



## Community Input Scoring Items

TDHCA#: 20177

Self Score Total: 138

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of McAllen

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Affordable Homes of South Texas, Inc.

Name of Community Organization

Robert A. Calvillo

Contact Name

Support

Opposition

B. Communities in Schools of Hidalgo County

Name of Community Organization

David Gus Kennedy

Contact Name

Support

Opposition

C. Habitat for Humanity of the Rio Grande Valley

Name of Community Organization

Febe Zepeda

Contact Name

Support

Opposition

D. Sunny Glen Children's Home

Name of Community Organization

Chase Palmer

Contact Name

Support

Opposition

E.

Name of Community Organization

Support

Opposition

F.

Name of Community Organization

Support

Opposition

Contact Name

**RESOLUTION NO. 2020-11**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MCALLEN, TEXAS SUPPORTING THE PROPOSED VALOR HEIGHTS AFFORDABLE HOUSING COMMUNITY IN THEIR APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR NINE PERCENT HOUSING TAX CREDITS AND PROVIDING AN IN-KIND CONTRIBUTION TO ASSIST AND BENEFIT SUCH COMMUNITY.**

WHEREAS, Avanti Legacy Valor Heights, LP has proposed a development for affordable rental housing up to 93 senior housing residential units near the SE quadrant of 2<sup>nd</sup>. St and US Business 83 named Avanti Legacy Valor Heights in the City of McAllen; and

WHEREAS, Avanti Legacy Valor Heights, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for Avanti Legacy Valor Heights

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MCALLEN, TEXAS, THAT**

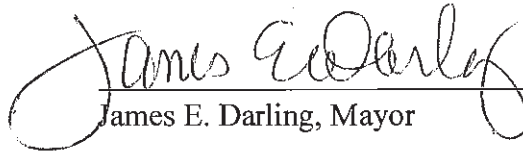
1. RESOLVED, The City Commission of the City of McAllen hereby confirms its support for the proposed Avanti Legacy Valor Heights and that this formal action has been taken to put on record the opinion expressed by the City on this date.
2. RESOLVED, The City Commission of the City of McAllen hereby approves the Applicants' application for Tax Credits from the Texas Department of Housing (TDHCA) and Community Affairs and supports and award of Tax Credits for the housing pursuant to the Qualified Allocation Plan of TDHCA.
3. RESOLVED, In accordance with 10 Texas Administrative Code § 11.9 (d)(2), the City hereby commits to an in-kind contribution to the Development in the form of a loan, grant, reduced fee of contribution of other value for the benefit of the Development in the amount of \$500.00.
4. FURTHER RESOLVED, This Resolution shall become effective immediately upon its passage.

**CONSIDERED PASSED and APPROVED** this 21<sup>st</sup> of February 2020, at a special meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 552 of the Texas Government Code.


SIGNED on this 21<sup>st</sup> day of February 2020.




CITY OF MCALLEN, TEXAS

  
James E. Darling, Mayor

ATTEST:

  
Perla Lara, TRMC/CMC, CPM  
City Secretary

APPROVED AS TO FORM:

  
Kevin D. Pagan, City Attorney  
AWS, ACA



The State of Texas  
House of Representatives

CAPITOL OFFICE:  
P.O. BOX 2910  
AUSTIN, TEXAS 78768-2910  
VOICE: (512) 463-0578  
FAX: (512) 463-1482  
E-MAIL: bobby.guerra@house.state.tx.us



R.D. "Bobby" Guerra  
STATE REPRESENTATIVE  
DISTRICT 41

February 20, 2020

Texas Department of Housing and Community Affairs  
Multifamily Finance Division  
Attention: Sharon Gamble  
221 East 11th Street  
Austin, Texas 78701

Re: Avanti Legacy Valor Heights (TDHCA #20177) to be located at +/- 3.93 acres near the SEC 2<sup>nd</sup> St & Business 83, McAllen, Hidalgo County, Texas 78501

Dear Ms. Gamble:

I would like to express my support for the application for housing tax credits concerning the proposed Avanti Legacy Valor Heights senior community. This project is located in my district at +/- 3.93 acres near the SEC 2<sup>nd</sup> St & Business 83, McAllen, Hidalgo County, Texas 78501.

I firmly believe that we need more affordable housing options in District 41. This development would greatly benefit the community by providing quality affordable housing to those living on low to moderate incomes. The development is designed to address the needs of our growing community, especially those who have financial obstacles. The Avanti Legacy Valor Heights community will give seniors the opportunity to reside in decent, safe, and affordable housing.

Citizens of McAllen deserve the opportunity to live in a safe and comfortable environment, and Avanti Legacy Valor Heights will provide this opportunity for up to 93 households in the McAllen area. For these reasons, I support the Avanti Legacy Valor Heights application for tax credits.

If I can be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to be "R.D. Guerra".

Representative R.D. "Bobby" Guerra  
House District 41



January 28, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti Legacy Valor Heights (TDHCA #20177)  
+/- 3.93 acres near the SEC 2<sup>nd</sup> Street and Business 83,  
McAllen, Hidalgo County, Texas 78501

Dear Ms. Gamble,

I am writing to support the Avanti Legacy Valor Heights (TDHCA #20177) application for Tax Credits through the Texas Department of Housing and Community Affairs. The proposed senior development will be a multi-family community in the City of McAllen located in Hidalgo County.

As the largest Community Development organization serving Hidalgo County, Affordable Homes of South Texas is very aware of the rapid growth in the Rio Grande Valley and especially in the McAllen area. As a result, there is a great need for quality affordable housing in good neighborhoods that is affordable to seniors. This need will be met by the development of Avanti Legacy Valor Heights. I look forward to seeing the development of this project to create additional senior housing in our community.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Avanti Legacy Valor Heights development.

Sincerely,



Robert A. Calvillo  
Executive Director



February, 4, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti Legacy Valor Heights (TDHCA #20177)  
+/- 3.93 acres near the SEC 2<sup>nd</sup> Street and Business 83,  
McAllen, TX, Hidalgo County, Texas 78501

Dear Ms. Gamble:

I am pleased to offer my support to Avanti Legacy Valor Heights (TDHCA #20177) in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs. This senior development will serve families residing in the City of McAllen within Hidalgo County. Communities in School of Hidalgo County partners with a variety of community agencies to provide qualitative student services.

As a tax-exempt, non-profit organization that serves the entire Hidalgo County area, this senior development will not only increase the availability of quality affordable housing to the extended student families of Communities in Schools of Hidalgo County, but also to the entire community.

We highly encourage you to award housing tax credits to the Avanti Legacy Valor Heights development.

Sincerely,

David Gus Kennedy

Executive Director

Communities in Schools of Hidalgo County



January 24, 2020

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti Legacy Valor Heights (TDHCA #20177)  
+/- 3.93 acres near the SEC 2nd Street and Business 83,  
McAllen, TX, Hidalgo County, Texas 78501

Dear Ms. Gamble,

Habitat for Humanity of the Rio Grande Valley would like to express our support for Housing Tax Credits for Avanti Legacy Valor Heights (TDHCA #20177), a multifamily housing community for seniors proposed in the city of McAllen located in Hidalgo County. Our organization is a tax-exempt non-profit organization that provides services to the entire Hidalgo County area.

It is our mission to bring people together to build homes, communities and hope. Through the creation of Avanti Legacy Valor Heights, this development would address the need to provide quality, affordable housing to serve our community.

Again, we are very pleased to lend our support to the Avanti Legacy Valor Heights tax credit application. If you need additional information, please feel free to call me at (956) 686-7455.

Sincerely,

A handwritten signature in black ink, appearing to read "Febe Zepeda".

Febe Zepeda  
Interim Executive Director



Since 1936

# SUNNY GLEN

*Children's Home*

P. O. Box 1373  
San Benito, TX 78586  
(956) 399-5356  
[www.sunnyglen.org](http://www.sunnyglen.org)

1-27-20

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti Legacy Valor Heights (TDHCA #20177)  
+/- 3.93 acres near the SEC 2<sup>nd</sup> Street and Business 83,  
McAllen, Hidalgo County, Texas 78501

Dear Ms. Gamble,

Sunny Glen Children's Home would like to express our support for the award of housing tax credits to the Avanti Legacy Valor Heights (TDHCA #20177), a multi-family housing community for seniors in City of McAllen located in Hidalgo County. We are a local non-profit that provides supportive services to children and families who reside in the Hidalgo county area.

There is a tremendous need for affordable housing for families residing within our county. Avanti Legacy Valor Heights will provide quality, affordable housing to address this ongoing need for seniors within the City of McAllen.

Again, we are very pleased to lend our support to the Avanti Legacy Valor Heights tax credit application. If you need additional information, please contact me at (956)399-5356.

Sincerely,

Chase Palmer  
Executive Director



## Community Input Scoring Items

TDHCA#: 20179

Self Score Total: 137

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Edinburg

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Affordable Homes of South Texas, Inc.

Name of Community Organization

Robert A. Calvillo

Contact Name

Support

Opposition

B. Communities in Schools of Hidalgo County

Name of Community Organization

David Gus Kennedy

Contact Name

Support

Opposition

C. Habitat for Humanity of the Rio Grande Valley

Name of Community Organization

Febe Zepeda

Contact Name

Support

Opposition

D. Sunny Glen Children's Home

Name of Community Organization

Chase Palmer

Contact Name

Support

Opposition

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

**RESOLUTION NO. 2404**

**THE STATE OF TEXAS     §   RESOLUTION OF SUPPORT AND COMMITMENT OF DEVELOPMENT FUNDING TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR AFFORDABLE HOUSING 2020 COMPETITIVE 9% HOUSING TAX CREDITS FOR THE DEVELOPMENT OF AVANTI WEST, TO BE LOCATED IN THE NEAR THE NWC OF W. ALBERTA ROAD AND SOUTH MCCOLL ROAD, AS REQUESTED BY AVANTI WEST, LP.**

**COUNTY OF HIDALGO     §**

**CITY OF EDINBURG     §**

**WHEREAS**, Avanti West (the “**Applicant**”) is proposing to develop Avanti West (the “**Housing**”), an affordable rental housing community to be located near the Northwest Corner of Alberta Road and South McColl Road, Edinburg, Hidalgo County, Texas 78539 (the “**Development Site**”).

**WHEREAS**, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (**TDHCA**) for an allocation of 2020 Competitive 9% Housing Tax Credits (“**HTCs**”) for the construction and development of the Housing;

**WHEREAS**, pursuant to §11.9(d)(1) of TDHCA’s 2020 Qualified Allocation Plan (the “**QAP**”) and in accordance with the Texas Government Code §2306.6710(b)(1)(B), an application may qualify for points for a Resolution of Support and pursuant to §11.9(d)(2) of the QAP and in accordance with the Texas Government Code §2306.6725(a)(5), an application may also qualify for points for a diminimus funding participation from the municipality in which the proposed development site is located; and,

**WHEREAS**, the Applicant has requested from the City Council of the City of Edinburg (i) support for the development of the Housing and for Applicant’s application to TDHCA and (ii) a commitment of required development funding assistance.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, that:**

1. The City Council of the City of Edinburg hereby confirms its support for the Avanti West development for affordable rental housing, at its proposed location in the Northwest Corner of Alberta Road and South McColl Road, Edinburg, Hidalgo County, Texas 78539, and additionally supports the Applicant’s application #20179 by the Applicant with TDHCA and that this formal action has been taken to put on record the opinions expressed by the City of Edinburg on this date.
2. The City Council of the City of Edinburg hereby approves the provision of a grant, fee waiver or development related services equal in value to \$500. The funding assistance provided by the City of Edinburg pursuant to this Resolution is intended to comply with all requirements of §11.9(d)(2) of the QAP.



3. Notwithstanding anything herein to the contrary, the Commitment of Development Funding by the City of Edinburg set forth in this Resolution shall be contingent on: (i) the Applicant securing HTCs from TDHCA in an amount sufficient to develop the Housing, (ii) development plan approvals (including any required zoning) by the City of Edinburg in connection with developing the Housing, and (iii) finalizing commitment of development funding pursuant to the terms committed to by the City of Edinburg pursuant to this Resolution.
4. The City of Edinburg is not a related party to the Applicant, and any funding assistance committed by the City of Edinburg to the development of the Housing pursuant to this Resolution will not have been provided to the City of Edinburg by the Applicant or any related party to the Applicant.
5. For and on behalf of the City Council, Richard M. Molina, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**READ, CONSIDERED, PASSED AND APPROVED** at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.04, on the 18<sup>th</sup> day of February, 2020.

**CITY OF EDINBURG**

By: \_\_\_\_\_

Richard M. Molina, Mayor

**ATTEST:**

By: \_\_\_\_\_

Joe Rios, City Secretary



**APPROVE AS TO FORM:**

Omar Ochoa Law Firm, P.C.

By: \_\_\_\_\_

City Attorney

The State of Texas  
House of Representatives

CAPITOL OFFICE:  
P.O. BOX 2910  
AUSTIN, TEXAS 78768-2910  
VOICE: (512) 463-0578  
FAX: (512) 463-1482  
E-MAIL: bobby.guerra@house.state.tx.us



R.D. "Bobby" Guerra  
STATE REPRESENTATIVE  
DISTRICT 41

February 20, 2020

Texas Department of Housing and Community Affairs  
Multifamily Finance Division  
Attention: Sharon Gamble  
221 East 11th Street  
Austin, Texas 78701

Re: Avanti West (TDHCA #20179) to be located at +/- 6.0 acres near the NWC of  
W. Alberta Road and S. McColl Road, Edinburg, Hidalgo County, Texas 78539

Dear Ms. Gamble:

I would like to express my support for the application for housing tax credits concerning the proposed Avanti West family community. This project is located in my district at +/- 6.0 acres near the NWC of W. Alberta Road and S. McColl Road, Edinburg, Hidalgo County, Texas 78539.

My constituents in House District 41 deserve to have more affordable housing options. This development would greatly benefit the community by providing quality affordable housing to those living on low to moderate incomes. The development is designed to address the needs of our growing community, especially those who have financial obstacles. The Avanti West community will give families the opportunity to reside in decent, safe, and affordable housing.

Citizens of Edinburg deserve the opportunity to live in a safe and comfortable environment, and Avanti West will provide this opportunity for up to 72 households in the Edinburg area. For these reasons, I support the Avanti West application for tax credits.

If I can be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to be "R.D. Guerra".

Representative R.D. "Bobby" Guerra  
House District 41



January 28, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti West (TDHCA #20179)  
+/- 6.0 acres near the NWC of W. Alberta Rd and S. McColl Rd,  
Edinburg, Hidalgo County, Texas 78504

Dear Ms. Gamble,

I am writing to support the Avanti West (TDHCA #20179) application for Tax Credits through the Texas Department of Housing and Community Affairs. The proposed family development will be a multi-family community in the City of Edinburg located in Hidalgo County.

As the largest Community Development organization serving Hidalgo County, Affordable Homes of South Texas is very aware of the rapid growth in the Rio Grande Valley and especially in the Edinburg area. As a result, there is a great need for quality affordable housing in good neighborhoods that is affordable to families. This need will be met by the development of Avanti West. I look forward to seeing the development of this project to create additional housing in our community.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Avanti West development.

Sincerely,



Robert A. Calvillo  
Executive Director



February 4, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti West (TDHCA #20179)  
+/- 6.0 acres near the NWC of W. Alberta Rd and S. McColl Rd,  
Edinburg, Hidalgo County, Texas 78504

Dear Ms. Gamble,

I am pleased to offer my support to Avanti West (TDHCA #20179) in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs. This family development will serve families residing in the City of Edinburg within Hidalgo County. Communities in School of Hidalgo County partners with a variety of community agencies to provide qualitative student services.

As a tax-exempt, non-profit organization that serves the entire Hidalgo County area, this family development will not only increase the availability of quality affordable housing to the extended student families of Communities in Schools of Hidalgo County, but also to the entire community.

We highly encourage you to award housing tax credits to the Avanti West development.

Sincerely,

David Gus Kennedy  
Executive Director  
Communities in Schools of Hidalgo County



January 24, 2020

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti West (TDHCA #20179)  
+/- 6.0 acres near the NWC of W. Alberta Rd and S. McColl Rd,  
Edinburg, Hidalgo County, Texas 78504

Dear Ms. Gamble,

Habitat for Humanity of the Rio Grande Valley would like to express our support for Housing Tax Credits for Avanti West (TDHCA #20179), a multifamily housing community for families proposed in the city of Edinburg located in Hidalgo County. Our organization is a tax-exempt non-profit organization that provides services to the entire Hidalgo County area.

It is our mission to bring people together to build homes, communities and hope. Through the creation of Avanti West, this development would address the need to provide quality, affordable housing to serve our community.

Again, we are very pleased to lend our support to the Avanti West tax credit application. If you need additional information, please feel free to call me at (956) 686-7455.

Sincerely,

A handwritten signature in black ink, appearing to read "Febe Zepeda".

Febe Zepeda  
Interim Executive Director



# SUNNY GLEN

Since 1936

*Children's Home*

P. O. Box 1373  
San Benito, TX 78586  
(956) 399-5356  
[www.sunnyglen.org](http://www.sunnyglen.org)

1-27-20

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti West (TDHCA #20179)  
+/- 6.0 acres near the NWC of W. Alberta Rd and S. McColl Rd,  
Edinburg, Hidalgo County, Texas 78504

Dear Ms. Gamble,

Sunny Glen Children's Home would like to express our support for the award of housing tax credits to the Avanti West (TDHCA #20179), a multi-family housing community for families in City of Edinburg located in Hidalgo County. We are a local non-profit that provides supportive services to children and families who reside in the Hidalgo county area.

There is a tremendous need for affordable housing for families residing within our county. Avanti West will provide quality, affordable housing to address this ongoing need for families within the City of Edinburg.

Again, we are very pleased to lend our support to the Avanti West tax credit application. If you need additional information, please contact me at (956)399-5356.

Sincerely,

Chase Palmer  
Executive Director



# Community Input Scoring Items

TDHCA#: 20181

Self Score Total: 132

## 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Hidalgo

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

## 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

## 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

## 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Affordable Homes of South Texas, Inc

Name of Community Organization

Robert Calvillo

Contact Name

Support

Opposition

B. Community in Schools of Hidalgo

Name of Community Organization

David Gus Kennedy

Contact Name

Support

Opposition

C. Habitat for Humanity of the Rio Grande Valley

Name of Community Organization

Febe Zepeda

Contact Name

Support

Opposition

D. Sunny Glen Children's Home

Name of Community Organization

Chase Palmer

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF HIDALGO §

### Resolution Number 2020-01

#### Proposed Development of Affordable Rental Housing

Whereas, Avanti Valley View, LP has proposed a development for affordable rental housing at the northwest corner of South Jackson Road and East Granjeno, Hidalgo Texas 78557 named Avanti Valley View in the City of Hidalgo; and,

Whereas, Avanti Valley View, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Avanti Community.

**CITY OF HIDALGO HEREBY RESOLVED** that acting through its governing body, hereby confirms that the City supports the proposed Avanti Valley View, LP located at the northwest corner of South Jackson Road and East Granjeno, Hidalgo, Texas 78557 and this formal action has been taken to put on record the opinion expressed by the City of Hidalgo on February 3, 2020, and

**FURTHER RESOLVED** that for and on behalf of the Governing Body, Sergio Coronado, Mayor is hereby authorized, empowered and directed to certify this resolution to the Texas Department of Community Affairs.

Signed this 3<sup>rd</sup> day of February 2020.

  
\_\_\_\_\_  
Sergio Coronado, Mayor

ATTEST:

  
\_\_\_\_\_  
Denise M. Elliff, City Secretary





**DISTRICT OFFICE**  
121 E. TOM LANDRY  
MISSION, TEXAS 78572  
956-584-8999  
956-584-7555 (FAX)  
SERGIO.MUNOZ@HOUSE.TEXAS.GOV

State of Texas  
House of Representatives

**SERGIO MUÑOZ, JR.**  
STATE REPRESENTATIVE

**CAPITOL OFFICE**  
P.O. BOX 2910  
AUSTIN, TEXAS 78768-2910  
512-463-0704  
(FAX) 512-463-5364  
RM. 4S.2

February 19, 2020

Texas Department of Housing and Community Affairs  
Multifamily Finance Division  
Attention: Sharon Gamble  
221 East 11th Street  
Austin, Texas 78701

Re: Avanti Valley View (TDHCA #20181) to be located at +/- 4.27 acres near the NWC of S. Jackson Rd and E. Granjeno, Hidalgo, Hidalgo County, Texas 78557

Dear Ms. Gamble:

I would like to express my support for the application for housing tax credits concerning the proposed Avanti Valley View family community. This project is located in my district at +/- 4.27 acres near the NWC of S. Jackson Rd and E. Granjeno, Hidalgo, Hidalgo County, Texas 78557.

This development would greatly benefit the community by providing quality affordable housing to those living on low to moderate incomes. The development is designed to address the needs of our growing community, especially those who have financial obstacles. The Avanti Valley View community will give families the opportunity to reside in decent, safe, and affordable housing.

Citizens of Hidalgo deserve the opportunity to live in a safe and comfortable environment, and Avanti Valley View will provide this opportunity for up to 80 households in the Hidalgo area. For these reasons, I support the Avanti Valley View application for tax credits.

If I can be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink that reads "Sergio Muñoz Jr." in a cursive style.

Sergio Muñoz, Jr.  
State Representative, District 36

January 28, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti Valley View (TDHCA #20181)  
+/- 4.27 acres near the NWC of S. Jackson Rd and E. Granjeno,  
Hidalgo, Hidalgo County, Texas 78557

Dear Ms. Gamble,

I am writing to support the Avanti Valley View (TDHCA #20181) application for Tax Credits through the Texas Department of Housing and Community Affairs. The proposed family development will be a multi-family community in the City of Hidalgo located in Hidalgo County.

As the largest Community Development organization serving Hidalgo County, Affordable Homes of South Texas is very aware of the rapid growth in the Rio Grande Valley and especially in the rural areas of our county. As a result, there is a great need for quality affordable housing in the City of Hidalgo neighborhoods that is affordable to families. I look forward to seeing the development of Avanti Valley View to address this need to create affordable housing in our community.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Avanti Valley View development.

Sincerely,



Robert A. Calvillo  
Executive Director



February 4, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti Valley View (TDHCA #20181)  
+/- 4.27 acres near the NWC of S. Jackson Rd and E. Granjeno,  
Hidalgo, Hidalgo County, Texas 78557

Dear Ms. Gamble,

I am pleased to offer my support to Avanti Valley View (TDHCA #20181) in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs. This family development will serve families residing in Hidalgo County. Communities in School of Hidalgo County partners with a variety of community agencies to provide qualitative student services.

As a tax-exempt, non-profit organization that serves the entire Hidalgo County area, this family development will not only increase the availability of quality affordable housing to the extended student families of Communities in Schools of Hidalgo County, but also to the entire community.

We highly encourage you to award housing tax credits to the Avanti Valley View development.

Sincerely,

David Gus Kennedy  
Executive Director  
Communities in Schools of Hidalgo County



January 24, 2020

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti Valley View (TDHCA #20181)  
+/- 4.27 acres near the NWC of S. Jackson Rd and E. Granjeno,  
Hidalgo, Hidalgo County, Texas 78557

Dear Ms. Gamble,

Habitat for Humanity of the Rio Grande Valley would like to express our support for Housing Tax Credits for Avanti Valley View (TDHCA #20181), a multifamily housing community for families proposed in the city of Hidalgo located in Hidalgo County. Our organization is a tax-exempt non-profit organization that provides services to the entire Hidalgo County area.

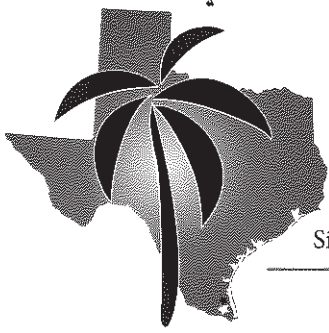
It is our mission to bring people together to build homes, communities and hope. Through the creation of Avanti Valley View, this development would address the need to provide quality, affordable housing to serve our community.

Again, we are very pleased to lend our support to the Avanti Valley View tax credit application. If you need additional information, please feel free to call me at (956) 686-7455.

Sincerely,

A handwritten signature in black ink, appearing to read "Febe Zepeda".

Febe Zepeda  
Interim Executive Director



Since 1936

# SUNNY GLEN

*Children's Home*

P. O. Box 1373  
San Benito, TX 78586  
(956) 399-5356  
[www.sunnyglen.org](http://www.sunnyglen.org)

1-27-20

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti Valley View (TDHCA #20181)  
+/- 4.27 acres near the NWC of S. Jackson Rd and E. Granjeno,  
Hidalgo, Hidalgo County, Texas 78557

Dear Ms. Gamble,

Sunny Glen Children's Home would like to express our support for the award of housing tax credits to the Avanti Valley View (TDHCA #20181), a multi-family housing community for families in City of Hidalgo located in Hidalgo County. We are a local non-profit that provides supportive services to children and families who reside in the Hidalgo county area.

There is a tremendous need for affordable housing for families residing within our county. Avanti Valley View will provide quality, affordable housing to address this ongoing need for families within the City of Hidalgo.

Again, we are very pleased to lend our support to the Avanti Valley View tax credit application. If you need additional information; please contact me at (956)399-5356.

Sincerely,

Chase Palmer  
Executive Director



## Community Input Scoring Items

TDHCA#: 20184

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Abilene

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 0

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

Inserted. sdg

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Food Bank of West Central Texas

Name of Community Organization

Ronnie C. Kidd

Contact Name

Support

Opposition

B. Habitat for Humanity of Abilene Texas

Name of Community Organization

Steven Leggett

Contact Name

Support

Opposition

C. Abilene Chamber of Commerce

Name of Community Organization

Douglas Peters

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 41-2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, SUPPORTING A HOUSING TAX CREDIT APPLICATION SUBMITTED FOR HERITAGE AT ABILENE AND COMMITTING DEVELOPMENT INCENTIVES**

WHEREAS, OPG Heritage Partners, LLC has proposed the development of affordable rental housing located at 1101 S. 9<sup>th</sup> Street, and named Heritage at Abilene in the City of Abilene, Taylor County, Texas;

WHEREAS, there is a need for affordable housing for Abilene residents of modest means;

WHEREAS, OPG Heritage Partners, LLC, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Competitive 9% Housing Tax Credits for the proposed development; and

WHEREAS, Heritage at Abilene is located within the revitalization area known as Abilene Neighborhood Empowerment Zone No. 1.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE:**

**PART 1.** That the City of Abilene, acting through its governing body, hereby confirms that it supports the application for Heritage at Abilene, located at 1101 S. 9<sup>th</sup> Street, and that this formal action has been taken to put on record the opinion expressed by the City of Abilene on February 27, 2020.

**PART 2.** That this Resolution affirms that Heritage at Abilene has been identified as contributing most significantly to the concerted revitalization efforts of the City of Abilene as outlined in Abilene Empowerment Zone No. 1.


**PART 3.** That the City of Abilene does hereby commit to provide a loan, grant, reduced fees, or contribution of other value that equals \$500.00, conditioned upon Heritage at Abilene receiving a commitment of 2020 Competitive 9% Housing Tax Credits from the Texas Department of Housing and Community Development.

**PART 4.** That for and on behalf of the Governing Body of the City of Abilene, Mr. Robert Hanna, City Manager, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**PART 5.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Abilene, and it is accordingly so resolved.

**ADOPTED this 27th day of February 2020.**

**ATTEST:**



---

Shawna Atkinson, City Secretary



---

Anthony Williams, Mayor

**APPROVED:**



---

Stanley E. Smith, City Attorney





# TEXAS HOUSE OF REPRESENTATIVES



**STAN LAMBERT**

STATE REPRESENTATIVE · DISTRICT 71

February 28, 2020

Texas Department of Housing and Community Affairs  
Attn: Marni Holloway  
Director, Multifamily Division  
221 E. 11th St.  
Austin, TX 78701

Email: [marni.holloway@tdhca.state.tx.us](mailto:marni.holloway@tdhca.state.tx.us)

RE: Support for OPG Heritage Partners Proposed Project located at 1101 S. 9th Street in Abilene

Dear Ms. Holloway,

I received the Public Notification for Heritage at 1101 S. 9th Street in Abilene, Texas. As you are well aware, there is an urgent need for high-quality, service-enriched, affordable housing for the residents of Abilene. This project is greatly needed in this community.

I am pleased to lend my support to this development which will serve my constituents well.

Sincerely,

A handwritten signature in black ink that reads "Stan Lambert".

Stan Lambert,  
House District 71





5505 North First Street  
Abilene, Texas 79603

Telephone 325.695.6311  
Fax (office) 325.695.6827  
Fax (warehouse) 325.695.3948

[www.fbwct.org](http://www.fbwct.org)

February 12, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Heritage at Abilene #20184

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #20184 Heritage at Abilene to be located at 1101 S. 9<sup>th</sup> St. in Abilene, TX.

Food Bank of West Central Texas is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in purple ink that reads "Ronnie C. Kidd".

Ronnie C. Kidd  
President / Chief Executive Officer



Habitat for Humanity Abilene, Inc.  
101 Fulwiler Road  
Abilene, TX 79603  
Phone: 325-670-0489  
[www.abilenehabitat.org](http://www.abilenehabitat.org)

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Heritage at Abilene #20184

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #20184 Heritage at Abilene to be located at 1101 S. 9<sup>th</sup> St. in Abilene, TX.

Habitat for Humanity is a tax-exempt civic organization that serves the community in which the development site is located by building affordable and comfortable housing for people whose income and financial situation does not allow them to build and finance a house through conventional means. Through our research, and the work we do with the City's Office of Neighborhood Services, we believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need. I request you give full consideration to this application.

Sincerely,

A handwritten signature in black ink that reads "Steven Leggett".

Steven Leggett, Executive Director





Feb. 17, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Heritage at Abilene #20184

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #20184 Heritage at Abilene to be located at 1101 S. 9<sup>th</sup> St. in Abilene, TX.

As a 501(c)(6) not for profit organization, the Abilene Chamber of Commerce represents nearly 1,300 area businesses and has a mission of developing and promoting the economy and quality of life in the Abilene area. With a core purpose of creating and sustaining the very best environment to thrive, grow, add jobs and drive our economy, our focus areas are directly tied to economic and community development and service to our members.

We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

For the reasons listed above, I believe that Abilene would greatly benefit from the service that the TDHCA could provide. Thank you for the opportunity to provide our support and please contact me should you have any questions.

Sincerely,

Douglas Peters  
President & CEO

## Community Input Scoring Items

TDHCA#: 20186

Self Score Total: 117

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Kerrville

Name of Local Government Body

Kerr County

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Kerr County Area Christian Assistance Ministry

Name of Community Organization

Dr. Daniel R. Sebesta

Contact Name

Support

Opposition

B. Kerrville Area Chamber of Commerce

Name of Community Organization

Walt Koenig

Contact Name

Support

Opposition

C. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

D. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

E. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

F. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support

Opposition

**CITY OF KERRVILLE, TEXAS  
RESOLUTION NO. 04-2020**

**A RESOLUTION SUPPORTING THE APPLICATION OF  
OPG RIDGEHILL PARTNERS, LLC, TO CONSTRUCT  
AFFORDABLE RENTAL HOUSING PURSUANT TO THE  
LOW INCOME HOUSING TAX CREDIT PROGRAM  
ADMINISTERED BY THE TEXAS DEPARTMENT OF  
HOUSING AND COMMUNITY AFFAIRS**

**WHEREAS**, OPG Ridgehill Partners, LLC, (“the Applicant”) has proposed a development for affordable rental senior housing at 160 and 170 Lehmann Drive, Kerrville, Kerr County, Texas named the Residence at Ridgehill (“the Project”), and located within the extraterritorial jurisdiction of the City of Kerrville, Texas; and

**WHEREAS**, pursuant to several studies, there is a need for affordable housing for citizens of modest means; and

**WHEREAS**,, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Low Income Housing Tax Credit Program funds for the Project; and

**WHEREAS**, to be competitive, the Applicant’s tax credit application requires a commitment of a financial contribution to the project by the City of Kerrville in an amount of at least \$250.00 as a loan, grant, or reduced fees; and

**WHEREAS**, City Council finds it in the public interest to support efforts by the private development sector to construct decent affordable housing in Kerrville;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:**

**SECTION ONE.** The City of Kerrville, Texas, acting through its City Council, hereby confirms that it supports the proposed Residence at Ridgehill, to be located at 160 and 170 Lehmann Drive, Kerrville, Kerr County, Texas, and that this formal action has been taken to put on record the opinion expressed by the City of Kerrville on February 25, 2020.


**SECTION TWO.** In accordance with 10 Texas Administrative Code §11.9(d)(2), City Council hereby commits to an in-kind contribution in the form of reduced fees for the project referenced in Section One, above.

**SECTION THREE.** For and on behalf of the City Council, the City Manager is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

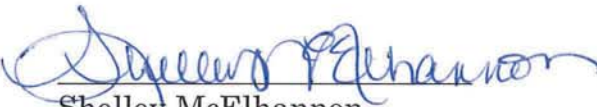
PASSED AND APPROVED ON this the 25 day of FEBRUARY,  
A.D., 2020.

  
Bill Blackburn, Mayor

APPROVED AS TO FORM:

  
Michael C. Hayes, City Attorney

ATTEST:

  
Shelley McElhannon,  
City Secretary

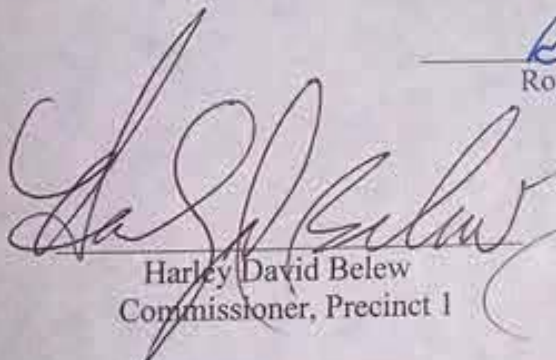
*Court Order # 37965*  
**County of Kerr Resolution for  
The Residence at Ridgehill Development**

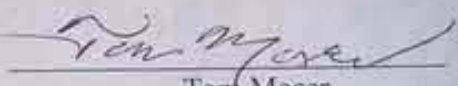
- Whereas OPG RIDGEHILL PARTNERS, LLC has proposed a development for affordable rental housing at 160-170 LEHMANN DR. named THE RESIDENCE AT RIDGEHILL in the County of Kerr; and
- Whereas, there is a need for affordable housing for the County of Kerr citizens of modest means; and
- Whereas, OPG RIDGEHILL PARTNERS, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Low Income Housing Tax Credit Program funds for THE RESIDENCE AT RIDGEHILL.

Be it resolved that This resolution affirms the County of Kerr's support for the above named development.

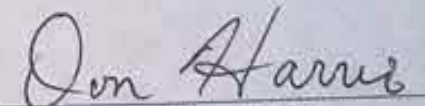
Adopted this 24th day of February, 2020

  
\_\_\_\_\_  
Rob Kelly, County Judge

  
\_\_\_\_\_  
Harley David Belew  
Commissioner, Precinct 1

  
\_\_\_\_\_  
Tom Moser  
Commissioner, Precinct 2

*absent*  
\_\_\_\_\_  
Jonathan Letz  
Commissioner, Precinct 3

  
\_\_\_\_\_  
Don Harris  
Commissioner, Precinct 4



KERR COUNTY AREA  
**CHRISTIAN ASSISTANCE MINISTRY**

P.O. BOX 291352  
KERRVILLE, TEXAS 78029-1352  
(830) 257-4222

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: The Residence at Ridge Hill #20186

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #20186 The Residence at Ridge Hill to be located at 160-170 Lehmann Drive, Kerrville, TX.

Christian Assistance Ministry is a tax exempt civic organization that serves the Kerrville area including the ETJ, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,



Dr. Daniel R. Sebesta  
Vice President in Charge of Operations



TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: The Residence at Ridge Hill #20186

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #20186 The Residence at Ridge Hill to be located at 160-170 Lehmann Drive, Kerrville, TX.

The Kerrville Area Chamber of Commerce is a tax-exempt civic organization that serves the Kerrville area including the ETJ, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

If you need any further information, please don't hesitate to call.

Sincerely,

**Walt Koenig**  
President and CEO  
Kerrville Area Chamber of Commerce  
(O)830-896-1155  
(M) 321-474-1332  
1700 Sidney Baker Suite 100  
Kerrville, TX. 78028  
[walt@kerrvilletx.com](mailto:walt@kerrvilletx.com)

## Community Input Scoring Items

TDHCA#: 20187

Self Score Total: 92

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. El Paso Collaborative for Community and Economic Development**

Name of Community Organization

Bill Schelesinger

Contact Name

Support

Opposition

**B. El Paso Coalition for the Homeless**

Name of Community Organization

Carol Bohle

Contact Name

Support

Opposition

**C. Centro de Salud Familiar La Fe, Inc.**

Name of Community Organization

Salvador Balcorta

Contact Name

Support

Opposition

**D. Project Bravo**

Name of Community Organization

Laura Ponce

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition



# CÉSAR J. BLANCO

TEXAS STATE REPRESENTATIVE • DISTRICT 76

January 31, 2020

TDHCA  
Sharon Gamble  
221 East 11th St.  
Austin, TX 78701

RE: TDHCA Application #20187

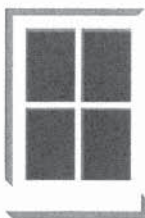
Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #20187 (Cortez Plaza) to be located at 201 Cortez Dr. El Paso, Texas 79905. There is a need for housing that is affordable to citizens of modest means and this development will help fulfill that need.

Sincerely,

César Blanco  
Texas Representative  
House District 76





## EL PASO COLLABORATIVE

for

Community and Economic Development

3607 Rivera, El Paso, TX 79905

January 28, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Applications

Dear Ms. Gamble:

I am writing this letter to voice my support for the TDHCA Tax Credit Applications listed below, to be located in El Paso, Texas. There is a need for housing that is affordable to citizens of modest means and this development will help fulfill that need.

- TDHCA Application # 20190  
Nuestra Senora  
405 Montana Avenue El Paso, TX 79902
- TDHCA Application # 20187  
Cortez Plaza  
201 Cortez Drive El Paso, TX 79905
- TDHCA Application # 20195  
North Zaragoza Place  
2050 N. Zaragoza Road El Paso, TX 79938

El Paso Collaborative for Community & Economic Development is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community.

Should you need further information, please contact me at [w.schlesinger@pvida.net](mailto:w.schlesinger@pvida.net) or at (915) 533-7057 ext. 207

Sincerely,

Bill Schlesinger  
Executive Director



**EL PASO COALITION FOR THE HOMELESS**  
6044 GATEWAY EAST SUITE 211  
EL PASO, TEXAS 79905  
(915) 843-2170  
(915) 843-2184 (FAX)

January 28, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Applications

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Applications listed below, to be located in El Paso, TX. There is a need for housing that is affordable to citizens of modest means and these developments will help fulfill that need.

- TDHCA Application # 20190  
Nuestra Senora  
405 Montana Avenue El Paso, TX 79902
- TDHCA Application # 20187  
Cortez Plaza  
201 Cortez Drive El Paso, TX 79905
- TDHCA Application # 20195  
North Zaragoza Place  
2050 N. Zaragoza Road El Paso, TX 79938

The El Paso Coalition for the Homeless is a tax exempt civic organization that serves the community in which the development sites are located, with a primary purpose of securing appropriate housing and services for persons who are homeless through advocacy, resources and innovation.

Should you need further information, please contact me at [cbohle.epch@elp.twcbc.com](mailto:cbohle.epch@elp.twcbc.com) or at (915) 843-2170.

Sincerely,

Carol Bohle  
Executive Director  
El Paso Coalition for the Homeless



# Centro de Salud Familiar La Fe, Inc.

February 5, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Applications

Dear Ms. Gamble:

I am writing this letter to voice my support for the TDHCA Tax Credit Applications listed below, to be located in El Paso, Texas. There is a need for housing that is affordable to citizens of modest means and this development will help fulfill that need.

- TDHCA Application # 20190  
Nuestra Senora  
405 Montana Avenue El Paso, TX 79902
- TDHCA Application # 20187  
Cortez Plaza  
201 Cortez Drive El Paso, TX 79905
- TDHCA Application # 20195  
North Zaragoza Place  
2050 N. Zaragoza Road El Paso, TX 79938

Centro de Salud Familiar La Fe, Inc., is a tax exempt Community Health Center that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community.

Should you need further information, please contact Robert Gonzales, Chief Operating Officer at [Robert.gonzales@lafe-ep.org](mailto:Robert.gonzales@lafe-ep.org) or at (915) 534-7979.

Sincerely,

For / Salvador Balcorta, M.S.S.W.  
Chief Executive Officer



2000 Texas Avenue  
El Paso, TX 79901  
(915) 562-4100  
[www.projectbravo.org](http://www.projectbravo.org)

January 31, 2020

Texas Department of Housing and Community Affairs  
Sharon Gamble, Administrator Multifamily Finance  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: TDHCA Applications

Dear Ms. Gamble:

Please accept this letter of support on behalf of El Paso Community Action Program, Project BRAVO, Inc. for the Housing Authority of the City of El Paso (HACEP) for TDHCA Tax Credit applications for properties in listed in the following:

- TDHCA Application # 20190 – Nuestra Señora, 405 Montana Avenue El Paso, TX 79902
- TDHCA Application # 20187 – Cortez Plaza, 201 Cortez Drive El Paso, TX 79905
- TDHCA Application # 20195 – North Zaragoza Place, 2050 N. Zaragoza Road El Paso, TX 79938

Affordable and safe housing is limited in our community. Access to affordable housing is essential to our programs so that families can focus on improving their life circumstances through education and obtaining jobs with a living wage.

Project BRAVO exists to maximize resources for an improved quality of life for the economically disadvantaged residents of El Paso. We remain committed to putting an end to poverty by mobilizing resources and promoting self-sufficiency as we strive to achieve a better tomorrow for our community.

Should you need further information, please contact me at [lponce@projectbravo.org](mailto:lponce@projectbravo.org) or at (915) 526-4100 ext. 115.

Sincerely

Laura Ponce  
Executive Director



## Community Input Scoring Items

TDHCA#: 20188

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

**A. Haven for Hope**

Name of Community Organization

Kenneth L. Wilson

Contact Name

Support

Opposition

**B. San Antonio Food Bank**

Name of Community Organization

Eric S. Cooper

Contact Name

Support

Opposition

**C. SAMMinistries**

Name of Community Organization

Navarra R. Williams

Contact Name

Support

Opposition

**D. Academia America**

Name of Community Organization

Mario C. Compean

Contact Name

Support

Opposition

**E. LULAC 4383**

Name of Community Organization

Henry Rodriguez

Contact Name

Support

Opposition

**F. Latinos in Action Sports Association**

Name of Community Organization

Raul "Roy" Zuniga

Contact Name

Support

Opposition

RESOLUTION 2020-02-13-0009R

**OF SUPPORT FOR ALT AFFORDABLE HOUSING SERVICES, INC.- ARBOR PLACE'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF VILLAGE AT BOYER, A 86-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 2; ALLOWING THE CONSTRUCTION OF THE DEVELOPMENT TO BE LOCATED WITHIN ONE LINEAR MILE OR LESS FROM ANOTHER DEVELOPMENT; AND IDENTIFYING THE DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN THE URBAN RENEWAL PLAN AND THE ARENA DISTRICT/EASTSIDE COMMUNITY PLAN.**

\* \* \* \* \*

**WHEREAS**, ALT Affordable Housing Services, Inc. – Arbor Place (the “Applicant”) has proposed a 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas (the “City”); and

**WHEREAS**, the Applicant will submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the 2020 Competitive 9% Housing Tax Credits for the Development (the “Application”); and

**WHEREAS**, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

**WHEREAS**, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

**WHEREAS**, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

**WHEREAS**, the City, acting through its governing body, hereby confirms that it supports the proposed 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas and that this formal action has been taken to put on record the opinion expressed by the City on February 13, 2020, and

**WHEREAS**, pursuant to section 11.3 (d) of the Texas Department of Housing and Community Affairs’ 2020 Qualified Allocation Plan (“QAP”), an Application that proposes the New Construction or Adaptive Reuse of a Development that is located one linear mile or less measured by a straight line on a map from the closest point on each development) from another development that:

- (A) serves the same type of household as the proposed Development, regardless of whether the Development serves families, elderly individuals, or another type of household; and
- (B) has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins; and
- (C) has not been withdrawn or terminated from the Housing Tax Credit Program; and
- (D) does not meet one of the other exceptions listed in §11.3(d)(2)(A) – (F) of the QAP, shall be considered ineligible, unless the Governing Body of the appropriate municipality or county where the Development is to be located has by vote specifically allowed the construction of a new Development located within one linear mile or less from a Development described above; and

**WHEREAS**, the City finds that it is necessary to waive the “three year, one mile rule” in order to increase the amount of affordable housing within the area in which both Developments will be located; and

**WHEREAS**, City staff has identified that the Development is located within the Urban Renewal Plan and the Arena District/Eastside Community Plan; and

**WHEREAS**, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City in the Urban Renewal Plan and the Arena District/Eastside Community Plan; **NOW THEREFORE:**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

**SECTION 2.** The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas.

JYW  
02/13/2020  
Item No. 27C

**SECTION 3.** The City hereby finds that the 86-unit affordable multi-family rental housing development named Village at Boyer (the "Development"), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas is located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 4, 2017.

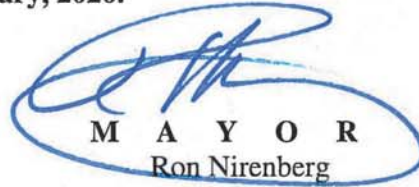
**SECTION 4.** The City Council of the City of San Antonio, Texas has voted to specifically allow the construction of the 86-unit affordable multi-family rental housing development named Village at Boyer (the "Development"), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas and to authorize an allocation of Housing Tax Credits for the Development.

**SECTION 5.** The City hereby identifies Village at Boyer as the Development in the 2020 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City in the Urban Renewal Plan and the Arena District/Eastside Community Plan.

**SECTION 6.** For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

**SECTION 7.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 13<sup>th</sup> day of February, 2020.**



M A Y O R  
Ron Nirenberg

**ATTEST:**



Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



Andrew Segovia, City Attorney



# TEXAS HOUSE *of* REPRESENTATIVES

**Diego M. Bernal**

State Representative, District 123

February 20, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at Boyer – TDHCA #20188  
1510 Hoefgen, San Antonio, Texas 78210

Dear Mr. Wilkinson,

This letter is to express my support for the application for Low Income Housing Tax Credits (LIHTC), for the above referenced Village at Boyer; this proposed project would be located in House District 123, which I represent.

I believe that this additional affordable housing will be extremely beneficial to my district and I would like to give my support for these efforts; I hope that the Texas Department of Housing and Community Affairs Board will look favorably upon this application.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Diego M. Bernal".

Diego Bernal  
State Representative, District 123



February 3, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at Boyer  
TDHCA #20188

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at Boyer to be located at approximately 1510 Hoefgen, San Antonio, TX 78210. Our 501(c)(3), Haven for Hope of Bexar County, serves men, women and families experiencing homelessness and our goal is to connect them to permanent housing throughout the City of San Antonio. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to provide, coordinate and deliver an efficient system of care to people experiencing homelessness. Our website can be found at [www.havenforhope.org](http://www.havenforhope.org) and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,



Kenneth L. Wilson  
President and CEO





**San Antonio Food Bank**  
5200 Enrique Barrera Parkway  
San Antonio, TX 78227-2209  
(210) 337-3663  
[www.safoodbank.org](http://www.safoodbank.org)

2019-2020 Board of Directors Officers

Todd Wright - Chair  
Group VP, Houston Supply Chain & Logistics  
H-E-B

Susan M. Ruiz – 1<sup>st</sup> Vice Chair  
AT&T – Retired  
Volunteer

John L. Shank – 2<sup>nd</sup> Vice Chair  
Citibank – Retired  
Volunteer

Mike Ussery - Treasurer  
SVP, Commercial Banking  
Bank of San Antonio

Pamela Butt - Secretary  
H-E-B - Retired  
Volunteer

Geoff Miller – Immediate Past Chair  
Director of Sales  
Nestle

2019-2020 Board of Directors Members

Ken Allen  
Vickie Behan  
Kevin J. Bergner  
Herman S. Crockett  
Mike Fanning  
Henry Feldman  
John Hill  
Dr. George Hilliard  
Travis C. Hodges  
Rose Jentz  
Katie Lenss  
D. Skipper Nelson  
Donna C. Normandin  
William Pinkerton  
Greg Reed  
Bill Salomon  
Dana Simmons  
Jimmy Toubin  
Walter Tramontin  
Lori Wright

Advisory Board

Mike Beldon  
Charles Butt  
Barbara Gentry  
Bill Greehey  
William Klesse  
Greg Kowalski  
Joe McKinney  
Gregg Popovich  
Nelson Wolff

President & CEO

Eric S. Cooper

A member of:



February 12, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at Boyer  
TDHCA #20188

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at Boyer to be located at approximately 1510 Hoefgen, San Antonio, TX 78210. Our 501(c)(3) nonprofit is involved in serving low income, food insecure individuals. Throughout the year, the San Antonio Food Bank serves 58,000 individuals each week with food assistance, federal benefits assistance, and workforce solutions to stabilize the individual, moving them to self sufficiency. Part of our work includes household stability with access to affordable housing and we encourage quality affordable housing be made accessible to working families like those we serve through our efforts.

The mission of the San Antonio Food Bank is to fight hunger in Southwest Texas through food distribution, programs, education, and advocacy. Our website can be found at [www.safoodbank.org](http://www.safoodbank.org) and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Eric S. Cooper  
President and CEO  
San Antonio Food Bank

*Fighting Hunger...Feeding Hope*

January 28, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at Boyer  
TDHCA #20188

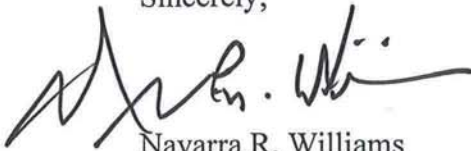
Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at Boyer to be located at approximately 1510 Hoefgen, San Antonio, TX 78210 .Our 501(c)(3) nonprofit, SAMMinistries (San Antonio Metropolitan Ministry, Inc.), administers transitional housing, rapid re-housing, and permanent supportive housing programs serving literally homeless individuals and families throughout the city of San Antonio. We also offer homelessness prevention services for hundreds of households for whom a few hundred dollars of assistance makes the difference between remaining in a home or joining the thousands of people in this community who experience homelessness. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to help the homeless and those at risk of becoming homeless attain self-sufficiency by offering, with dignity and compassion, shelter, housing, and services. Our website can be found at [www.samm.org](http://www.samm.org) and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,



Navarra R. Williams  
President and CEO





# AcademiaAmérica

*For the Social and Civic Integration of Immigrants*

---

January 28, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at Boyer  
TDHCA #20188

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at Boyer to be located at approximately 1510 Hoefgen, San Antonio, TX 78210.

Academia America is a 501 (c) 3 nonprofit organization which provides education programs and services to the community. The organization advocates for low to moderate income individuals by partnering with other community groups in providing educational programs with a focus on the social and civic integration of immigrants. Academia America provides these services throughout San Antonio and Bexar County. We encourage quality affordable housing accessible to working families like the clients we serve through our programs. Our website can be found at [www.academiaamerica.org](http://www.academiaamerica.org) and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Mario C. Compean  
President / CEO

League of United Latin American Citizens  
Concilio Zapatista 4383

P. O. Box 831222 San Antonio, Texas 78283  
[lulaczapatista@yahoo.com](mailto:lulaczapatista@yahoo.com)

February 1, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing  
and Community Development  
P.O. Box 13941  
Austin, Texas 78711

RE: Village at Boyer – TDHCA #20188

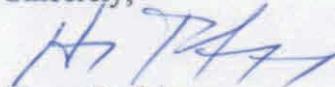
Dear Mr. Wilkinson:

This letter serves to express our support for the Village at Boyer a proposed multifamily development to be located at approximately 1510 Hoefgen San Antonio, Texas 78210.

LULAC Concilio Zapatista 4383 is a 501 (c) 4 nonprofit organization which provides education programs and services to the community. The organization acts as an advocate for low to moderate income individuals by partnering with other community based groups in providing educational programs, health screening fairs, youth sports programs, housing advocacy initiatives, in addition to representing needy individuals with civil rights, education and employment complaints. LULAC Council 4383 provides these services throughout LULAC District 15, consisting of San Antonio, Bexar County and surrounding counties to help low to moderate income families with their daily life challenges to ensure that they are able to fulfill their responsibilities as citizens.

The proposed Village at Boyer community would address the need for quality affordable housing for working families, veterans and others. We wholeheartedly support the effort to expand the opportunity for affordable housing for our citizens. Please accept this communication as our effort to support this worthwhile development.

Sincerely,



Henry Rodriguez  
Executive Director

## **LATINOS IN ACTION SPORTS ASSOCIATION**

P.O. Box 380384  
San Antonio, Texas 78268  
210 509-0758

January 27, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing  
and Community Affairs  
P.O. Box 13941  
Austin, TX 78711

RE: Village at Boyer – TDHCA #20188

Dear Mr. Wilkinson::

This letter serves to express our support for the Village at Boyer a proposed development to be located at 1510 Hoefgen Avenue San Antonio, Texas 78210.

Latinos in Action is 501 (c) 3, nonprofit organization that provides sports and education programs and services to the community. Latinos in Action provides these services throughout San Antonio and Bexar County.

The proposed Village at Boyer community would address the need for quality affordable housing for working families, veterans and others. We wholeheartedly support the effort to expand the opportunity for affordable housing for our citizens in areas where quality schools and employment opportunities are also plentiful. Please accept this communication as our effort to support this worthwhile development.

Sincerely,



RAUL "ROY" ZUNIGA  
President



SP 1

CITY CLERK DEPT  
2020 FEB 3 PM 3:39

**RESOLUTION**

**WHEREAS**, the Housing Authority of the City of El Paso (HACEP) has proposed a development for affordable rental housing at 405 Montana Ave., El Paso, Texas 79902, named Nuestra Senora, in the City of El Paso, Texas; and

**WHEREAS**, HACEP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Competitive 9% Housing Tax Credits for Nuestra Senora; and

**WHEREAS**, HACEP has requested a waiver of permit fees in the amount of \$500 from the City of El Paso.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it **supports** the proposed **Nuestra Senora** located at 405 Montana Ave., El Paso, Texas 79902 (TDHCA Application number 20190) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 6, 2020.
2. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has committed to HACEP, a waiver of \$500.00 in permit fees; these funds shall be used in developing **Nuestra Senora** located at 405 Montana Ave., El Paso, Texas 79902 (TDHCA Application number 20190).
3. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

APPROVED this 6th day of February, 2020.



**THE CITY OF EL PASO**

*[Signature]*  
Dee Margo, Mayor

**ATTEST:**

*[Signature]*  
Laura D. Prine  
City Clerk

(Signatures on the following page)

CITY CLERK DEPT  
2020 FEB 3 PM 3:39

**APPROVED AS TO FORM:**



Omar A. De La Rosa  
Assistant City Attorney

**APPROVED AS TO CONTENT:**



*for* Nicole M. Ferrini  
Director, Community & Human Development  
Department



STATE OF TEXAS  
HOUSE OF REPRESENTATIVES

**EVELINA ORTEGA**

*District 77*

February 6, 2020

Ms. Sharon Gamble  
Housing Tax Credit Program Administrator  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: *Nuestra Senora*, TDHCA Tax Credit Application # 20190

Dear Ms. Gamble

I write in support of the El Paso Housing Authority's development, *Nuestra Senora*, that will be located in House District 77. The 136 unit split market value, and the affordable housing community will be located at 405 Montana Avenue, El Paso, Texas 79904.

As El Paso continues to expand, the city is faced with the challenge of creating equitable housing that is affordable to citizens of modest means and this development will help fulfill that need. The *Nuestra Senora* project is unique in that it will also encompass a much needed childcare center on the property. The El Paso Housing Authority is going a step further to relieve financial strain for working parents and single mothers by partnering with the YWCA to provide daycare services. Your support of *Nuestra Senora* will lessen the shortage of affordable housing in the area, create jobs for residents of our community, and serve as an economic stimulus.

I encourage the department's support for an award for this project. Our community's need for affordable housing is immediate, and your attention and consideration of this project will be much appreciated.

Thank you for your continued service to the state of Texas. If I may be of further assistance, please do not hesitate to contact my office at (512)463-0638.

Sincerely,

A handwritten signature in cursive script that reads "Lina Ortega".

Lina Ortega





## EL PASO COLLABORATIVE

for

Community and Economic Development

3607 Rivera, El Paso, TX 79905

January 28, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Applications

Dear Ms. Gamble:

I am writing this letter to voice my support for the TDHCA Tax Credit Applications listed below, to be located in El Paso, Texas. There is a need for housing that is affordable to citizens of modest means and this development will help fulfill that need.

- TDHCA Application # 20190  
Nuestra Senora  
405 Montana Avenue El Paso, TX 79902
- TDHCA Application # 20187  
Cortez Plaza  
201 Cortez Drive El Paso, TX 79905
- TDHCA Application # 20195  
North Zaragoza Place  
2050 N. Zaragoza Road El Paso, TX 79938

El Paso Collaborative for Community & Economic Development is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community.

Should you need further information, please contact me at [w.schlesinger@pvida.net](mailto:w.schlesinger@pvida.net) or at (915) 533-7057 ext. 207

Sincerely,

Bill Schlesinger  
Executive Director





**EL PASO COALITION FOR THE HOMELESS**  
6044 GATEWAY EAST SUITE 211  
EL PASO, TEXAS 79905  
(915) 843-2170  
(915) 843-2184 (FAX)

January 28, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Applications

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Applications listed below, to be located in El Paso, TX. There is a need for housing that is affordable to citizens of modest means and these developments will help fulfill that need.

- TDHCA Application # 20190  
Nuestra Senora  
405 Montana Avenue El Paso, TX 79902
- TDHCA Application # 20187  
Cortez Plaza  
201 Cortez Drive El Paso, TX 79905
- TDHCA Application # 20195  
North Zaragoza Place  
2050 N. Zaragoza Road El Paso, TX 79938

The El Paso Coalition for the Homeless is a tax exempt civic organization that serves the community in which the development sites are located, with a primary purpose of securing appropriate housing and services for persons who are homeless through advocacy, resources and innovation.

Should you need further information, please contact me at [cbohle.epch@elp.twcbc.com](mailto:cbohle.epch@elp.twcbc.com) or at (915) 843-2170.

Sincerely,

Carol Bohle  
Executive Director  
El Paso Coalition for the Homeless



# Centro de Salud Familiar La Fe, Inc.

February 5, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Applications

Dear Ms. Gamble:


I am writing this letter to voice my support for the TDHCA Tax Credit Applications listed below, to be located in El Paso, Texas. There is a need for housing that is affordable to citizens of modest means and this development will help fulfill that need.

- TDHCA Application # 20190  
Nuestra Senora  
405 Montana Avenue El Paso, TX 79902
- TDHCA Application # 20187  
Cortez Plaza  
201 Cortez Drive El Paso, TX 79905
- TDHCA Application # 20195  
North Zaragoza Place  
2050 N. Zaragoza Road El Paso, TX 79938

Centro de Salud Familiar La Fe, Inc., is a tax exempt Community Health Center that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community.

Should you need further information, please contact Robert Gonzales, Chief Operating Officer at [Robert.gonzales@lafe-ep.org](mailto:Robert.gonzales@lafe-ep.org) or at (915) 534-7979.

Sincerely,

  
For / Salvador Balcorta, M.S.S.W.  
Chief Executive Officer



2000 Texas Avenue  
El Paso, TX 79901  
(915) 562-4100  
[www.projectbravo.org](http://www.projectbravo.org)

January 31, 2020

Texas Department of Housing and Community Affairs  
Sharon Gamble, Administrator Multifamily Finance  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: TDHCA Applications

Dear Ms. Gamble:

Please accept this letter of support on behalf of El Paso Community Action Program, Project BRAVO, Inc. for the Housing Authority of the City of El Paso (HACEP) for TDHCA Tax Credit applications for properties in listed in the following:

- TDHCA Application # 20190 – Nuestra Señora, 405 Montana Avenue El Paso, TX 79902
- TDHCA Application # 20187 – Cortez Plaza, 201 Cortez Drive El Paso, TX 79905
- TDHCA Application # 20195 – North Zaragoza Place, 2050 N. Zaragoza Road El Paso, TX 79938

Affordable and safe housing is limited in our community. Access to affordable housing is essential to our programs so that families can focus on improving their life circumstances through education and obtaining jobs with a living wage.

Project BRAVO exists to maximize resources for an improved quality of life for the economically disadvantaged residents of El Paso. We remain committed to putting an end to poverty by mobilizing resources and promoting self-sufficiency as we strive to achieve a better tomorrow for our community.

Should you need further information, please contact me at [lponce@projectbravo.org](mailto:lponce@projectbravo.org) or at (915) 526-4100 ext. 115.

Sincerely

Laura Ponce  
Executive Director

## Community Input Scoring Items

TDHCA#: 20192

Self Score Total: 135

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

**A. Family Eldercare**

Name of Community Organization

Kent Herring

Contact Name

Support

Opposition

**B. Habitat for Humanity**

Name of Community Organization

Phyllis Snodgrass

Contact Name

Support

Opposition

**C.**

Name of Community Organization

Contact Name

Support

Opposition

**D.**

Name of Community Organization

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 20200206-017**

**WHEREAS**, DMA Development Company, LLC (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development of approximately 138 units to be located at or near 6306 McNeil Drive, Austin, TX 78729 (Proposed Development) within the City; and

**WHEREAS**, Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development to be known as Arbor Park;

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

Pursuant to Section 11.3(c) of Texas' 2020 Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, the City Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Sections 11.3 and 11.4 of Texas' 2020 Qualified Allocation Plan, the City Council supports the Proposed Development; approves the construction of the Proposed Development; authorizes an allocation of Housing Tax Credits for the Proposed Development; and authorizes the Proposed Development to move forward.

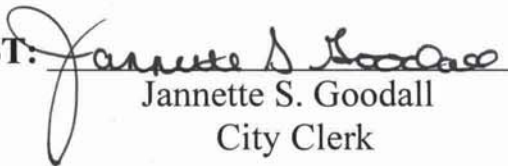
**BE IT FURTHER RESOLVED:**

Pursuant to Section 11.9(d)(1) of Texas' 2020 Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, the City Council confirms that it supports the Proposed Development.

**BE IT FURTHER RESOLVED:**

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

**ADOPTED:** February 6, 2020

**ATTEST:**   
Jannette S. Goodall  
City Clerk



---

## CELIA ISRAEL

---

STATE REPRESENTATIVE • DISTRICT 50

February 27, 2020

Ms. Marni Holloway  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711-3941

RE: Proposed Housing on 6306 McNeil Drive, Austin, Texas, TDHCA #20192

Dear Ms. Holloway:

I am writing to support Arbor Park, a proposed senior affordable apartment community in northwest Austin, and specifically within my district. I understand that DMA Development Company, LLC will be submitting an application for Housing Tax Credits for this development this month.

Senior affordable housing is in demand in my district, both by those already residing in this neighborhood who would like to downsize from a single-family homes, and by others looking to relocate to the Austin area from other parts of the state and beyond.

Should you have any questions regarding this letter, please do not hesitate to contact me at (512) 463-0821.

Sincerely,

Celia Israel  
State Representative, District 50

cc: Janine Sisak, DMA Development Company



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Donna Loflin  
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J.C. "Dusty" McCormick  
Gail Sulak

Gaye Thompson  
Brent Weber

February 20, 2020

Diana Mclver  
DMA Development Company, LLC  
4101 Parkstone Heights Drive, Suite 310  
Austin, TX 78746

RE: Arbor Park, 6306 McNeil Drive, Austin, Texas 78729  
TDHCA # 20192

Dear Ms. Mclver:

We would like to express our support for Arbor Park, a proposed affordable housing development for seniors to be located at 6306 McNeil Drive, in Austin, Travis County, Texas. We understand that Austin McNeil DMA Housing, LLC is submitting a request for housing tax credits from the Texas Department of Housing and Community Affairs and for City of Austin G.O. Bond funding.

Family Eldercare qualifies as a tax-exempt non-profit community or civic organization that serves the community of Austin, Texas, which is where Arbor Park is to be located. Guided by the vision that seniors and adults with disabilities should live in a supportive community with dignity and as much independence as possible, Family Eldercare provides essential services to seniors, adults with disabilities and caregivers. Please see attached documentation of our tax-exempt status and evidence of our existence and participation in the Austin community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for a funding award. If you need additional information, you may contact me at KHerring@familyeldercare.org.

Sincerely,

Kent Herring  
Chief Executive Officer

generously supported by





February 24, 2020

Diana McIver  
DMA Development Company, LLC  
4101 Parkstone Heights Drive, Suite 310  
Austin, TX 78746

RE: Arbor Park, 6306 McNeil Drive, Austin, Texas 78729  
TDHCA # 20192

Dear Ms. McIver,

I am writing this letter to voice my support for Arbor Park, a proposed affordable housing development for seniors to be located at 6306 McNeil Drive, in Austin, Travis County, Texas. We understand that Austin McNeil DMA Housing, LLC is submitting a request for housing tax credits from the Texas Department of Housing and Community Affairs and for City of Austin G.O. Bond funding.

Austin Habitat for Humanity is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located. Our organization's primary purpose is to build or repair decent, affordable homes and provide housing counseling and homebuyer education services in the greater Austin region to help achieve a vision of a community where everyone has a decent place to live. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for a funding award. If you need additional information, you may contact me at [psnodgrass@ahfh.org](mailto:psnodgrass@ahfh.org).

Sincerely,



Phyllis Snodgrass  
CEO  
Austin Habitat for Humanity

**Board Members**

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## Community Input Scoring Items

TDHCA#: 20197

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Dallas

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Ruth Cheatham Foundation

Name of Community Organization

Lindsay Wittemore

Contact Name

Support

Opposition

B. Fort Worth Avenue Development Group

Name of Community Organization

Karl Sanford

Contact Name

Support

Opposition

C. Aide Services of Dallas

Name of Community Organization

Traswell Livingston

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

February 12, 2020

**WHEREAS**, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2020 9% Competitive HTC for the proposed acquisition and redevelopment of a property to be known as Villas at Western Heights (TDHCA #20197); and

**WHEREAS**, the expenditure of Public/Private Partnership funds supporting this development project is consistent with the City's revised Public/Private Partnership Guidelines and Criteria; and

**WHEREAS**, pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of Support to the Applicant for the 2020 9% Competitive HTC application for Villas at Western Heights located at 1515 Fort Worth Avenue, Dallas, Texas 75208.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City of Dallas, acting through its Governing Body, hereby confirms that it supports the proposed development by Villas at WH 20, LP, or its affiliate, to be located at 1515 Fort Worth Avenue, Dallas, Texas 75208, the development's application for 2020 9% HTC, and any allocation by the TDHCA of 2020 9% HTC for the proposed development.

**SECTION 2.** That the City Manager or their designee is hereby authorized to execute a line of credit agreement in the amount of \$500.00 with Villas at WH 20, LP, or its affiliate, approved as to form by the City Attorney, for the construction of the proposed development. The agreement will include, but is not limited to, the following terms:

- a. Villas at WH 20, LP, or its affiliate must be awarded 2020 9% HTC by TDHCA;
- b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
- c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$500.00 to Villas at WH 20, LP, or its affiliate from Public/Private Partnership Fund, Fund 0352, Department ECO, Unit P151, Object 3015, Activity PPPF, Encumbrance/Contract No. ECO-2020-00012759, Vendor VC21128, in accordance with this resolution.

**SECTION 4.** That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in Public/Private Partnership Fund, Fund 0352, Department ECO, Balance Sheet 033F and a Deferred Revenue Balance Sheet, Account 0898, in the amount of \$500.00.

200289

February 12, 2020

**SECTION 5.** That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from Villas at WH 20, LP in Public/Private Partnership Fund, Fund 0352, Department ECO, Principal Revenue Code 847G and Interest Revenue Code 847H, and debit Balance Sheet 0001 (Cash); as well as debit Deferred Revenue Balance Sheet Account 0898 and credit Receivable Balance Sheet Account 033F.

**SECTION 6.** That this formal action has been taken to put on record the support expressed by the City of Dallas on February 12, 2020, and that for and on behalf of the Governing Body, the Mayor or City Manager, or their designee, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

**SECTION 7.** That this resolution affirms that the above-named development has been identified as contributing most significantly to the concerted revitalization efforts of the city as outlined in the Fort Worth Avenue Tax Increment Finance District Project Plan and Reinvestment Zone Financing Plan.

**SECTION 8.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.





State Rep. Support Ltr.

STATE OF TEXAS  
HOUSE OF REPRESENTATIVES  
DISTRICT 103

**RAFAEL ANCHIA**  
MEMBER

February 6, 2020

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

**RE: TDHCA Project Number 20197—Villas at Western Heights**

Director Holloway:

Please accept this letter of support for TDHCA Project Number 20197 ("Villas at Western Heights"), a proposed affordable rental housing community for the elderly. The development address is located in Texas House District 103 at 1501 and 1515 Fort Worth Avenue, Dallas, Texas 75208.

Villas at Western Heights will be situated on a vacant industrial site that does not currently contribute to the surrounding neighborhood and is in need of new development. This housing community will help stimulate the surrounding area while serving the existing elderly residents of the neighborhood who wish to age in place.

Per Tex. Gov't Code §2306.6710, in scoring an application, the Texas Department of Housing & Community Affairs shall take into consideration the level of community support, evaluated on the basis of a written statement from the state representative who represents the district of the proposed development site. Following both a public and an urban design peer review meeting, attended by the appropriate city planning commissioner, the community offered overall positive feedback.

The foregoing being the case, and appreciating the need for affordable housing in House District 103, I submit this letter of support for TDHCA Project Number 20197, the Villas at Western Heights.

Sincerely,

A handwritten signature in black ink that reads "Rafael Anchia".

Rafael Anchia



Community Support Ltrs.

February 21, 2020

Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701  
Attn: Marni Holloway  
Executive Director – Via Email – [Marni.Holloway@tdhca.state.tx.us](mailto:Marni.Holloway@tdhca.state.tx.us)

Re: Support for Villas at Western Heights, TDHCA #20197

Dear Ms. Holloway,

The Ruth Cheatham Foundation supports Villas at Western Heights, a proposed affordable rental housing community at its proposed location on land at 1515 Fort Worth Avenue, Dallas, TX 75208.

The Ruth Cheatham is a non-profit which serves school aged North Texans that are being treated for, or recovering from cancer. The foundation provides scholarships as well as educational services to patients throughout their treatment. Services include providing reading devices, educational support and weekly visits to the Children's Medical Center Oncology Ward in Dallas.

The Ruth Cheatham Foundation supports Villas at WH 20, LP the sponsor of Villas at Western Heights, in its efforts to provide quality affordable rental housing to residents of Dallas and Dallas County, Texas.

Please contact me if you have any questions.

Sincerely,

Lindsay Whittemore  
President and Co-Founder  
The Ruth Cheatham Foundation  
Email: [lindsay@ruthcheathamfoundation.org](mailto:lindsay@ruthcheathamfoundation.org)

cc: Donna Rickenbacker – [donna@dwrdevelopment.com](mailto:donna@dwrdevelopment.com)  
cc: Zachary Krochtengel - [zach@marqueconsultants.com](mailto:zach@marqueconsultants.com)



[www.fortworthavenue.org](http://www.fortworthavenue.org)

February 24, 2020

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701  
Attn: Marni Holloway  
Executive Director -Via Email – [Marni.Holloway@tdhca.state.tx.us](mailto:Marni.Holloway@tdhca.state.tx.us)

Dear Ms. Holloway:

The Fort Worth Avenue Development Group (FWADG) would like to express its support for the Villas of Western Heights, an affordable rental housing community for seniors to be located at 1515 Fort Worth Avenue.

FWADG is a non-profit organization established in 2001 as a group of committed volunteers from the neighboring community dedicated to improving the West Commerce/Fort Worth Avenue corridor and ensuring a high quality of life for the area's residents by revitalizing the area with well-designed development and more pedestrian-friendly infrastructure.

FWADG has assisted with the planning studies undertaken for the corridor and has participated in the creation of the planned development district and the establishment of the Fort Worth Avenue TIF. Although the group does not qualify as a Neighborhood Organization under TDHCA standards, we wish to support this project that is in line with the goals of the area plan and the TIF District. The FWADG supports Villas at WH 20, LP, the sponsor of Villas at Western Heights, in its efforts to bring quality affordable rental housing to residents of Dallas.

Sincerely,

A handwritten signature in black ink that reads "Karl Sanford". The signature is fluid and cursive, with the first name "Karl" being more prominent than the last name "Sanford".

Karl Sanford  
President  
Fort Worth Avenue Development Group  
PO Box 225120  
Dallas TX 75222-5120



A Project of the PWA Coalition of Dallas, Inc.

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Dallas, TX 75208-0338  
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1-800-710-7554  
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February 25, 2020

Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701  
Attn: Marni Holloway  
Executive Director  
Via Email – [Marni.Holloway@tdhca.state.tx.us](mailto:Marni.Holloway@tdhca.state.tx.us)

Re: Support for Villas at Western Heights, TDHCA #20197

Dear Ms. Holloway,


AIDS Services of Dallas supports Villas at Western Heights, a proposed affordable rental housing community at its proposed location on land at 1515 Fort Worth Avenue, Dallas, TX 75208.

The mission of AIDS Services of Dallas is to create and strengthen healthy communities through the delivery of quality, affordable, service-enriched housing for individuals and families living with HIV/AIDS. ASD's mission includes advocacy, education, and the development of affordable housing options and community development opportunities, both for its residents living with or impacted by HIV/AIDS, and for economically disadvantaged people.

AIDS Services of Dallas supports Villas at WH 20, LP the sponsor of Villas at Western Heights, in its efforts to provide quality affordable rental housing to residents of Dallas and Dallas County, Texas.

Please contact me if you have any questions.

Sincerely,

By:   
Name: Traswell C. Livingston III  
Title: President and CEO

cc: Donna Rickenbacker – [donna@dwrdevelopment.com](mailto:donna@dwrdevelopment.com)  
cc: Zachary Krochtengel - [zach@marqueconsultants.com](mailto:zach@marqueconsultants.com)



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## Community Input Scoring Items

TDHCA#: 20198

Self Score Total: 132

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

**A. Haven for Hope**

Name of Community Organization

Kenneth L. Wilson

Contact Name

Support

Opposition

**B. San Antonio Food Bank**

Name of Community Organization

Eric S. Cooper

Contact Name

Support

Opposition

**C. SAMMinistries**

Name of Community Organization

Navarra R. Williams

Contact Name

Support

Opposition

**D. Academia America**

Name of Community Organization

Mario C. Compean

Contact Name

Support

Opposition

**E. LULAC 4383**

Name of Community Organization

Henry Rodriguez

Contact Name

Support

Opposition

**F. Latinos in Action Sports Association**

Name of Community Organization

Raul "Roy" Zuniga

Contact Name

Support

Opposition

RESOLUTION **2020-02-13-0019R**

**IN SUPPORT OF ALT AFFORDABLE HOUSING SERVICES, INC. – ARBOR PLACE’S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF VILLAGE AT PERRIN BEITEL, A 92-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 10; AND IDENTIFYING THE DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN THE NORTHEAST CORRIDOR REVITALIZATION PLAN AND THE TAX INCREMENT REINVESTMENT ZONE NO. 33 – NORTHEAST CORRIDOR.**

\* \* \* \* \*

**WHEREAS**, ALT Affordable Housing Services, Inc. – Arbor Place (the “Applicant”) has proposed a 92-unit affordable multi-family rental housing development named Village at Perrin Beitel (the “Development”), to be located at 2611 NE Loop 410 in Council District 10 in the City of San Antonio, Texas (the “City”); and

**WHEREAS**, the Applicant will submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the 2020 Competitive 9% Housing Tax Credits for the Development (the “Application”); and

**WHEREAS**, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

**WHEREAS**, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

**WHEREAS**, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

**WHEREAS**, the City, acting through its governing body, hereby confirms that it supports the proposed 92-unit affordable multi-family rental housing development named Village at Perrin Beitel (the “Development”), to be located at 2611 NE Loop 410 in Council District 10 in the City of San Antonio, Texas and that this formal action has been taken to put on record the opinion expressed by the City on February 13, 2020, and

**WHEREAS**, City staff has identified that the Development is located within the Northeast Corridor Revitalization Plan and within the Tax Increment Reinvestment Zone No. 30 – Northeast Corridor; and

**WHEREAS**, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City within the Northeast Corridor Revitalization Plan and the Tax Increment Reinvestment Zone No. 30 – Northeast Corridor; **NOW THEREFORE:**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.


**SECTION 2.** The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed Village at Perrin Beitel (the "Development"), to be located 2611 NE Loop 410 in Council District 10 in the City of San Antonio, Texas.

**SECTION 3.** The City hereby identifies Village at Perrin Beitel as the Development in the 2020 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City within the Northeast Corridor Revitalization Plan and the Tax Increment Reinvestment Zone No. 30 – Northeast Corridor.

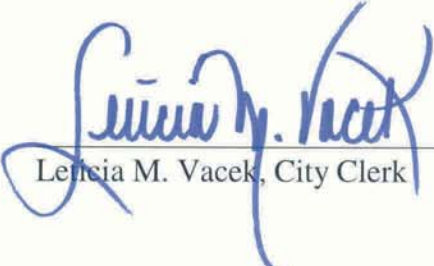
**SECTION 4.** For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

**SECTION 5.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 13<sup>th</sup> day of February, 2020.**

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



**STEVE ALLISON**  
STATE REPRESENTATIVE  
*District 121*

February 19, 2020

Mr. Bobby Wilkinson Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at Perrin Beitel - TDHCA #20198  
2611 NE Loop 410, San Antonio, Texas 78217

Dear Mr. Wilkinson,

This serves to express my support for the application for Low Income Housing Tax Credits (LIHTC), for the above referenced Village at Perrin Beitel. This proposed project would be located in Legislative District 121 which I represent.

I am advised the Village at Perrin Beitel is supported by the Village North II Neighborhood Association and would benefit the community by providing quality affordable housing for families living on low to moderate incomes. I am advised the proposed development will feature a state-of-the-art design and offer all the amenities of modern home living in addition to providing quality of life resident support services.

Thank you for your consideration.

Sincerely,  
  
Steve Allison  
State Representative  
District 121



February 3, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at Perrin Beitel  
TDHCA #20198

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at Perrin Beitel to be located at approximately 2611 NE Loop 410, San Antonio, TX 78217. Our 501(c)(3), Haven for Hope of Bexar County, serves men, women and families experiencing homelessness and our goal is to connect them to permanent housing throughout the City of San Antonio. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to provide, coordinate and deliver an efficient system of care to people experiencing homelessness. Our website can be found at [www.havenforhope.org](http://www.havenforhope.org) and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Kenneth L. Wilson".

Kenneth L. Wilson  
President and CEO



Kenneth L. Wilson  
President & CEO  
210.220.2170



[kenneth.wilson@havenforhope.org](mailto:kenneth.wilson@havenforhope.org)  
1 Haven for Hope Way, San Antonio, TX 78207  
[www.havenforhope.org](http://www.havenforhope.org)



**San Antonio Food Bank**  
5200 Enrique Barrera Parkway  
San Antonio, TX 78227-2209  
(210) 337-3663  
www.safoodbank.org

2019-2020 Board of Directors Officers

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Group VP, Houston Supply Chain & Logistics  
H-E-B

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AT&T - Retired  
Volunteer

John L. Shank - 2<sup>nd</sup> Vice Chair  
Citibank - Retired  
Volunteer

Mike Ussery - Treasurer  
SVP, Commercial Banking  
Bank of San Antonio

Pamela Butt - Secretary  
H-E-B - Retired  
Volunteer

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Director of Sales  
Nestle

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Joe McKinney  
Gregg Popovich  
Nelson Wolff

President & CEO

Eric S. Cooper

A member of:



February 12, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at Perrin Beitel  
TDHCA #20198

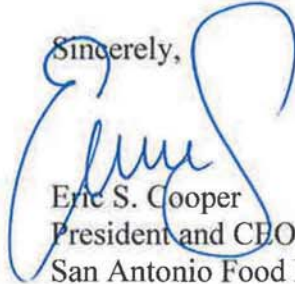
Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at Perrin Beitel to be located at approximately 2611 NE Loop 410, San Antonio, TX 78217. Our 501(c)(3) nonprofit is involved in serving low income, food insecure individuals. Throughout the year, the San Antonio Food Bank serves 58,000 individuals each week with food assistance, federal benefits assistance, and workforce solutions to stabilize the individual, moving them to self sufficiency. Part of our work includes household stability with access to affordable housing and we encourage quality affordable housing be made accessible to working families like those we serve through our efforts.

The mission of the San Antonio Food Bank is to fight hunger in Southwest Texas through food distribution, programs, education, and advocacy. Our website can be found at [www.safoodbank.org](http://www.safoodbank.org) and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,



Eric S. Cooper  
President and CEO  
San Antonio Food Bank

*Fighting Hunger...Feeding Hope*

January 28, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at Perrin Beitel  
TDHCA #20198

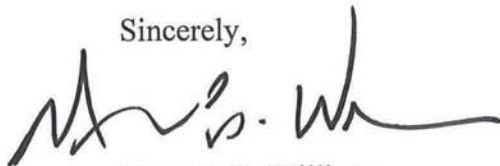
Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at Perrin Beitel to be located at approximately 2611 NE Loop 410, San Antonio, TX 78217. Our 501(c)(3) nonprofit, SAMMinistries (San Antonio Metropolitan Ministry, Inc.), administers transitional housing, rapid re-housing, and permanent supportive housing programs serving literally homeless individuals and families throughout the city of San Antonio. We also offer homelessness prevention services for hundreds of households for whom a few hundred dollars of assistance makes the difference between remaining in a home or joining the thousands of people in this community who experience homelessness. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to help the homeless and those at risk of becoming homeless attain self-sufficiency by offering, with dignity and compassion, shelter, housing, and services. Our website can be found at [www.samm.org](http://www.samm.org) and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,



Navarra R. Williams  
President and CEO



# AcademiaAmérica

*For the Social and Civic Integration of Immigrants*

---

January 28, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at Perrin Beitel  
TDHCA #20198

Dear Mr. Wilkinson:

We would like to express our support for the proposed Village at Perrin Beitel to be located at approximately 2611 NE Loop 410, San Antonio, TX 78217.

Academia America is a 501 (c) 3 nonprofit organization which provides education programs and services to the community. The organization advocates for low to moderate income individuals by partnering with other community groups in providing educational programs with a focus on the social and civic integration of immigrants. Academia America provides these services throughout San Antonio and Bexar County. We encourage quality affordable housing accessible to working families like the clients we serve through our programs. Our website can be found at [www.academiaamerica.org](http://www.academiaamerica.org) and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Mario C. Compean  
President / CEO



League of United Latin American Citizens  
Concilio Zapatista 4383

P. O. Box 831222 San Antonio, Texas 78283  
[lulaczapatista@yahoo.com](mailto:lulaczapatista@yahoo.com)

February 1, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing  
and Community Development  
P.O. Box 13941  
Austin, Texas 78711

RE: Village at Perrin Beitel – TDHCA #20198

Dear Mr. Wilkinson:

This letter serves to express our support for the Village at Perrin Beitel a proposed multifamily development to be located at approximately 2611 NE Loop 410 San Antonio, Texas 78217.

LULAC Concilio Zapatista 4383 is a 501 (c) 4 nonprofit organization which provides education programs and services to the community. The organization acts as an advocate for low to moderate income individuals by partnering with other community based groups in providing educational programs, health screening fairs, youth sports programs, housing advocacy initiatives, in addition to representing needy individuals with civil rights, education and employment complaints. LULAC Council 4383 provides these services throughout LULAC District 15, consisting of San Antonio, Bexar County and surrounding counties to help low to moderate income families with their daily life challenges to ensure that they are able to fulfill their responsibilities as citizens.

The proposed Village at Perrin Beitel community would address the need for quality affordable housing for working families, veterans and others. We wholeheartedly support the effort to expand the opportunity for affordable housing for our citizens. Please accept this communication as our effort to support this worthwhile development.

Sincerely,



Henry Rodriguez  
Executive Director

## **LATINOS IN ACTION SPORTS ASSOCIATION**

P.O. Box 380384  
San Antonio, Texas 78268  
210 509-0758

January 27, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing  
and Community Affairs  
P.O. Box 13941  
Austin, TX 78711

RE: Village at Perrin Beitel – TDHCA #20198

Dear Mr. Wilkinson::

This letter serves to express our support for the Village at Perrin Beitel a proposed development to be located at approximately 2611 NE Loop 410, San Antonio, Texas 78217.

Latinos in Action is a 501 (c) 3, nonprofit organization that provides sports and education programs and services to the community. Latinos in Action provides these services throughout San Antonio and Bexar County.

The proposed Village at Perrin Beitel would address the need for quality affordable housing for working families, veterans and others. We wholeheartedly support the effort to expand the opportunity for affordable housing for our citizens in areas where quality schools and employment opportunities are also plentiful. Please accept this communication as our effort to support this worthwhile development.

Sincerely,



RAUL "ROY" ZUNIGA  
President

## Community Input Scoring Items

TDHCA#: 20200

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Temple

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Central Texas 4C

Name of Community Organization

Jannell Frazier

Contact Name

Support

Opposition

B. Hill Country Community Action Association

Name of Community Organization

Tama Shaw

Contact Name

Support

Opposition

C. Temple Chamber of Commerce

Name of Community Organization

G. Roderick Henry

Contact Name

Support

Opposition

D. Citizens For Progress

Name of Community Organization

Sonjanette Crossley

Contact Name

Support

Opposition

E.

Name of Community Organization

Support

Opposition

F.

Name of Community Organization

Support

Opposition

RESOLUTION NO. 2020-9992-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, SUPPORTING THE TAX CREDIT PROJECT LOFTS AT TEMPLE MEDICAL, COMMITTING UP TO \$500 IN LOCAL FUNDING THROUGH FEE REDUCTIONS, AND DESIGNATING **THE LOFTS AT TEMPLE MEDICAL** AS THE MOST BENEFICIAL PROJECT FOR THE CITY OF TEMPLE AND THE TAX INCREMENT FINANCING REINVESTMENT ZONE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

---

**Whereas**, an applicant has submitted a pre-application to the Texas Department of Housing and Community Affairs housing tax credit program for the development of an elderly housing project - the Lofts at Temple Medical is a 130-unit apartment complex located near the intersection of Loop 360 and Scott & White Boulevard;

**Whereas**, the tax credit is an indirect Federal subsidy, begun in 1986, as a market-based incentive to encourage investment and development of affordable rental housing and the program works by reducing the debt that the developer would otherwise borrow, allowing them to offer lower, more affordable rents - the program provides equity financing for the developer and is not a direct benefit to individuals;

**Whereas**, the Tax Credit program is a competitive system, largely based on point categories, including points related to community support and engagement:

- Up to 17 points are available to the developer if a resolution of support is obtained from the municipality in which the development will be located;
- Up to an additional one point is available to the developer if the municipality provides a commitment to local funding of the project;
- Up to nine points are available to the developer if they receive quantifiable community participation; and
- Up to seven points are available if the project is part of a community revitalization plan, in this case the Tax Increment Reinvestment Zone No. 1;

**Whereas**, as part of the community revitalization plan, the City can only select a single project that it deems to be the most beneficial for the revitalization efforts in the area;

**Whereas**, the City Council adopted Resolution 2012-6782-R that established a policy regarding lending support for tax credit projects and as part of the resolution, the following criteria were established for evaluation of proposed projects:

- Alignment with the priorities stated in the City's five-year Consolidated Plan;
- Alignment with the Comprehensive Plan, Future Land Use Map, and zoning;
- Involvement and support from local stakeholders and neighborhood organizations;
- Impact on existing affordable housing in a neighborhood;
- Quality of design and construction;

- Impact on City infrastructure;
- Provision of both tax credit and market rate units;
- Level of funding assistance requested;
- Developments that pay property taxes;
- Demonstrated development team experience;
- Impact on elimination of blight;
- Impact of traffic associated with the project;
- Availability of and impact on public transit service;
- Impact on area schools;
- Preservation of environmental assets and/or enhancement of landscaping;
- Impact on surrounding neighborhood(s); and
- Any other factor relevant to the best interest of the City (includes consideration for fair housing);

**Whereas**, the developer is requesting a resolution of support for its proposed project and up to \$500 in waived permitting fees - furthermore, the developer is requesting a designation of the most beneficial project for our revitalization efforts;

**Whereas**, the City Council has considered the matter and deems it in the public interest to authorize this action.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:**

**Part 1: Findings.** All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

**Part 2:** The City of Temple, acting through its governing body, hereby confirms that it supports Lofts at Temple Medical and designates it as the most beneficial project for the City of Temple and the Tax Increment Financing Reinvestment Zone, and supports the Applicant's application to the Texas Department of Housing and Community Affairs tax credit program.

**Part 3:** The City of Temple, acting through its governing body, hereby approves a commitment to Lofts at Temple Medical of funding assistance in an amount not to exceed \$500 which in the form of reduced or waived fees.

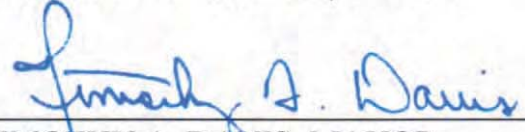
**Part 4:** The City of Temple's support of Lofts at Temple Medical, designation of Lofts at Temple Medical as the most beneficial project, and commitment to reduce or waive fees is conditioned that the project will have a driveway located on Scott & White Boulevard.

**Part 5:** It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 20<sup>th</sup> day of February, 2020.




THE CITY OF TEMPLE, TEXAS



TIMOTHY A. DAVIS, MAYOR

ATTEST:

  
Stephanie Hedrick  
Interim City Secretary

APPROVED AS TO FORM:

  
Kathryn H. Davis  
City Attorney

STATE of TEXAS  
HOUSE of REPRESENTATIVES



**HUGH D. SHINE**  
DISTRICT 55  
BELL COUNTY

January 24, 2020

Marque Real Estate Consultants, LLC  
Donna Rickenbacker  
6300 West Loop South, Ste. 670  
Bellaire, Texas 77401

Ref: Texas Department of Housing and Community Affairs, Application for Lofts at Temple Medical District


Dear Ms. Rickenbacker:

Thank you for notifying my office of DWR Temple MD 20, LP's application for the development of the Lofts at Temple Medical District.

As the State Representative representing the area for your development project and after discussing and reviewing your application request I am providing this letter as my approval for your project, required by the Texas Department of Housing and Community Affairs.

May your project be successful and serve the needs identified by the City of Temple. On behalf of my constituents I am delighted to give my approval on the Lofts at Temple Medical District. I believe it will well serve them for many years to come. My best wishes to your success.

Sincerely,

  
Hugh D. Shine  
State Representative



HUGH.SHINE@HOUSE.TEXAS.GOV

Capitol: P.O. Box 2910 • Austin, Texas 78768-2910 • (512) 463-0630 • (512) 463-0937 fax  
District: 4 South First Street • Temple, Texas 76501 • (254) 742-7616



Head Start Program  
Early Head Start Program

[www.ct4c.org](http://www.ct4c.org)

February 24, 2020

Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701  
Attn: Marni Holloway  
Executive Director – Via Email – [Marni.Holloway@tdhca.state.tx.us](mailto:Marni.Holloway@tdhca.state.tx.us)

Re: Support for *Lofts at Temple Medical District*, TDHCA #20200

Dear Ms. Holloway,

Central Texas 4C, Inc. supports *Lofts at Temple Medical District*, a proposed affordable rental housing community at its proposed location at the junction of Scott & White Boulevard and H K Dodgen Loop in Temple, Texas.

Central Texas 4C is a non-profit agency which has served Central Texans for over 45 years. Besides providing developmentally appropriate education to vulnerable children ages 0-5, we provide the child and family the following Head Start services: Health and Nutrition Services, Mental Health Services, Disability Services, Transition Services, Social Services, Literacy Services and other parent education opportunities in Bell County.

Central Texas 4C supports DWR Temple MD 20, LP, the sponsor of *Lofts at Temple Medical District*, in its efforts to provide quality affordable rental housing to residents of Temple and Bell County, Texas.

Please contact me if you have any questions.

Sincerely,

  
Janell J. Frazier  
Executive Director

254-778-0489 Extension 114  
[4c@ct4c.org](mailto:4c@ct4c.org)





February 2020

Marni Holloway  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Support for Lofts at Temple Medical District, TDHCA #20200

Dear Ms. Holloway,

The Temple Chamber of Commerce supports the *Lofts at Temple Medical District*, a proposed affordable rental housing community at its proposed location at the northeast corner of Scott & White Boulevard and HK Dodgen Loop in Temple, Texas.

This organization is a firm believer and active participant/partner in advancing the economic well-being of the community we represent. We are excited about the renaissance of what is presently occurring in downtown Temple and radiating out from our core in all directions.

The Temple Chamber of Commerce encourages your approval of the application as brought forth by DWR Temple MD 20, LP, the sponsor of the *Lofts at Temple Medical District*, IN ITS EFFORTS TO PROVIDE QUALITY AFFORDABLE RENTAL HOUSING TO RESIDENTS OF Temple and Bell County, Texas.

Thank you for your consideration.

*Leading Business, Leading Our Community!*

A handwritten signature in blue ink, appearing to read "G. Roderick Henry", with a long, sweeping flourish extending to the right.

G. Roderick Henry  
President & CEO



# Citizens For Progress, Inc.



P.O. Box 1618  
Temple, Texas 76503

**TOGETHER WE MAKE  
A DIFFERENCE!**

## EXECUTIVE BOARD

President  
Sonjanette Crossley, Ph.D

First Vice President  
Judy Morales, M.Ed.,

Second Vice President  
Robert Beamon, Ph.D

Secretary  
Sue Hamby, Ph.D

Treasurer  
Elaine McCoy, Ph.D

February 24, 2020  
Texas Department of Housing & Community Affairs  
221 E 11<sup>th</sup> Street  
Austin, Texas 78701  
Attn: Marni Holloway

Dear Mr. Holloway,

On behalf of Citizens for Progress, Inc. I wish to offer our full support for the proposed Lofts at Temple Medical District in Temple, Texas. This is a proposed affordable rental housing community that will provide much needed housing for Seniors in our City. It is proposed to be located at NEC of Scott & White Boulevard & HK Dodgen Loop which is near the Baylor Scott & White Hospital and the VA Hospital.

Citizen for Progress (CFP) is a grassroots organization that was established in 2000 with the primary purpose of supporting housing projects. The goal of CFP is to empower residents to become productive involved members of our community and to assist in the revitalization efforts of underserved communities. This goal has been to encourage economic development, providing affordable housing and offering educational and work opportunities which has improved the quality of life for low to moderate-income residents.

Again, we are in full support of MREC Development Companies development of the Lofts at Temple Medical District in Temple. If we can be of any further assistance, please feel free to contact me.

Sincerely,

*Sonjanette Crossley*

Sonjanette Crossley, President  
Citizens for Progress, Inc.

# Community Input Scoring Items

TDHCA#: 20202

Self Score Total: 112

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Family Eldercare

Name of Community Organization

Kent Herring

Contact Name

Support  
 Opposition

B. Austin Area Urban League

Name of Community Organization

Charelesa Russell

Contact Name

Support  
 Opposition

C. Boys and Girls Club of the Austin Area

Name of Community Organization

Misti S. Potter

Contact Name

Support  
 Opposition

D.  

Name of Community Organization

Contact Name

Support  
 Opposition

E.  

Name of Community Organization

Contact Name

Support  
 Opposition

F.  

Name of Community Organization

Contact Name

Support  
 Opposition

Input from Community Organizations points are requested as a backup to QCP, in the event TDHCA finds the QCP submission is insufficient to receive 8 points. In that case, the point request would be 4 for QCP and 4 for Input from Community Organizations. Regardless, the total points requested under QCP and Input from Community Organizations is 8 points in compliance with the QAP.



**RESOLUTION NO. 20200206-027**

**WHEREAS,** Pathways at Chalmers Courts West, LP (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development of approximately 156 units to be located at or near the northwest corner of Chalmers Ave. and East 3rd St., Austin, TX 78702 (Proposed Development) within the City; and

**WHEREAS,** Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development to be known as Pathways at Chalmers Courts West; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

Pursuant to Section 11.3(c) of Texas' 2020 Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, the City Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 11.3 of Texas' 2020 Qualified Allocation Plan, the City Council acknowledges that the Proposed Development is located one linear mile or less from a development that serves the same type of household as the Proposed Development and has

received an allocation of Housing Tax Credits (or private activity bonds) within the three year period preceding the date the Certificate of Reservation is issued.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 11.3 and 11.4 of Texas' 2020 Qualified Allocation Plan, the City Council acknowledges that the Proposed Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Sections 11.3 and 11.4 of Texas' 2020 Qualified Allocation Plan, the City Council supports the Proposed Development; approves the construction of the Proposed Development; authorizes an allocation of Housing Tax Credits for the Proposed Development; affirms that the Proposed Development is consistent with the City's obligation to affirmatively further fair housing; and authorizes the Proposed Development to move forward.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 11.9(d)(1) of Texas' 2020 Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, the City Council confirms that it supports the Proposed Development.

**BE IT FURTHER RESOLVED:**

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

**ADOPTED:** February 6, 2020

**ATTEST:** Jannette S. Goodall

Jannette S. Goodall  
City Clerk

# TEXAS HOUSE OF REPRESENTATIVES



EDDIE RODRIGUEZ FIFTY-FIRST DISTRICT

February 24, 2020

Texas Department of Housing and Community Affairs  
Attn: Marni Holloway  
Director, Multifamily Division  
221 E. 11<sup>th</sup> St.  
Austin, TX 78701  
Email: [marni.holloway@tdhca.state.tx.us](mailto:marni.holloway@tdhca.state.tx.us)

**RE: Support for Pathways at Chalmers Courts West, TDHCA #20202 – NWC of Chalmers Ave. and East 3<sup>rd</sup> St., Austin, TX 78702**

Dear Ms. Holloway,

I am writing to advise you that I have received the Public Notification for Pathways at Chalmers Courts West in Austin, Texas. This proposed development is located in my House District – District 51 – and is greatly needed in our community. I am proud to give Chalmers Courts West my full support.

As you may know, Pathways at Chalmers Courts West is part of a larger community redevelopment at Chalmers Courts. Utilizing the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program, the Housing Authority of the City of Austin and their partners are working to provide modernized units and a dramatically improved quality of life for low-income persons in central East Austin.

I am pleased to give my strong support to Pathways at Chalmers Courts West, and I hope that the Texas Department of Housing and Community Affairs will provide an award of 9% Low Income Housing Tax Credits for this critical development.

Regards,

Representative Eddie Rodriguez  
State Representative, District 51





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Board Chair

Sandra Morris  
Past Board Chair

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Secretary

Sam Cockburn  
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Smitha Bellur  
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Ali Foyt

Cass Grange

Deborah Kerr

Cory Macdonald

Bill McHugh

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Founder of Family Eldercare

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Tom Buckle

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Ellis "Pat" Craig

John Crane

Clyde Farrell

Cheryl George

Holly Gilman

Deborah Green

Diane "Dede" Hebner

Grova Jones

Frank Leffingwell

Barbara Lipscomb

Donna Loflin

Ann Maret

J.C. "Dusty" McCormick

Gail Sulak

Gaye Thompson

Brent Weber

February 21, 2020

Pathways at Chalmers Courts West, LP  
Attn: Ron Kowal  
Authorized Representative  
1121 South IH 35  
Austin, TX 78704  
Email: ronk@hacanet.org

RE: Support for Pathways at Chalmers Courts West, TDHCA #20202 – NWC of Chalmers Ave. and East 3<sup>rd</sup> St., Austin, TX 78702

Dear Mr. Kowal,

Please accept this letter as my statement of support for Pathways at Chalmers Courts West, a proposed housing development sponsored by Pathways at Chalmers Courts West, LP.

Family Eldercare is active in, and serves the area containing the Pathways at Chalmers Courts West development site and is a tax-exempt organization. Family Eldercare believes that all Texans, regardless of age or ability, should thrive with dignity and purpose. Every day, we provide services tailored to older adults and adults with disabilities because a supportive community like Chalmers Courts West is a great place to grow old.

Please feel free to contact me with any questions.

Sincerely,

Kent Herring  
Chief Executive Officer  
Family Eldercare  
Office: 512.628.0421  
Email: KHerring@familyeldercare.org

generously supported by







**Austin Area  
Urban League**

*Empowering Communities.  
Changing Lives.*

8011A Cameron Road, Suite 100  
Austin, TX 78754  
o: 512.478.7176 | f: 512.478.1239  
www.aaul.org | info@aaul.org

February 20, 2020

**Pathways at Chalmers Courts West, LP**

Attn: Ron Kowal  
Authorized Representative  
1121 South IH 35  
Austin, TX 78704  
Email: ronk@hacanet.org

RE: Support for **Pathways at Chalmers Courts West, TDHCA #20202 – NWC of Chalmers Ave. and East 3<sup>rd</sup> St., Austin, TX 78702**

Dear Mr. Kowal,

Please accept this letter as my statement of support for **Pathways at Chalmers Courts West**, a proposed housing development sponsored by **Pathways at Chalmers Courts West, LP**.

**Austin Area Urban League** is active in, and serves the area containing the **Pathways at Chalmers Courts West** development site and is a tax-exempt organization. **Austin Area Urban League** has a primary purpose of **providing tools to African Americans and under-served populations to build a foundation for social and economic equity and equality.**

Please feel free to contact me with any questions.

Sincerely,

**Charelesa Russell**  
**Director Workforce Development**  
Austin Area Urban League  
8011A Cameron Rd. Suite 100  
Austin, TX 78754  
512.478.7176  
charelesa\_russell@aaul.org

**GREAT FUTURES START HERE.**



**BOYS & GIRLS CLUBS**  
OF THE AUSTIN AREA

February 24, 2020

**Pathways at Chalmers Courts West, LP**

Attn: Ron Kowal  
Authorized Representative  
1121 South IH 35  
Austin, TX 78704  
Email: ronk@hacanet.org

RE: Support for **Pathways at Chalmers Courts West, TDHCA #20202 – NWC of Chalmers Ave. and East 3<sup>rd</sup> St., Austin, TX 78702**

Dear Mr. Kowal,

Please accept this letter as my statement of support for **Pathways at Chalmers Courts West**, a proposed housing development sponsored by **Pathways at Chalmers Courts West, LP**.

Boys & Girls Clubs of the Austin Area (BGCAA) is active in, and serves the area containing the **Pathways at Chalmers Courts West** development site and is a tax-exempt organization. **BGCAA** has a primary purpose of ensuring that all young people, especially those who needs us most, reach their full potential as productive, responsible and caring adults.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Misti S. Potter". The signature is written in a cursive, flowing style.

Misti S. Potter  
CEO

## Community Input Scoring Items

TDHCA#: 20204

Self Score Total: 138

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

**A. LULAC - League of United Latin American Citizens - Council 402**

Name of Community Organization

Hugo J. Mojica

Contact Name

Support

Opposition

**B. Be An Angel Fund, Inc.**

Name of Community Organization

Marti Boone

Contact Name

Support

Opposition

**C. American Red Cross**

Name of Community Organization

Henry Van de Putte

Contact Name

Support

Opposition

**D.**

Name of Community Organization

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
<del>11</del>	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family



"All for One - One for All"

## The League of United Latin American Citizens

LULAC Education Council 402

501(c)3 Organization | EIN# 82-3888687  
P. O. Box 30498 | Houston, TX 77249-0498

[www.lulac402.org](http://www.lulac402.org) | [Facebook.com/lulac402](https://www.facebook.com/lulac402)

February 14, 2020

### OFFICERS

Hugo J. Mojica  
President  
[hugomojica@gmail.com](mailto:hugomojica@gmail.com)

Mamie Garcia  
1st Vice President  
[megarcia1941@yahoo.com](mailto:megarcia1941@yahoo.com)

Candelario Cervantez  
2nd Vice President  
[candelario.cervantes@gmail.com](mailto:candelario.cervantes@gmail.com)

Linda Garcia  
Treasurer  
[lmariegarcia60@yahoo.com](mailto:lmariegarcia60@yahoo.com)

Cristina Trevino  
Secretary  
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Sofie Smith  
VP for Youth  
[softiesmith@att.net](mailto:softiesmith@att.net)

Tony Saldivar  
Sergeant at Arms  
[jsaldivar7@att.net](mailto:jsaldivar7@att.net)

Israel Garcia, Jr.  
Legal Advisor  
[info@garcialaw.com](mailto:info@garcialaw.com)

Ruben Vargas  
Parliamentarian  
[rubenvf@aol.com](mailto:rubenvf@aol.com)

Bianca De La Garza  
Chaplain  
[bianca\\_delagarza24@yahoo.com](mailto:bianca_delagarza24@yahoo.com)

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Heritage Senior Residences (TDHCA #20204)  
NEC of Center St. and Moy St., Harris County, Houston, TX 77007

Dear Ms. Gamble,

The League of United Latin American Citizens (LULAC) would like to express our support for Housing Tax Credits for Heritage Senior Residences (TDHCA #20204), a multifamily housing community for seniors proposed in Harris County. LULAC is a non-profit organization that provides services to the entire Harris County area.

There is a tremendous need for affordable housing for the elderly in the City of Houston and Harris County. The population of Harris County and the surrounding area is growing rapidly. Heritage Senior Residences would provide quality, affordable housing to those in need.

Again, we are very pleased to lend our support to Heritage Senior Residences' housing tax credit application. If you need additional information, please feel free to call me at 713-256-7277 or via email at [hugomojica@gmail.com](mailto:hugomojica@gmail.com).

Respectfully,

Hugo J. Mojica  
President  
LULAC Education Council 402

# BE AN ANGEL®

## HELP A CHILD

*Helping Children With Multiple Disabilities or Profound Deafness Since 1986*

February 3, 2020

Sharon Gamble – Multifamily Division  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Heritage Senior Residences (TDHCA #20204)  
NEC of Center St. and Moy St., Harris County, Houston, TX 77007

Dear Ms. Gamble,

Be An Angel Fund, Inc. would like to express our support for Housing Tax Credits for Heritage Senior Residences (TDHCA #20204), a multifamily housing community for seniors proposed in the City of Houston within Harris County, Texas. Our organization is a tax-exempt non-profit organization that provides service to households with disabled children to the entire Harris County area, which would include this development site.

There is a tremendous need for affordable housing in the City of Houston and Harris County. The population of Harris County and the surrounding area is growing rapidly. Heritage Senior Residences would provide quality, affordable housing to those in need.

Again, we are very pleased to lend our support to Heritage Senior Residences' tax credit application. If you need additional information, please feel free to call me at 281-219-3313.

Sincerely,



Marti Boone  
Executive Director  
Be An Angel Fund, Inc.



**Be An Angel Fund, Inc.**  
2003 Aldine Bender • Houston, TX 77032 • Tel: 281-219-3313 • Fax: 281-219-7746  
[www.BeAnAngel.org](http://www.BeAnAngel.org)







**American  
Red Cross**

**Greater Houston Area Chapter**

2700 Southwest Freeway  
Houston, Texas 77098  
Tel. (713) 526-8300  
Fax (713) 526-5871  
[www.houstonredcross.org](http://www.houstonredcross.org)

Thursday, February 27, 2020

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Vice Chairman  
Chair of Volunteers

Valerie Gibbs  
Secretary

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Mick Cantu  
Sandra Carson  
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Valerie Gibbs  
Dale Lockett  
Bradley Miller  
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Marguerite Williams

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Elizabeth L. Ghrist  
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Judge George Hanks, Jr.  
Bruce LaBoon  
Terry McGill  
James L. Phillips  
Jay Plotkin  
Nick Ro  
August Shouse  
Paulette Wagner

**Regional Chief Executive Officer**

Henry Van de Putte

Texas Department of Housing and Community Affairs  
Attention: Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: **Heritage Senior Residences (TDHCA #20204)**  
NEC of Center St. and Moy St., Harris County, Houston, TX 77007

Dear Ms. Gamble,

**We would like to express support for the Housing Tax Credit application of Heritage Senior Residences**, a multifamily housing community for seniors proposed in Harris County. The American Red Cross is a 501(c)3 non-profit organization that through the American Red Cross Greater Houston Chapter, provides services to the entire Houston and Harris County area.

As an organization with over 100 years of service to the Houston area, we know there is a desperate need for affordable housing for the elderly in the City of Houston and Harris County. The population of Harris County and the surrounding areas is growing rapidly. The proposed development would provide quality, affordable housing to those in need.

Again, we are very pleased to offer our support to Heritage Senior Residences' Housing Tax Credit application. If you need additional information, please feel free to call me at 713-313-1663 or via email at [henry.vandeputte@redcross.org](mailto:henry.vandeputte@redcross.org)

Respectfully,

Henry Van de Putte  
CEO and Executive Director  
American Red Cross Texas Gulf Coast Region and Greater Houston Chapter



## Community Input Scoring Items

TDHCA#: 20205

Self Score Total: 137

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. New Hope Housing

Name of Community Organization

Emily Abeln

Contact Name

Support

Opposition

B. The Houston Metropolitan Chamber of Commerce

Name of Community Organization

Peggy Wilson

Contact Name

Support

Opposition

C. Houston Area Urban Community Development Corporation

Name of Community Organization

Benny Rodriguez

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

City of Houston, Texas, Resolution No. 2020-       /      

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
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4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
<del>11</del>	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family



# GENE WU

STATE REPRESENTATIVE · DISTRICT 137  
HARRIS COUNTY

January 28, 2020

Mr. Bobby Wilkinson  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711-3941

**Re: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Ella Grand in Houston, Texas, TDHCA #20205**

Dear Mr. Wilkinson:

I am writing to support Ella Grand, a proposed senior affordable apartment community in West Houston, and specifically within my district. I understand that DMA Development Company, LLC will be submitting an application for Housing Tax Credits for this development in January of 2020.

Senior affordable housing is in demand in my district, both by those already residing in this neighborhood who would like to downsize from a single-family homes, and by others looking to relocate to the Houston area from other parts of the state and beyond.

If you have questions regarding my support of this proposed development, please contact me at (512)463-0492

Sincerely,

A handwritten signature in black ink, appearing to read "Gene Wu", written in a cursive style.

Representative Gene Wu  
House District 137



## New Hope Housing

February 18, 2020

Ms. Marnie Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: ***Support for Ella Grand (TDHCA #20205), 2077 S. Gessner Road., Houston, TX***

Dear Ms. Holloway:

We would like to express our support for Ella Grand, a proposed elderly affordable multifamily development to be located at approximately 2077 S. Gessner Road., Houston, TX. We understand that the DMA Development Company, LLC will submit a tax credit application to your agency for this proposed development.

New Hope qualifies as a tax-exempt non-profit community or civic organization that serves the community of Houston, Texas, which is where Elle Grand is to be located. New Hope Housing's core purpose is to provide life-stabilizing, affordable, permanent housing with support services for people who live on very limited incomes. Our vision is to be an enduring institution serving Houston's most vulnerable citizens. We connect people with a range of supportive services that provide the tools to create a stable life filled with hope. We continue to expand our mission to serve vulnerable individuals and families throughout the city where the needs are great.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for an allocation of housing tax credits. If you need additional information, you may contact me at 713.222.0290 or [joy@newhopehousing.com](mailto:joy@newhopehousing.com).

Sincerely,

Joy Horak-Brown  
President & CEO

**Houston Metropolitan Chamber of Commerce  
5100 Westheimer, Ste. 200  
Houston, TX 77056**

February 18, 2020

Ms. Marnie Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: ***Support for Ella Grand (TDHCA #20205), 2077 S. Gessner Road., Houston, TX***

Dear Ms. Holloway:

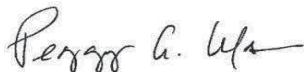
We would like to express our support for Ella Grand, a proposed elderly affordable multifamily development to be located at approximately 2077 S. Gessner Road., Houston, TX. We understand that the DMA Development Company, LLC will submit a tax credit application to your agency for this proposed development.

The Houston Metropolitan Chamber of Commerce qualifies as 501 C (6) tax-exempt non-profit civic organization that serves the community of Houston, Texas, which is where Elle Grand is to be located. The Chamber's core purpose is to promote community growth by facilitating partnerships within our membership, government, community leadership, and the international community. The Chamber maintains a Senior Service Alliance sub-group that meets monthly for members and guest serving the 50+ population to share lunch, network and hear a senior related topic presented. It is our intention that all participants create a trusted network and commit to becoming informed to better serve the senior populations in a variety of capacities.

I have attached our enrollment packet that describes our services in detail  
I have attached a W-9 that has our tax id number and our 501 C (6) status.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for an allocation of housing tax credits. If you need additional information, you may contact me at [info@houstonmetrocc.org](mailto:info@houstonmetrocc.org) or Chamber Mobile at 713-836-8405.

Sincerely,



Peggy A. Wilson  
President





**Houston Area Urban Community Development  
Corporation (HAUCDC)**

5330 Griggs Rd. Suite A104  
Houston, Texas 77021

Tel 832-834-4609  
Fax 281-657-7069

**Board  
President**

Joyce  
Tyler-  
Williams

**Board  
Members**

Shad  
Bogany

Sharone  
Mayberry

Steven  
Harris

Viola  
Solomon

Frank  
Lucco

**Executive  
Director**

Benny  
Rodriguez

February 18, 2020

Ms. Diana McIver  
DMA Development Company  
4101 Parkstone Heights Drive, Suite 310  
Austin, TX 78746

RE: ***Support for Ella Grand (TDHCA #20205), 2077 S. Gessner Road., Houston, TX***

Dear Ms. McIver:

We would like to express our support for Ella Grand, a proposed elderly affordable multifamily development to be located at approximately 2077 S. Gessner Road., Houston, TX. We understand that the DMA Development Company, LLC will submit a tax credit application to your agency for this proposed development.

The Houston Area Urban Community Development Corporation qualifies as a tax-exempt non-profit community or civic organization that serves the community of Houston, Texas, which is where Elle Grand is to be located. The mission of the organization is to provide decent affordable housing for workforce and other residents, stimulate investment and improve quality of life in communities. HAUCDC is a non-profit corporation formed to implement affordable workforce housing and rentals by acquire deteriorating properties, performing rehab and selling the homes to qualified buyers. HAUCDC also is involved in the development of apartments and rentals for the target group. Please see attached evidence of our 501c3 status and evidence of existence.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for an allocation of housing tax credits. If you need additional information, you may contact me at 832-834-4610.

Sincerely,

Benny Rodriguez  
Executive Director

## Community Input Scoring Items

TDHCA#: 20210

Self Score Total: **132**

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested **17**

City of Angleton

\_\_\_\_\_  
Name of Local Government Body

\_\_\_\_\_  
Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested **0**

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested **0**

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested **8**

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested **4**

**A. Holy Comforter Episcopal Church / Peach Street Farmers Market**

\_\_\_\_\_  
Name of Community Organization

The Reverend Travis Hunter Smith  
\_\_\_\_\_  
Contact Name

Support  
 Opposition

**B. Brazoria County Head Start Early Learning Schools, Inc**

\_\_\_\_\_  
Name of Community Organization

Jacqueline Mercer, President & CEO  
\_\_\_\_\_  
Contact Name

Support  
 Opposition

**C.**

\_\_\_\_\_  
Name of Community Organization

\_\_\_\_\_  
Contact Name

Support  
 Opposition

**D.**

\_\_\_\_\_  
Name of Community Organization

\_\_\_\_\_  
Contact Name

Support  
 Opposition

**E.**

\_\_\_\_\_  
Name of Community Organization

\_\_\_\_\_  
Contact Name

Support  
 Opposition

**F.**

\_\_\_\_\_  
Name of Community Organization

\_\_\_\_\_  
Contact Name

Support  
 Opposition

**RESOLUTION NO. 20200211-009**

**RESOLUTION BY THE CITY OF ANGLETON IN SUPPORT OF A HOUSING TAX CREDIT APPLICATION FOR THE AMBER RIDGE APARTMENTS, LP.**

**WHEREAS**, Amber Ridge Apartments, LP has proposed a development for affordable rental housing at 114 Woodway Dr., named Amber Ridge Apartments in the City of Angleton, Brazoria County, Texas; and

**WHEREAS**, Amber Ridge Apartments, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for Amber Ridge Apartments, and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:**

**SECTION 1.** The City of Angleton, acting through its governing body, hereby confirms that it supports the proposed Amber Ridge Apartments to be 114 Woodway Dr., Angleton, TX in Brazoria County and that this formal action has been taken to put on record the opinion expressed by the City on February 11, 2020.

**SECTION 2.** The City of Angleton, acting through its governing body, hereby confirms that it shall provide a financial contribution in the form of reduced building permit fees in the amount of Two Hundred Fifty Dollars (\$250.00) to Amber Ridge Apartments, LP, if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to Amber Ridge Apartments, LP.

**PASSED AND APPROVED THIS THE 11<sup>TH</sup> DAY OF FEBRUARY 2020.**

CITY OF ANGLETON, TEXAS

  
\_\_\_\_\_  
Jason Perez  
Mayor

ATTEST:

  
\_\_\_\_\_  
Frances Aguilar, TRMC, CMC  
City Secretary





**Brazoria County Head Start Early Learning Schools, Inc.**

*Serving Birth to Five*

651 West Miller St. – Angleton, Texas 77515

Telephone: (979) 849-1881 - Fax Line: (979) 849-2236

[www.headstartbc.org](http://www.headstartbc.org)

**Jacqueline Mercer**  
President & CEO

February 25, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Amber Ridge Apartments, LP – TDHCA #20210  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20210, Amber Ridge Apartments, proposed to be located at 114 Woodway Dr. Angleton, Texas 77515.

Brazoria County Head Start Early Learning Schools, Inc. serves the community and we believe that there is a need for workforce housing in Angleton for our citizens of moderate-income levels and Amber Ridge Apartments will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (979) 849-1881.

Sincerely,

Jacqueline Mercer  
President & CEO

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**MISSION STATEMENT:**

*Brazoria County Head Start Early Learning Schools, Inc., a comprehensive birth-to-five Early Childhood Program, exists to provide case management and school readiness for families and children to foster family self-sufficiency and family stability while simultaneously ensuring social, emotional, cognitive, physical and moral mastery for each child.*

EOE

February 26, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Amber Ridge Apartments, LP – TDHCA #20210  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20210, Amber Ridge Apartments, proposed to be located at 114 Woodway Dr. Angleton, Texas 77515.

Peach Street Farmers Market serves the community and we believe that there is a need for workforce housing in Angleton for our citizens of moderate-income levels and Amber Ridge Apartments will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 979-215-3091 any time.

Sincerely,



Ellen Eby  
PSFMarket Manager



**Peach  
Street  
Farmers Market**  
Buy local. Eat fresh.

# Community Input Scoring Items

TDHCA#: 20211

Self Score Total: 133

## 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Ennis

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

## 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 0

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

## 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Inserted. sdg

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

## 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Ennis Chamber of Commerce

Name of Community Organization

Jeannette PJ atak

Contact Name

Support

Opposition

B. Give a Kid a Chance

Name of Community Organization

Marty Nelson

Contact Name

Support

Opposition

C. Meals on Wheels North Central Texas

Name of Community Organization

Christine Hockin-Boyd

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 2020-0218-09**

**A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF ENNIS EXPRESSING SUPPORT FOR THE APPLICATION OF TRINITY ENNIS TRAILS, LP., TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2020 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO DEVELOP AFFORDABLE RENTAL HOUSING AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Trinity Ennis Trails, LP has proposed a development for affordable rental housing located at the southeast quadrant of Dolfie Lane and Sonoma Trail, named Ennis Trails in the City of Ennis, Ellis County and

**WHEREAS**, Trinity Ennis Trails, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Housing Tax Credits or Private Activity Bonds for Ennis Trails (TDHCA #20211).

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, AS FOLLOWS:**

**SECTION 1**, that as provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Ennis has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and

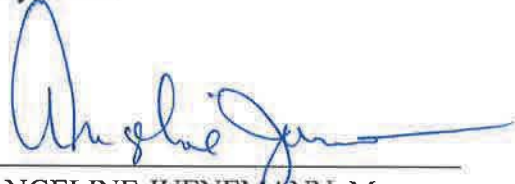
**SECTION 2**, that the City of Ennis hereby supports the proposed Ennis Trails, and confirms that its governing body has voted specifically to approve the construction and/or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and

**SECTION 3**, The City, acting through its governing body, hereby approves a commitment to the Applicant of funding assistance in the amount of \$250.00 in the form of a loan, grant, reduced fees or contribution of other value for the benefit of the Housing Community, which contribution is conditioned on an award of HTC to the Applicant. The City will provide a letter to the Applicant describing the value and form of the contribution and any caveats to delivering the contribution.

**SECTION 4**, that for and on behalf of the Governing Body, Mayor Angie Juenemann is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**SECTION 5.** That this Resolution shall become effective from and after its passage.

PASSED and APPROVED on the 17 day of February, 2020.



ANGELINE JUENEMANN, Mayor  
City of Ennis, Texas

ATTEST:



ANGIE WADE, City Secretary  
City of Ennis, Texas





# TEXAS HOUSE OF REPRESENTATIVES



**JOHN WRAY**  
District 10

February 27, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

RE: Ennis Trails TDHCA Application #20211

Dear Ms. Holloway,

The Ennis Trails development, proposed to be located at the southeast quadrant of Dolfie Lane and Sonoma Trail, City of Ennis, Ellis County, TX, is within House District 10, which I represent. Based on the support of the City of Ennis, I lend my support to this development application for housing tax credits.

Respectfully,

A handwritten signature in cursive script that reads "John Wray".

CC:  
Michael Fogel  
VP Trinity Housing Development, LLC  
Representative for Trinity Ennis Trails, LP  
809 South Lamar Blvd Suite A  
Austin, TX 78704

Mike Warner  
Warner Seale Public Affairs  
P.O. Box 1644  
Austin, TX 78767



# ENNIS

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## CHAMBER OF COMMERCE

February 20, 2020

TDHCA  
Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Ennis Trails (TDHCA #20211)

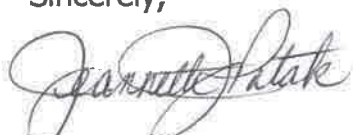
Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #20211 (Ennis Trails) to be located on the southeast corner of Dolfie Lane and Sonoma Trail.

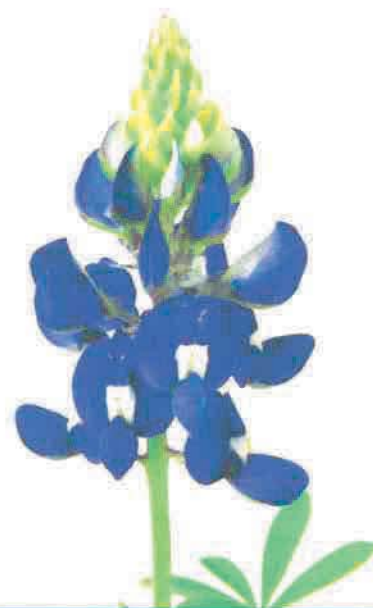
The Ennis Chamber of Commerce is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Thank you for your consideration.

Sincerely,



Jeannette J. Patak, IOM  
President





# Give-A-Kid-A-Chance

PO Box 486

Ennis, TX 75120

Web Site: [www.GiveaKidaChance.com](http://www.GiveaKidaChance.com)

Email: [MartyNelson@Aircanopy.net](mailto:MartyNelson@Aircanopy.net)

TDHCA

Sharon Gamble

221 East 11th Street

Austin, TX 78701

RE: Ennis Trails Development (TDHCA # 20211)

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 20211 (Ennis Trails) to be located on Sonoma Trail, Ennis, TX.

The Bridge Builders / GAKAC is a non-profit / tax exempt 501 (c) (3) civic organization (Tax Id: 27-3184609) that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marty Nelson".

Director



Give-A-Kid-A-Chance is proud to be an outreach activity of the Bridge Builders. The Bridge Builders are committed to helping bring businesses, civic groups, individuals and faith based organizations together for the betterment of the people of Ennis and Ellis County.



February 26, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Ennis Trails (TDHCA # 20211)

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 20211 (Ennis Trails) to be located on the southeast corner of Dolfie Lane and Sonoma Trail.

Meals on Wheels North Central Texas Inc is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need. Presently Meals on Wheels provides meals to the area where this development is to be built.

The proposed Ennis Trails is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads 'Christine Hockin-Boyd'.

Christine Hockin-Boyd  
Executive Director

## Community Input Scoring Items

TDHCA#: 20212

Self Score Total: 128

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Vernon

Name of Local Government Body

N/A

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. First Presbyterian Church - Vernon, Texas**

Name of Community Organization

George Records

Contact Name

Support  
 Opposition

**B. Red River Aging & Disability Resource Center**

Name of Community Organization

Dee Anna Booker

Contact Name

Support  
 Opposition

**C. Chaparral Senior Center (of Vernon College)**

Name of Community Organization

Iva Belew

Contact Name

Support  
 Opposition

**D. Wilbarger County Commissioners Court**

Name of Community Organization

John T. Wright

Contact Name

Support  
 Opposition

**E.**

Name of Community Organization

Contact Name

Support  
 Opposition

**F.**

Name of Community Organization

Support  
 Opposition

**RESOLUTION NO. 1041**

**A RESOLUTION OF THE CITY OF VERNON, TEXAS OF  
SUPPORT OF A PROPOSED DEVELOPMENT FOR  
AFFORDABLE SENIOR RENTAL HOUSING NAMED  
VERNON PIONEER CROSSING FOR SENIORS, LLC AND  
A CITY COMMITMENT OF \$250**

**WHEREAS, Vernon Pioneer Crossing for Seniors, LLC** has proposed a development for affordable rental housing at approx. 1916 Stadium Drive named **Vernon Pioneer Crossing** in the City of Vernon, Wilbarger County; and

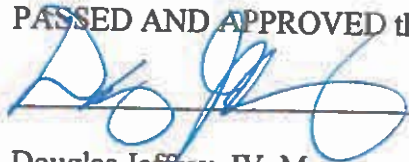
**WHEREAS, Vernon Pioneer Crossing, LLC** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for **Vernon Pioneer Crossing**.  
It is hereby

**RESOLVED**, that the **City of Vernon**, acting through its governing body, hereby confirms that it supports the proposed **Vernon Pioneer Crossing** located at approximately 1916 Stadium Drive and that this formal action has been taken to put on record the opinion expressed by the City of Vernon on January 28, 2019, and

**FURTHER RESOLVED** that the **City of Vernon**, acting through its governing body, hereby confirms that, upon successful award of 2020 Competitive 9% Housing Tax Credits, the city commits to providing reduced fees or a contribution of other value that equals a minimum of **\$250** for the benefit of **Vernon Pioneer Crossing**; and

**FURTHER RESOLVED** that for and on behalf of the Governing Body, Doug Jeffrey, Mayor of Vernon, Texas are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this 28th day of January, 2020

  
\_\_\_\_\_  
Douglas Jeffrey, IV, Mayor

ATTEST:  
  
\_\_\_\_\_  
Marsha Jo Stone, City Secretary





*First Presbyterian Church  
Vernon, Texas*

February 10, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Vernon Pioneer Crossing – TDHCA #20212  
Community Support

Dr. Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20232, Vernon Pioneer Crossing, proposed to be located at approximately 1916 Stadium Drive, Vernon, Texas 76384.

First Presbyterian Church of Vernon, Texas serves the community and we believe that there is a need for affordable senior housing in Vernon for our citizens of moderate-income levels and Vernon Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (940) 553-3925 any time.

Sincerely,

A handwritten signature in black ink, appearing to read "George Records", is written over a yellow highlight.

George Records  
Pastor of First Presbyterian Church



Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: **Vernon Pioneer Crossing – TDHCA #20212**  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20212, **Vernon Pioneer Crossing**, proposed to be located at approximately 1916 Stadium Drive, Vernon, Texas 76384.

**Red River Aging & Disability Resource Center** serves the community and we believe that there is a need for affordable senior housing in Vernon for our citizens of moderate-income levels and Vernon Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (940) 322-5281 Ext #129 any time.

Sincerely,

A handwritten signature in cursive script that reads "Dee Anna Booker".

Dee Anna Booker, Manager  
Red River Aging & Disability Resource Center  
4309 Old Jacksboro Highway, Suite 200  
Wichita Falls, Texas 76302

DB/s

cc: Michael Beard



# Vernon College Chaparral Senior Center

4400 Augusta Vernon, Texas 76384 940-552-6114

February 24, 2020

Mr. Bobby Wilkinson, Executive Director

Texas Department of Housing and Community Affairs

221 E. 11<sup>th</sup> Street

Austin, Texas 78701

Dear Mr. Wilkinson,

I am writing to you to express my support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20212, Vernon Pioneer Crossing, proposed to be located at 1916 Stadium Drive, Vernon, Texas 76384.

My name is Iva Belew and I am the Director of Chaparral Senior Center in Vernon. I believe that there is a need for affordable senior housing in Vernon for our citizens of moderate-income levels and Vernon Pioneer Crossing will assist the community in meeting this need.

I appreciate your time and thank you for hearing my support of this project.

Sincerely,



Iva Belew

Director of Chaparral Senior Center

**WILBARGER COUNTY  
COMMISSIONERS COURT  
1700 WILBARGER ST. #12  
VERNON TX 76384**

February 21, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: **Vernon Pioneer Crossing – TDHCA #20212**  
Community Support


Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20212, Vernon Pioneer Crossing, proposed to be located at approximately 1916 Stadium Drive, Vernon, Texas 76384.

Wilbarger County Precinct 1 serves the community and we believe that there is a need for affordable senior housing in Vernon for our citizens of moderate-income levels and Vernon Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 940-839-5466 any time.

Sincerely,



John T. Wright  
Wilbarger County Commissioner Pct 1

## Community Input Scoring Items

TDHCA#: 20216

Self Score Total: 132

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Henderson

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 0

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Henderson Food Bank

Name of Community Organization

April Stevens

Contact Name

Support

Opposition

B. Rusk County Friends Helping Friends Prescription Assistance Program

Name of Community Organization

Roberta Vallantyne

Contact Name

Support

Opposition

C. Christian Women's Job Corps of Rusk County

Name of Community Organization

Christie Gambrell

Contact Name

Support

Opposition

D. Henderson Area Chamber of Commerce

Name of Community Organization

Bonnie Geddie

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**CITY OF HENDERSON, TEXAS  
RESOLUTION NO. 2020-02-04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS REGARDING THE  
HENDERSON TRAILS DEVELOPMENT FOR SUPPORT**

WHEREAS Trinity Henderson Trails, LP has proposed a development for affordable rental housing located on the east side of Hwy 79 at Pamela Street, named Henderson Trails in the City of Henderson; and

WHEREAS, there is a need for affordable housing for Henderson citizens of modest means, and

WHEREAS, Trinity Henderson Trails, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Low Income Housing Tax Credit Program funds for Henderson Trails (TDHCA #20216), and

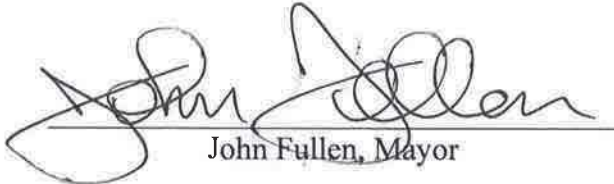
WHEREAS, Henderson Trails will be a 60 unit age-restricted development meaning all residents must be age 55 or older.

WHEREAS, The City, acting through its governing body, hereby approves a commitment to the Applicant of funding assistance in the amount of \$250.00 in the form of a loan, grant, reduced fees or contribution of other value for the benefit of the Housing Community, which contribution is conditioned on an award of Housing Tax Credits to the Applicant

RESOLVED, that the City of Henderson hereby supports the proposed Henderson Trails and confirms that its governing body has voted specifically to approve the construction or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and

FURTHER RESOLVED that for and on behalf of the Governing Body, Mayor John Fullen is hereby authorized, empowered, and directed to certify these resolutions to are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED by the City Council of the City of Henderson, Texas on the 11 day of February, 2020.

  
John Fullen, Mayor

ATTEST:

  
Cheryl Jimerson, City Secretary



**Henderson Food Bank**

1708 Jacksonville Dr.  
P.O. Box 104  
Henderson TX, 75653

Office Phone: 903-657-8495  
Fax: 903-392-8842

Open: Tuesday- Friday  
Hours: 9:00 A.M. – 2:00 P.M.

Date 2-18-20

Application number: 20216

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Re: Community Support

Dear Director:

The purpose of this letter is to express our support for the Henderson Trails development, application number 20216. This TDHCA application is for the development of Henderson Trails in Henderson, Texas. This project will be located on the east side of US 79 at Pamela Street.

This property will provide safe and quality housing for the residents of Henderson, who will benefit from the vast amenities this property, has to offer, including a happy and healthy living environment.

Thanks you,

April Stevens



# Christian Women's Job Corps of Rusk County

210 N. Sioux St. P.O. Box 1437

Henderson, TX 75653-1437

903-655-1684 [www.cwjcofruskcounty.org](http://www.cwjcofruskcounty.org)

Texas Department of Housing and Community Affairs

Sharon Gamble

221 East 11<sup>th</sup> Street

Austin, TX 78701

February 20, 2020

Dear Ms. Gamble:

I was excited to learn of the possibility of senior housing for Henderson, Texas! At Christian Women's Job Corps of Rusk County, we work with women of all ages and all walks of life. The lack of housing for seniors has long been a concern of ours. Affordable housing in Rusk County is scarce, and safe and affordable housing is especially a serious need for senior adults on a fixed income. During the last several months we have worked with two women who both ended up in housing in other communities. One of these women went to the Dallas area, and the other ended up in Nacogdoches- both away from friends and their support system. Rusk County is a rural community which is lacking in many resources, but it is home for many seniors, and they don't need to be uprooted at this stage in their lives.

We strongly support the development of safe, quality housing for senior residents and are excited that Trinity Housing Development, application # **20216**, is willing to help meet this need through "Henderson Trails". This project will be located on the east side of US 79 at Pamela Street.

Sincerely,

Christie Gambrell

Executive Director

Christian Women's Job Corps of Rusk County



February 19, 2020

TDHCA  
Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Henderson Trails (TDHCA# 20216)

Dear Ms. Gamble,

I am writing this letter to voice our support for TDHCA Tax Credit Application #20216 for Henderson Trails, which is to be located on the east side of US Highway 79 South and Pamela Street.

The Henderson Area Chamber of Commerce is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of our community. We know there is a need for housing that is affordable to the citizens of modest means in our community. We believe this development will help meet our needs and we support Henderson Trails.

Sincerely,

A handwritten signature in black ink that reads "Bonnie Geddie". The signature is written in a cursive style with a large initial "B".

Bonnie Geddie  
Executive Director

## Community Input Scoring Items

TDHCA#: 20217

Self Score Total: 123

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested 17

Somerville City Council

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Brazos Valley Affordable Housing Corp.

Name of Community Organization

Ben Fortner

Contact Name

Support

Opposition

B. Brazos Valley Community Action Program

Name of Community Organization

Tom Wilkinson

Contact Name

Support

Opposition

C. Burleson Co Chamber of Commerce

Name of Community Organization

Susan Mott

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



**RESOLUTION NO. R20-001**

**BY THE CITY OF SOMERVILLE**

WHEREAS, **Somerville Senior Housing, LP** has proposed to acquire and substantially rehabilitate an affordable rental housing development located at **785 3rd Street, Somerville, TX 77879** currently operating as **Somerville Plaza Apartments**, and

WHEREAS, as part of the rehabilitation process, **Somerville Senior Housing, LP** intends to change the name of the development to **Somerville Estates**, and

WHEREAS, **Somerville Senior Housing, LP** has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits to assist in the financing for **Somerville Estates**.


IT IS HEREBY RESOLVED, that the **City of Somerville**, acting through its governing body, hereby confirms that it supports the proposed **Somerville Estates** development located at **785 3rd Street, Somerville, TX 77879** and that this formal action has been taken to put on record the opinion expressed by the **City of Somerville** on February 11, 2020, and

BE IT FURTHER RESOLVED, that the **City of Somerville**, acting through its governing body, hereby confirms that the **Somerville Estates** development located at **785 3rd Street, Somerville, TX 77879**, as proposed, contributes more than any other Development to the concerted revitalization efforts of the **City of Somerville** and that this formal action has been taken to put on record the opinion expressed by the **City of Somerville** on February 11, 2020, and

BE IT FURTHER RESOLVED that for and on behalf of the Governing Body, Mayor Micheal Bradford are hereby authorized, empowered, and directed to certify each of these resolutions to the Texas Department of Housing and Community Affairs.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SOMERVILLE<  
TEXAS ON THE 11<sup>TH</sup> DAY OF FEBRUARY 11, 2020**

  
\_\_\_\_\_  
Mayor, Micheal Bradford

ATTEST:  
  
\_\_\_\_\_  
City Secretary, Rose Rosser



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STATE REPRESENTATIVE  
**BEN LEMAN**

---

February 5, 2020

Marni Holloway  
Director, Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711

Dear Ms. Holloway,

Thank you for your letter informing me of the preliminary applications that have been received by the department for possible funding through the Competitive Housing Tax Credit Program to develop or acquire affordable multifamily rental housing in House District 13.

As the State Representative for House District 13, I believe the decision to support or oppose any of these projects should be done at the local level. These projects will have more of an impact on our local communities and I believe having our local governments take part in the scoring would be more fitting. For this reason, I will not be submitting a letter of support, opposition, or neutrality for any of the applications that I have received and will be referring the scoring of these applications to the local governing body in which they would be located. This covers the following applications:

**Project #:** 20286

**Development Name:** Song  
Hall Villas

**Project #:** 20273

**Development Name:** La  
Grange Springs

**Project #:** 20270

**Development Name:** Navasota  
Landing Apartments

**Project #:** 20248

**Development Name:** Cedar  
Cove Apartments

**Project #:** 20277

**Development Name:** La  
Grange Residences

**Project #:** 20222

**Development Name:** Brenham  
Trails

**Project #:** 20217

**Development Name:**  
Somerville Estates

**Project #:** 20279

**Development Name:**  
Flatonia Springs

**Project #:** 20079

**Development Name:** Fairview  
Terrace



Again, thank you for keeping me informed. Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Leman', with a long horizontal line extending to the right.

Ben Leman  
Texas State Representative  
House District 13



# Brazos Valley Affordable Housing Corporation

P.O. Drawer 4128

Bryan, Texas 77805-4128

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2/24/2020

Corey Farmer  
SDR Investments, LLC  
222 E. Main St., First Floor  
Oklahoma City, OK 73104

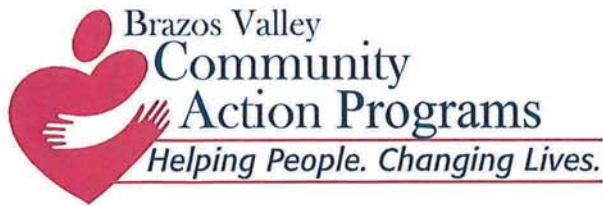
Dear Mr. Farmer

We have been made aware of your intention to apply for Competitive Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating both the Madisonville Manor and Somerville Plaza apartment communities. These properties are located at 1610 E Collard St., Madisonville, TX 77864 and 785 3rd St., Somerville, TX 77879 respectively. After the rehab work is complete Madisonville Manor will begin to operate as Madisonville Estates and Somerville Plaza will change to Somerville Estates:

Brazos Valley Affordable Housing Corp. is a tax-exempt organization actively involved in both the Madisonville Somerville communities. We have reviewed the information you have provided, and we would like to express our support for the proposed development. The proposed rehabilitation of these apartment developments will provide a valuable benefit to the citizens in the communities in which we serve.

Sincerely

Ben Fortner  
Vice President  
Brazos Valley Affordable Housing Corp.



February 26, 2020

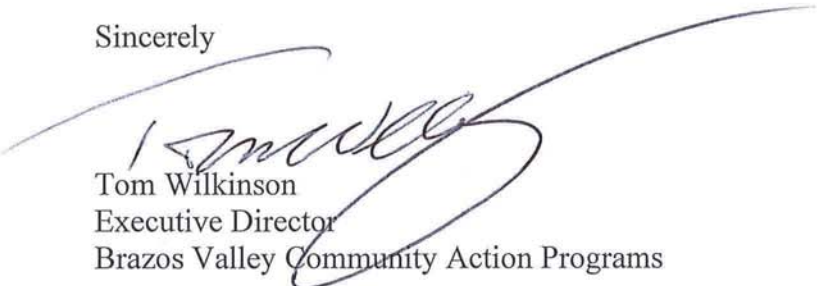
Texas Department of Housing and Community Affairs  
Multi-Family Finance Division  
P.O. BOX 13941  
Austin, TX 78711-3941

To whom it may concern:

We have been made aware by SDR Investments, LLC of their intention to apply for Competitive Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating the Somerville Manor apartment community located at 785 3rd St., Somerville, TX 77879. After the rehab work is complete, the development will operate as Somerville Estates.

Brazos Valley Community Action Programs is a tax-exempt organization actively involved in the Somerville community. We have reviewed the information provided by SDR, and we would like to express our support for the proposed development. The proposed rehabilitation of Somerville Manor will provide valuable benefit to the citizens in the community in which we serve.

Sincerely



Tom Wilkinson  
Executive Director  
Brazos Valley Community Action Programs



**BURLESON COUNTY  
CHAMBER OF  
COMMERCE**

301 N. Main Street  
Caldwell, Texas 77836  
(979) 567-0000 Main

**Board of Directors**

***Officers:***

Stacey Teague, *Chairman*

Sarah Horne, *Vice-Chair*

Stu Chapman, *Treasurer*

Susan Mott,

*Executive Director*

February 24, 2020

Texas Department of Housing and Community Affairs  
Multi-Family Finance Division  
P.O. BOX 13941  
Austin, TX 78711-3941

To whom it may concern:

We have been made aware by SDR Investments, LLC of their intention to apply for Competitive Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating the Somerville Manor apartment community located at 785 3rd St., Somerville, TX 77879. After the rehab work is complete, the development will operate as Somerville Estates.

Burleson County Chamber of Commerce is a tax-exempt organization actively involved in the Somerville community. We have reviewed the information provided by SDR, and we would like to express our support for the proposed development. The proposed rehabilitation of Somerville Manor will provide valuable benefit to the citizens in the community in which we serve.

Sincerely,

Susan B. Mott  
Executive Director

## Community Input Scoring Items

TDHCA#: 20220

Self Score Total: 124

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Trinity

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 0

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Trinity Loaves and Fishes Food Pantry, Inc.

Name of Community Organization

Rita Newman

Contact Name

Support

Opposition

B. Trinity Community Fair Association

Name of Community Organization

Jolie Webb Lane

Contact Name

Support

Opposition

C. Boys & Girls Club of Trinity

Name of Community Organization

David LaVassaur

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION #20-0002**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TRINITY, TEXAS CONCERNING RURAL HOUSING DEVELOPERS, LLC SUBMITTING A REQUEST FOR STATE FUNDING TO REHABILITATE TRINITY MANOR APARTMENTS WHICH WILL BE RENAMED TRINITY ESTATES LOCATED AT 219 E. PEGODA ROAD TRINITY, TEXAS 75862.**

**WHEREAS**, Trinity Estates, LP, has proposed acquisition and rehabilitation of affordable rental housing at 219 E. Pegoda Road named Trinity Estates, in the City of Trinity; and

**WHEREAS**, there is a need for affordable housing for the City of Trinity citizens of modest means; and

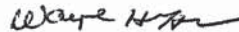
**WHEREAS**, Trinity Estates, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Low Income Housing Tax Credit Program funds for Trinity Estates.

Be it resolved that:

This resolution affirms the City of Trinity support for the above named development; and

This resolution also affirms that the development contributes more than any other to the concerted revitalization efforts of the City of Trinity.

**PASSED AND APPROVED** on this 13<sup>th</sup> day of February 2020.



---

Wayne Huffman, Mayor

ATTEST:



---

Billy Goodin, Mayor Pro-Tem





**Trinity Community Fair Association**  
**P.O. Box 2664**  
**Trinity, Texas**  
**75862**

February 12, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Trinity Estates (formerly known as Trinity Manor Apartments)  
219 East Pegoda Road, Trinity, TX 75862

Dear Ms. Gamble:

I am writing this letter to voice my support for Trinity Estates (HTC Application #20220) to be located at the above address in Trinity, Texas.

Trinity Community Fair Association is a tax-exempt civic organization that serves the community in which the development is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to senior citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jolie Webb Lane', is written over a white rectangular box.

Jolie Webb Lane  
TCFA President

Trinity Loaves & Fishes Food Pantry, Inc.  
407 N Robb St. P. O. Box 2356  
Trinity, Texas 75862

2/15/20

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

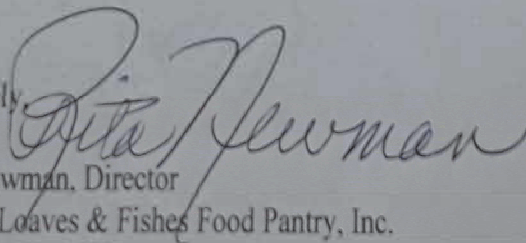
RE: Trinity Estates (formerly known as Trinity Manor Apartments)  
219 East Pegoda Road, Trinity, TX 75862

Dear Ms. Gamble:

I am writing this letter to voice my support for Trinity Estates (HTC Application #20220) to be located at the above address in Trinity, Texas.

Trinity Loaves & Fishes Pantry, Inc. is a non-profit 5013C Corporation and is a tax-exempt organization that serves the low income clients in need of food assistance in the community in which the development is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to senior citizens of modest means and this development will help meet that need.

Sincerely,



Rita Newman, Director  
Trinity Loaves & Fishes Food Pantry, Inc.  
PH#936-594-0977  
Cell 936-594-1848



**BOYS & GIRLS CLUB  
OF TRINITY**

Boys & Girls Club of Trinity  
P.O. Box 665  
Trinity, Texas 75862  
Phone: 936-594-0778  
Fax: 936-594-5561

February 17, 2020

TDHCA  
Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Re: Trinity Estates (formerly know as Trinity Manor Apartments)  
219 East Pegoda Road, Trinity, TX 75862

Dear Ms. Gamble:

I am writing this letter to voice my support for Trinity Estates (HTC Application #20220) to be located at the above address in Trinity, Texas.

The Boys and Girls Club of Trinity is a tax-exempt organization that serves the community in which the development is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to senior citizens of modest means and this development will help meet that need.

Sincerely,

David LaVassaur  
Chief Executive Officer

**GREAT FUTURES START [HERE](#)**

# Community Input Scoring Items

TDHCA#: 20222

Self Score Total: 113

## 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Brenham

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

## 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 0

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

## 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

## 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Washington County Healthy Living Association

Name of Community Organization

Toy Kurtz

Contact Name

Support

Opposition

B. Fath Mission and Help Center

Name of Community Organization

J. D. Young,

Contact Name

Support

Opposition

C. \_\_\_\_\_  
Name of Community Organization

Contact Name

Support

Opposition

D. \_\_\_\_\_  
Name of Community Organization

Contact Name

Support

Opposition

E. \_\_\_\_\_  
Name of Community Organization

Contact Name

Support

Opposition

F. \_\_\_\_\_  
Name of Community Organization

Contact Name

Support

Opposition

## **RESOLUTION NO. R-20-007**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS, PROVIDING SUPPORT FOR APPLICATION NO. 20222 BY TRINITY BRENHAM TRAILS, LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) CONCERNING THE BRENHAM TRAILS DEVELOPMENT WITHIN THE CITY OF BRENHAM, TEXAS; AUTHORIZING THE MAYOR TO CERTIFY THIS RESOLUTION TO TDHCA; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.**

**WHEREAS** Trinity Brenham Trails, LP has proposed a development for affordable rental housing at 2410 S. Market Street, named Brenham Trails in the City of Brenham, said development being further described in Exhibit "A" attached hereto and incorporated herein for all purposes pertinent; and

**WHEREAS**, there is a need for affordable housing for Brenham citizens of modest means, and

**WHEREAS**, Trinity Brenham Trails, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Low Income Housing Tax Credit Program funds for Brenham Trails (TDHCA Application No. 20222), and

**WHEREAS**, Brenham Trails will be an age-restricted development meaning all residents must be age fifty-five (55) or older.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS, AS FOLLOWS:**

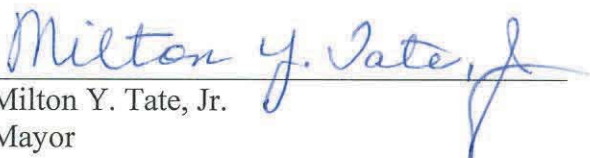
- Section 1: As provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Brenham has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and
- Section 2: That the City of Brenham, acting through its governing body, hereby confirms that it supports the proposed development of Brenham Trails, and authorizes an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4).
- Section 3: The City of Brenham acknowledges and approves in-kind contribution for this project in the amount of \$250.00, should the development receive a housing tax credit allocation.

Section 4: That the Mayor is hereby authorized, empowered, and directed to certify these resolutions to TDHCA.


Section 5: This Resolution and formal action has been taken to put on record the opinion expressed by the City Council of the City of Brenham and shall become effective immediately from and after its passage

**RESOLVED** on this the 20<sup>th</sup> day of February 2020.



  
Milton Y. Tate, Jr.  
Mayor

ATTEST:

  
Jeana Bellinger, TRMC, CMC  
City Secretary



---

STATE REPRESENTATIVE  
**BEN LEMAN**

---

February 5, 2020

Marni Holloway  
Director, Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711

Dear Ms. Holloway,

Thank you for your letter informing me of the preliminary applications that have been received by the department for possible funding through the Competitive Housing Tax Credit Program to develop or acquire affordable multifamily rental housing in House District 13.

As the State Representative for House District 13, I believe the decision to support or oppose any of these projects should be done at the local level. These projects will have more of an impact on our local communities and I believe having our local governments take part in the scoring would be more fitting. For this reason, I will not be submitting a letter of support, opposition, or neutrality for any of the applications that I have received and will be referring the scoring of these applications to the local governing body in which they would be located. This covers the following applications:

**Project #:** 20286

**Development Name:** Song  
Hall Villas

**Project #:** 20273

**Development Name:** La  
Grange Springs

**Project #:** 20270

**Development Name:** Navasota  
Landing Apartments

**Project #:** 20248

**Development Name:** Cedar  
Cove Apartments

**Project #:** 20277

**Development Name:** La  
Grange Residences

**Project #:** 20222

**Development Name:** Brenham  
Trails

**Project #:** 20217

**Development Name:**  
Somerville Estates

**Project #:** 20279

**Development Name:**  
Flatonia Springs

**Project #:** 20079

**Development Name:** Fairview  
Terrace




Again, thank you for keeping me informed. Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Leman', with a long horizontal line extending to the right.

Ben Leman  
Texas State Representative  
House District 13



 THE WASHINGTON COUNTY  
health living  
association  
SENIOR ACTIVITY CENTER

February 18, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Brenham Trails (TDHCA # 20222)

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 20222 (Brenham Trails) to be located on the southwest corner of S. Market Street and Ryan Street.

WCHLA, Margaret E. Blizzard Senior Activity Center is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of our community and senior citizens. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,



Toy Kurtz  
Executive Director  
WCHLA, Margaret E. Blizzard Senior Activity Center

P.O. Box 401 Brenham, TX 77834

(979)836-6552 / Fax: (979)836-1897

[www.seniorcenterbrenham.com](http://www.seniorcenterbrenham.com)



# FAITH MISSION AND HELP CENTER

500 East Academy, Brenham, Texas 77833  
Phone: 979-830-1488, Fax: 979-830-7102  
[mail@faithmission.us](mailto:mail@faithmission.us) [www.faimission.us](http://www.faimission.us)

February 28, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701  
RE: Brenham Trails (TDHCA # 20222)

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 20222 (Brenham Trails) to be located on the southwest corner of S. Market Street and Ryan Street.

Faith Mission and Help Center is a tax-exempt Christian organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned above the typed name.

J.D. Young, CEO  
Faith Mission

## Community Input Scoring Items

TDHCA#: 20223

Self Score Total: 139

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. Catholic Charities Archdiocese of Galveston-Houston**

Name of Community Organization

Cynthia N. Colbert, MSW

Contact Name

Support  
 Opposition

**B. Baker Ripley**

Name of Community Organization

Jane Bavineau

Contact Name

Support  
 Opposition

**C.**

Name of Community Organization

Contact Name

Support  
 Opposition

**D.**

Name of Community Organization

Contact Name

Support  
 Opposition

**E.**

Name of Community Organization

Contact Name

Support  
 Opposition

**F.**

Name of Community Organization

Contact Name

Support  
 Opposition

City of Houston, Texas, Resolution No. 2020-       /      

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

\* \* \*

**WHEREAS**, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:**

**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

  
 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_.

\_\_\_\_\_  
 Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce  
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
	✓	POLLARD
	ABSENT-ON PERSONAL BUSINESS	MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: FEB 25 2020

	Application Number	Development Name	Development Address	Council District	Target Population
1	20125	Parkway Meadows	3300 block of W Gulf Bank	B	Family
2	20204	Heritage Senior Residences	NEC Center Street and Moy Street	C	Elderly
3	20138	The Ella	1718 W. 26th Street	C	Family
4	20116	Dian Street Villas	1433 Dian Street, SWC Dian Street and W 15th Street	C	Family
5	20114	Magnificat Permanent Affordable Housing (PSH)	3300 Caroline St	D	Permanent Supportive Housing
6	20097	Regency Lofts	3232 Dixie Drive	D	Family
7	20053	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Permanent Supportive Housing
8	20208	Caroline Lofts	NE Corner of Caroline St and McGowen St	D	Family
9	20047	Evening Star Apartments	11800 South Glen Dr	F	Elderly
10	20205	Ella Grand	2077 S Gessner Rd	G	Elderly
← 11	<del>20315</del>	<del>Merritt Novo Senior Village</del>	<del>1120 Dairy Ashford</del>	<del>G</del>	<del>Elderly</del>
12	20223	Campanile on Briar Hollow	Post Oak Blvd. and Briar Hollow	G	Elderly
13	20011	Canal Lofts	5601 Canal Street	H	Family
14	20077	Lockwood South Apartments	560' west of Lockwood Drive & South of Buffalo Bayou at Drennan St.	H	Family
15	20189	Jackson Hinds Garden (PSH)	607 Thornton Rd	H	Permanent Supportive Housing
16	20128	OST Lofts	5520 Old Spanish Trail	I	Family
17	20075	New Hope Housing Savoy (PSH)	6301 Savoy Drive	J	Permanent Supportive Housing
18	20141	Richmond Senior Village	5615 Richmond	J	Elderly
19	20100	Southlawn at Milby	1810 Milby Street	I	Family
20	20101	Greenridge Terrace	6000 block of Beverly Hill St	J	Family
21	20082	Connect South Apartments	6440 Hillcroft Avenue	J	Family

**BOARD OF DIRECTORS**

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*Archbishop of the Archdiocese of  
Galveston-Houston*

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Karen B. White

**PRESIDENT/CEO**  
Cynthia N. Colbert, MSW

February 19, 2020

Bobby Wilkinson  
Executive Director  
Texas Department of Housing & Community Affairs  
221 E 11<sup>th</sup> Street  
Austin, TX 78701

**Re: Letter of support, Campanile on Briar Hollow, TDHCA # 20223**

Dear Mr. Wilkinson:

The purpose of this letter is to express support for the Campanile on Briar Hollow elderly housing development, TDHCA application # 20223, located at SEC of Post Oak Boulevard & Briar Hollow Ln. in Houston.

There is a growing need for quality, safe and affordable housing for seniors and Campanile on Briar Hollow will help fulfill this need.

Sincerely,



Cynthia N. Colbert, MSW  
President and CEO



February 20, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

RE: 2020 Application to TDHCA for Low-Income Housing Tax Credits to Construct  
Campanile on Briar Hollow, Houston, Texas; TDHCA Application #20223

Dear Mr. Wilkinson,

BakerRipley is pleased to provide this letter of support for the construction of Campanile on Briar Hollow, TDHCA application # 20223, to be located at SEC of Post Oak Blvd and Briar Hollow Lane in Houston, Harris County Texas.

BakerRipley is a 501 (c) 3 non-profit community development organization that was founded in Houston in 1907. Our purpose is to keep this region a place of opportunity for all, and we do that by providing services across the lifespan. We operate Early Head Start/Head Start programs, six community centers, a Charter School district and 11 workforce development offices. We also have a long history of serving older adults through our Senior Services (now Health and Wellness) division; we provide information and referral, caregiver support, dementia care, home care and several health promotion programs to seniors throughout the community. In addition, we operate 11 senior centers and contract with six other non-profits to support their congregate meal programs.

Affordable housing and access to quality care are significant challenges that impact older adults and their ability to age in place. Waiting lists for housing are long and for many seniors, TOO long. If Houston is to be a community that honors history and values the contributions of all its' citizens, we must do a better job of making affordable housing available in all neighborhoods. We applaud Campanile's efforts to support the expansion of housing to address the needs of older adults.

Sincerely,

Jane Bavineau  
Vice President  
Health and Wellness Division



# Community Input Scoring Items

TDHCA#: 20224

Self Score Total: 130

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Fort Worth

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. Presbyterian Night Shelter**

Name of Community Organization

Alexander Allen

Contact Name

Support

Opposition

**B. Recovery Resource Council**

Name of Community Organization

Eric Niedermayer

Contact Name

Support

Opposition

**C. Salvation Army Fort Worth**

Name of Community Organization

Beckie Wach

Contact Name

Support

Opposition

**D. Near East Side Neighborhood Association**

Name of Community Organization

Alex Allen

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

# A Resolution

**NO. 5189-02-2020**

**SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR CROSSROADS APARTMENTS, COMMITTING DEVELOPMENT FUNDING, DETERMINING THAT CROSSROADS APARTMENTS CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN THE NEAR EAST SIDE URBAN VILLAGE, ACKNOWLEDGE THAT CROSSROADS APARTMENTS IS LOCATED ONE LINEAR MILE OR LESS FROM A DEVELOPMENT THAT SERVES THE SAME TARGET POPULATION, AND DETERMINING THAT CROSSROADS APARTMENTS IS LOCATED WITHIN A CENSUS TRACT THAT HAS A POVERTY RATE ABOVE FORTY PERCENT**

**WHEREAS**, the City's 2019 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

**WHEREAS**, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

**WHEREAS**, Crossroads Apartments, LP, an affiliate of Union Gospel Mission of Tarrant County, has proposed a development for mixed income supportive affordable multifamily rental housing named Crossroads Apartments to be located at 1105 E. Lancaster Avenue in the City of Fort Worth;

**WHEREAS**, Crossroads Apartment, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for 2020 Competitive (**9%**) Housing Tax Credits for the Crossroads Apartments, a new complex consisting of approximately **68** units, of which at least ten percent (**10%**) of the total units will be set aside for households earning at or below thirty percent (**30%**) Area Median Income and at least ten percent (**10%**) of the total units will be market rate units;

**WHEREAS**, TDHCA's 2020 Qualified Allocation Plan ("**QAP**") provides that an application for Housing Tax Credits may receive seventeen (**17**) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

**WHEREAS**, the QAP also states that an application may receive one (**1**) point for a commitment of development funding from the city in which the proposed development site is located;

**WHEREAS**, the QAP also provides that an application may qualify for an additional two (**2**) points if a development is explicitly identified in a resolution as "contributing more than any other to the concerted revitalization efforts" of a municipality;

**WHEREAS**, the City created Urban Villages beginning in 2002 in order to promote central city revitalization and create districts which are more compact, contain a greater mix of land uses, and give

greater emphasis to pedestrian and transit access. There are currently sixteen (16) Urban Villages, all of which are included in the City's annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2019 Comprehensive Plan, Part III, Chapter 10:Economic Development;

**WHEREAS**, the Crossroads Apartments are located in the Near East Side Urban Village;

**WHEREAS**, the City has determined that the application for Crossroads Apartments submitted to TDHCA by Crossroads Apartments, LP qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in the Near East Side Urban Village;

**WHEREAS**, the QAP states that the governing body of the appropriate municipality where the development is to be located must by vote specifically allow the construction of a new development located within one (1) linear mile or less from a development which serves the same target population; and

**WHEREAS**, the QAP also states that if proposed development will be located in a census tract with a poverty rate above forty percent (40%) for individuals, the governing body of the appropriate municipality must acknowledge the high poverty rate and authorize the development to move forward with its application for tax credits.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of Crossroads Apartments, LP to the Texas Department of Housing and Community Affairs for 2020 Competitive (9%) Housing Tax Credits for the purpose of the development of the Crossroads Apartments to be located at 1105 E. Lancaster Avenue (TDHCA Application No. 20224), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed \$2,500.00 to Crossroads Apartments, LP conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Crossroads Apartments (TDHCA Application No. 20224) as the development in the 2020 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in the Near East Side Urban Village , and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, acknowledges that Crossroads Apartments is located one (1) linear mile or less from a development that serves the same target population as the proposed Crossroads Apartments and has received an allocation of Housing Tax Credits for new construction and adaptive reuse after **January 3, 2017**, and this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth to authorize the development to move forward.

The City of Fort Worth, acting through its City Council, acknowledges that Crossroads Apartments will be located in a census tract that has more than forty percent (40%) poverty rate among individuals and authorizes the development to move forward with its application for tax credits.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, Crossroads Apartments, LP.

Adopted this 18th day of February 2020.

ATTEST:

By:

  
\_\_\_\_\_  
Mary J. Kayser, City Secretary





# NICOLE COLLIER



STATE REPRESENTATIVE • DISTRICT 95

February 28, 2020

## VIA EMAIL AND REGULAR MAIL

Marni Holloway  
TDHCA  
221 East 11th Street  
Austin, Texas 78701

RE: Crossroads Apartments, 1105 E. Lancaster Ave., Fort Worth, Texas 76102  
Competitive (9%) Housing Tax Credit Program Application, TDHCA#: 20224

Dear Ms. Holloway:

This letter is in regards to the Competitive (9%) Housing Tax Credit Program Application submitted by Crossroads Apartments (TDHCA#: 20224), to develop affordable, multifamily rental housing in House District 95 (HD95).

In my role as a state legislator, it is a privilege and an honor to be entrusted with decisions that greatly impact constituents in HD95. I am an avid believer in affordable, quality housing and its ability to provide individuals with a sustainable living environment without the fear of becoming financially crippled.

Therefore, pursuant to the Texas Government Code and rules of your agency, please accept this **letter of support** in regards to the application submitted by Crossroads Apartments.

Kindest regards,

A handwritten signature in black ink that reads "Nicole Collier".

Nicole Collier

cc: Crossroads Apartments



Presbyterian Night Shelter

February 18, 2020

Don Shisler  
President/CEO  
Union Gospel Mission of Tarrant County  
PO Box 1957  
Fort Worth, Texas 76101-1957

Re: TDHCA #20224 – Crossroads Apartments  
1105 E. Lancaster Ave., Fort Worth, Texas 76102

Dear Mr. Shisler,

I am writing this letter of support for TDHCA Housing Tax Credit Application # 20224; Crossroads Apartments being submitted by Union Gospel Mission of Tarrant County (UGM) to the Texas Department of Housing and Community Affairs (TDHCA).

UGM has served the low-income and homeless populations in our community of Fort Worth for 128 years. This includes nearly 400 beds of emergency shelter, programmatic, and transitional housing, which includes the recently completed Scott Walker Women and Families Service Building.

While many lives are transformed, there is a distinct lack of affordable housing options when people leave the mission. Thus, Crossroads Apartments has been conceived as a supportive housing development with 68 additional apartments to the recently completed The Vineyards on Lancaster serving the same population with 104 housing units. As the need is great, the apartments will be available to the general community in addition to serving the previously homeless who have come through the mission's programs.

Recognizing the many benefits this development will bring to the community, I heartily support the proposed development Crossroads Apartments.

Sincerely,



Alexander Allen  
Vice President Operations  
Presbyterian Night Shelter

Our Mission

To promote wellness and recovery from alcohol and substance use disorders and trauma.

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Clifton Morris  
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Vicki Niedermayer  
Greg Phillips, M.D.  
Don Shisler  
Maritta Sumner, Ph.D.  
Michael Tothe  
Dennis Wade  
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Eric Niedermayer  
Chief Executive Officer

2700 Airport Freeway  
Fort Worth, TX 76111  
(817) 332-6329  
Fax (817) 332-2828

1349 Empire Central, #800  
Dallas, TX 75247

[www.recoverycouncil.org](http://www.recoverycouncil.org)



Providing hope, conquering addiction, healing families.

February 18, 2020

Don Shisler  
President/CEO  
Union Gospel Mission of Tarrant County  
PO Box 1957  
Fort Worth, Texas 76101-1957

Re: TDHCA #20224 – Crossroads Apartments  
1105 E. Lancaster Ave., Fort Worth, Texas 76102

Dear Mr. Shisler,

I am writing this letter of support for TDHCA Housing Tax Credit Application # 20224; Crossroads Apartments being submitted by Union Gospel Mission of Tarrant County (UGM) to the Texas Department of Housing and Community Affairs (TDHCA).

UGM has served the low-income and homeless populations in our community of Fort Worth for 128 years. This includes nearly 400 beds of emergency shelter, programmatic, and transitional housing, which includes the recently completed Scott Walker Women and Families Service Building.

While many lives are transformed, there is a distinct lack of affordable housing options when people leave the mission. Thus, Crossroads Apartments has been conceived as a supportive housing development with 68 additional apartments to the recently completed The Vineyards on Lancaster serving the same population with 104 housing units. As the need is great, the apartments will be available to the general community in addition to serving the previously homeless who have come through the mission's programs.

Recognizing the many benefits this development will bring to the community, I heartily support the proposed development Crossroads Apartments.

Sincerely,

Eric Niedermayer



DOING  
THE MOST  
GOOD®

FOUNDERS  
William & Catherine Booth

GENERAL  
Brian Peddle

TERRITORIAL COMMANDER  
Commissioner Willis Howell

TEXAS DIVISIONAL COMMANDER  
Lt. Colonel Ronnie Raymer

AREA COMMANDERS  
Majors Barbara & Jonathan Rich

EXECUTIVE DIRECTOR  
Beckie Wach

LANCASTER CORPS OFFICERS  
Major Dolores & Guy E. Watts

February 18, 2020

Don Shisler  
President/CEO  
Union Gospel Mission of Tarrant County  
PO Box 1957  
Fort Worth, Texas 76101-1957

Re: TDHCA #20224 – Crossroads Apartments  
1105 E. Lancaster Ave., Fort Worth, Texas 76102

Dear Mr. Shisler,

I am writing this letter of support for TDHCA Housing Tax Credit Application # 20224; Crossroads Apartments being submitted by Union Gospel Mission of Tarrant County (UGM) to the Texas Department of Housing and Community Affairs (TDHCA).

UGM has served the low-income and homeless populations in our community of Fort Worth for 128 years. This includes nearly 400 beds of emergency shelter, programmatic, and transitional housing, which includes the recently completed Scott Walker Women and Families Service Building.

While many lives are transformed, there is a distinct lack of affordable housing options when people leave the mission. Thus, Crossroads Apartments has been conceived as a supportive housing development with 68 additional apartments to the recently completed The Vineyards on Lancaster serving the same population with 104 housing units. As the need is great, the apartments will be available to the general community in addition to serving the previously homeless who have come through the mission's programs.

Recognizing the many benefits this development will bring to the community, I heartily support the proposed development Crossroads Apartments.

Sincerely,

Beckie Wach  
Executive Director





January 11, 2020

Mr. Don Shisler  
Union Gospel Mission of Tarrant County  
1331 E. Lancaster Blvd.  
Fort Worth, Texas 76102

Re: TDHCA #20224 – Crossroads Apartments  
Fort Worth, Texas

Dear Mr. Shisler,

We are in receipt of your notice of a proposed development, Crossroads Apartments, to be located at approximately 1321 E. Lancaster Ave., Fort Worth, Texas 76102.

We have reviewed the notice and verified the proposed development site is located within the boundaries of the Near East Side Neighborhood Association (NESNA). This letter serves to provide our strong support for the proposed development, Crossroads Apartments, that will serve the members of the community with much needed affordable housing with supportive services.

Tarrant County is one of the fastest growing communities in our state. As our population grows, it is essential to advance our supportive housing strategies to meet the needs of our most vulnerable population.

As president of the NESNA, I am supportive of Union Gospel's mission to enrich the lives of others.

Sincerely,

Alexander Allen  
President  
Near East Side Neighborhood Association

## Community Input Scoring Items

TDHCA#: 20231

Self Score Total: 134

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of San Angelo

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 0

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 0

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. San Angelo Lions Charities

Name of Community Organization

Robert Salas

Contact Name

Support

Opposition

B. The Salvation Army

Name of Community Organization

Major Stan Carr

Contact Name

Support

Opposition

C. Concho Valley Regional Food Bank

Name of Community Organization

Lee Pipkin

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION 2020-027**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, IN SUPPORT OF THE APPLICATION OF TRINITY HOUSING DEVELOPMENT TEXAS, LLC TO BE MADE TO THE HOUSING TAX CREDIT PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR AN AWARD AND ALLOCATION OF 2020 LOW INCOME HOUSING TAX CREDIT PROGRAM FUNDS FOR THE CONSTRUCTION OF BETWEEN 48 AND 60 AFFORDABLE HOUSING APARTMENT UNITS FOR LOW INCOME CITIZENS, KNOWN AS WALNUT TRAILS, TO BE LOCATED AT THE NORTHWEST CORNER OF W. HOUSTON HARTE EXPRESSWAY AND NORTHWEST DRIVE**

**WHEREAS**, the City of San Angelo, Texas, has a Community Development Program, implemented pursuant to Article 1.06 of the City of San Angelo Code of Ordinances, adopted pursuant to the Texas Community Development Act of 1975, Texas Local Government Code Chapter 373; and,

**WHEREAS**, one of the primary goals of the Community Development Program is to improve the living and economic conditions of persons of low and moderate income; and,

**WHEREAS**, Trinity Housing Development Texas, LLC intends to submit to the Low Income Housing Tax Credit (LIHTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) for an award and allocation of 2020 competitive nine percent (9%) LIHTC Program funds for the construction of 48 to 60 affordable housing apartment units for low income citizens, to be known as Walnut Trails, to be located at the northwest corner of W Houston Harte Expressway and Northwest Drive in the City of San Angelo (the "Project"); and,

**WHEREAS**, consistent with the primary goals of the Community Development Program the City of San Angelo has previously supported federal assistance to encourage construction of qualified Low Income Housing Tax Credit development projects;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO:**

**Section 1.** The City Council for the City of San Angelo adopts the foregoing recitals as true and correct, and hereby affirms that it supports the application of Trinity Housing Development Texas, LLC to the Low Income Housing Tax Credit (HTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) for an award and allocation of 2020 competitive nine percent (9%) LIHTC Program funds for the construction of 48 to 60 affordable housing apartment units for low income citizens, known as Walnut Trails, to be located at the northwest corner of W. Houston Harte Expressway and Northwest Drive in the City of San Angelo, Texas.

**Section 2.** This resolution in support of Trinity Housing Development Texas, LLC application for 2020 Low Income Housing Tax Credit Program funds relating to its proposed affordable housing project known as Walnut Trails shall not be construed as support for or approval of any permit or other project related application that may be made to the City or any of its departments, the City Council, or any of the City's boards or commissions.

**Section 3.** That this resolution shall take effect immediately from and after its adoption.

**Section 4.** The City Clerk is hereby authorized and directed to certify this resolution to the Texas Department of Housing and Community affairs.

**ADOPTED this the 18th day of February, 2020.**

**THE CITY OF SAN ANGELO, TEXAS:**

DocuSigned by:

*Mayor Gunter*

65CC121DADB40F... /or

**ATTEST:**

DocuSigned by:

*[Signature]*

4C3EC4F8CC9044A...y Clerk

Official Minute Record  
February 18, 2020

Volume 2020  
Page 2

**APPROVED AS TO FORM:**

DocuSigned by:  
*Theresa James*  
E822428D610A4D4...

\_\_\_\_\_

# TEXAS HOUSE of REPRESENTATIVES



CAPITOL OFFICE:  
P.O. BOX 2910  
AUSTIN, TEXAS 78768-2910  
(512) 463-0331 PHONE

DISTRICT OFFICE:  
36 WEST BEAUREGARD  
SUITE 517  
SAN ANGELO, TEXAS 76903  
(325) 658-7313 PHONE  
(325) 659-3762 FAX

Drew Darby

DISTRICT 72

COKE • CONCHO • GLASSCOCK • HOWARD • IRION • REAGAN • RUNNELS • STERLING • TOM GREEN

February 27, 2020

Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Application #20231 (Walnut Trails)

Dear Director Wilkinson,

I am writing this letter to voice my support for TDHCA Tax Credit Application #20231 (Walnut Trails) to be located in San Angelo, TX. There is a need for housing that is affordable to citizens of modest means and this development will help fulfill that need.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Drew Darby", written over a horizontal line.

Drew Darby  
State Representative  
District 72



San Angelo Lions Charities, Inc.  
27 W. Concho Ave  
San Angelo, Texas 76903

February 18, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Walnut Trails (TDHCA # 20231)

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 20231 (Walnut Trails) to be located on the northwest corner of Northwest Drive and W Houston.

San Angelo Lions Charities is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in black ink that reads "Robert Salas". The signature is written in a cursive style and is positioned above the printed name.

Robert Salas, President  
San Angelo Lions Charities



DOING  
THE MOST  
GOOD™

William Booth, *Founder*  
Brian Peddle, *General*  
Commissioner Willis Howell, *Territorial Commander*  
Lt. Colonel Ronnie L. Raymer, *Divisional Commander*  
Majors Debi & Stan Carr, *Corps Officers*

February 27, 2020

Texas Department of Housing and Community Affairs  
Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Walnut Trails (TDHCA # 20231)

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 20231 (Walnut Trails) to be located on Northwest Drive, just off Houston Harte Expressway.

The Salvation Army is a tax-exempt religious and civic organization that has been serving the community since 1901 in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Yours in Christ's Service

A handwritten signature in black ink, appearing to be "Stan Carr", written over a light blue horizontal line.

Major Stan Carr  
Commanding Officer  
The Salvation Army San Angelo

# Concho Valley Regional Food Bank

P.O. Box 1207  
San Angelo, Texas 76902  
325-655-3231 • Fax 325-658-3987

February 27, 2020

Texas Department of Housing and Community Affairs  
Sharon Gamble  
221 East 11<sup>th</sup> Street  
Austin, Tx 78701

RE: Walnut Trails (TDHCA # 20231)

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 20231 (Walnut Trails) to be located on Northwest Drive, just off Houston Harte Expressway.

The Concho Valley Regional Food Bank is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,



Lee Pipkin  
Executive Director  
Concho Valley Regional Food Bank





## Community Input Scoring Items

TDHCA#: 20232

Self Score Total: 135

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested 14

City of Beaumont

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested 0

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested 0

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

**A. Cathedral in the Pines**

Name of Community Organization

Louis R. Feldschau

Contact Name

Support

Opposition

**B. Habitat for Humanity of Jefferson County**

Name of Community Organization

Miriam Morgan

Contact Name

Support

Opposition

**C. Nutrition & Services for Seniors**

Name of Community Organization

Janci Kimball

Contact Name

Support

Opposition

**D.**

Name of Community Organization

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 20-039

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEAUMONT, TEXAS REGARDING THE BEAUMONT TRAILS DEVELOPMENT FOR SUPPORT.

WHEREAS, Trinity Beaumont Trails, LP has proposed a development for affordable rental housing at the SWC of Spindletop Square and N 13th Street, named Beaumont Trails in the City of Beaumont; and,

WHEREAS, there is a need for affordable housing for Beaumont citizens of modest means; and,

WHEREAS, Trinity Beaumont Trails, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Low Income Housing Tax Credit Program funds for Beaumont Trails (TDHCA #20232); and,

WHEREAS, that as provided for in the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Beaumont has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and,

WHEREAS, Beaumont Trails will be an age-restricted development meaning all residents must be age 55 or older; and,

WHEREAS, The City, acting through its governing body, hereby approves a commitment to the Applicant of funding assistance in the amount of \$500.00 in the form of a loan, grant, reduced fees or contribution of other value for the benefit of the Housing Community, which contribution is conditioned on an award of Housing Tax Credits to the Applicant;

NOW, THEREFORE, BE IT RESOLVED BY THE  
CITY COUNCIL OF THE CITY OF BEAUMONT:

THAT the findings of the City and its actions approving this resolution taken at the council meeting are hereby approved and adopted; and,

THAT as provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Beaumont has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and authorizes an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4); and,


BE IT FURTHER RESOLVED THAT the City of Beaumont hereby has no objection to the proposed Beaumont Trails and confirms that this formal action has been taken to put on record the opinion expressed by the City; and,

BE IT ALSO RESOLVED THAT for and on behalf of the Governing Body, Mayor Becky Ames is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

The meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 25th day of February, 2020.

  
\_\_\_\_\_  
Mayor Becky Ames -

ATTEST:   
\_\_\_\_\_  
Tina Broussard, City Clerk





FROM THE OFFICE OF  
PASTOR RANDY FELDSCHAU

February 18, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Beaumont Trails (TDHCA # 20232)

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 20232 (Beaumont Trails) to be located on the southwest corner of Spindletop Square and North 13<sup>th</sup> street.

Cathedral in the Pines is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

*Louis R. Feldschau*

Louis R. Feldschau  
Senior Pastor  
Cathedral in the Pines



February 26, 2020

*For over 30 years,  
building  
houses,  
building  
hope.*

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Beaumont Trails (TDHCA # 20232)

Dear Ms. Gamble:

*Joe Evans  
President*

*Kirk Smith  
Vice President*

*Clint Linscomb  
Treasurer*

*Michael Perez  
Secretary*

*Jane Burns  
Heather Champion  
Michael Holcomb  
Kal Kincaid*

I am writing this letter to voice my support for TDHCA Tax Credit Application #20232 (Beaumont Trails) which is to be located on the southwest corner of Spindletop Square and North 13th street in Beaumont, Texas.

Affordable housing is such a need in SETX, and certainly, after the impacts of Hurricane Harvey and Tropical Storm Imelda, the area has not recovered the number of affordable units that are necessary.

Recovery after major disasters impacts the elderly and infirm in the worst way. They are generally unable to affect their own repairs, and often don't have the financial resources to do so. If we could, we would repair all the damaged homes for elderly in this community, but we don't have the financial resources to do so. That is why a development like this, with dedicated access to the elderly, is so important for our community.

Habitat for Humanity is a 501(c)(3) corporation that serves this community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Regards,

A handwritten signature in black ink, appearing to read "Miriam Morgan", is written over a horizontal line.

Miriam Morgan  
Executive Director

P.O. Box 3174  
Beaumont, TX 77704  
(409) 832-5853  
(409) 832-6768  
beaumonthabitat.org



February 27, 2020

Nutrition & Services for Seniors  
4590 Concord  
Beaumont, Texas 77703  
409-892-4455

RE: Beaumont Trails (TDHCA # 20232)

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 20232 (Beaumont Trails) to be located on the southwest corner of Spindletop Square and North 13<sup>th</sup> street.

Nutrition & Services for Seniors is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in cursive script that reads "Janci Kimball".

Janci Kimball  
CEO

## Community Input Scoring Items

TDHCA#: 20233

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Quinlan

**Name of Local Government Body**

Hunt County

**Name of Local Government Body (if applicable)**

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

**OR**

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. Hunt County Kids, Inc.**

**Name of Community Organization**

Vonda Jack

**Contact Name**

Support

Opposition

**B. Senior Center Resources and Public Transit**

**Name of Community Organization**

Danny Allembaugh

**Contact Name**

Support

Opposition

**C. Lake Area Shared Ministries Food Pantry**

**Name of Community Organization**

Roger Taylor

**Contact Name**

Support

Opposition

**D. NA**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**E.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**F.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

The State of Texas  
House of Representatives



P.O. Box 2910  
Austin, Texas 78768  
Tel: 512-463-0880  
Fax: 512-463-2188

Representing  
Hunt, Hopkins, and  
Van Zandt Counties

**Dan Flynn**  
State Representative • District 2

2/25/20

Mr. Bobby Wilkinson, Director  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Quinlin Estates  
801 West Main Street, Quinlan, TX 75474

Dear Mr. Wilkinson,

I received the Public Notification for Quinlan Estates, located at the above address in Quinlan, Texas and in Texas State House District 2, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink that reads "Dan Flynn".

Dan Flynn  
State Representative  
District 2  
Texas House of Representatives



**RESOLUTION NO. 2020-02-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF QUINLAN, TEXAS, SUPPORTING AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2020 LOW INCOME HOUSING TAX CREDIT PROGRAM FUNDS FOR THE REHABILITATION OF AFFORDABLE RENTAL HOUSING AT 801 W. MAIN STREET; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Rural Housing Development LLC has proposed the rehabilitation of affordable rental housing for person 55 and older at 801 W. Main St., named Quinlan Estates, in the City of Quinlan: and

**WHEREAS**, there is a need for affordable senior housing for the City of Quinlan's citizens of modest means: and

**WHEREAS**, Rural Housing Development LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Low Income Housing Tax Credit Program funds for Quinlan Estates, currently known as Heritage Place.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF QUINLAN:**

**SECTION 1.** That City of Quinlan, acting through its governing body, hereby confirms that it supports the proposed rehabilitation of Quinlan Estates, currently known as Heritage Place, and its application to the TDHCA; and

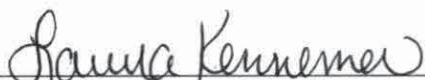
**SECTION 2.** That the City of Quinlan further agrees to waive \$250 in building permit fees related to, and in support of, this rehabilitation project.

**SECTION 3.** This Resolution shall take effect immediately from and after its passage.

**PASSED AND APPROVED** in a meeting of the City Council of the City of Quinlan, Texas, held on the 10<sup>th</sup> day of February, 2020.

  
\_\_\_\_\_  
Jacky Goleman, Mayor

ATTEST:

  
\_\_\_\_\_  
Laura Kennemer, City Secretary

# 15,963

FILED FOR RECORD  
at 11:37 o'clock a M

FEB 10 2020

JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By Jennifer Lindenzweig

### Hunt County Resolution for Quinlan Estates Development

Whereas, Quinlan Estates, LP has proposed acquisition and rehabilitation of affordable rental housing at 801 W. Main St. named Quinlan Estates, which lies partially within Hunt County; and

Whereas, there is a need for affordable housing for Hunt County citizens of modest means; and

Whereas, Quinlan Estates, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Low Income Housing Tax Credit Program funds for Quinlan Estates.

Be it resolved that this resolution affirms the Hunt County support for the above named development.

PASSED AND APPROVED this the 10 day of February 2020.

[Signature]  
Eric Evans, Precinct 1

[Signature]  
Bobby W. Stovall, County Judge

[Signature]  
Randy Strait, Precinct 2

[Signature]  
Phillip Martin, Precinct 3

[Signature]  
Steven Harrison, Precinct 4



Attest: [Signature]  
Jennifer Lindenzweig, County Clerk



**Hunt County Kids, Inc.**

8493 Hwy 34 S. — P.O. Box 2306

Quinlan, TX 75474

972-824-7328 [huntcountykids.org](http://huntcountykids.org) 501(c)(3) organization

TDHCA

Sharon Gamble

221 East 11th Street

Austin, TX 78701

RE: Quinlan Estates (formerly known as Heritage Place)

801 West Main Street, Quinlan, Texas 75474

Dear Ms. Gamble:

I am writing this letter to voice my support for Quinlan Estates (HTC Application #20233) to be located at the above address in Quinlan, Hunt County, Texas.

Hunt County Kids is a tax-exempt civic organization that serves the community in which the development is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to senior citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in black ink that reads "Vonda Jack". The signature is written in a cursive style.

Vonda Jack

Hunt County Kids

Executive Director

972-824-7328

[Huntcountykids.org](http://Huntcountykids.org)

Hunt County Kids, Inc. is a nonprofit organization.

Our tax ID number is 26-193-9031.

All donations are tax deductible.



*Senior Center Resources and Public Transit*

*February 13, 2020*

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Quinlan Estates (formerly known as Heritage Place)  
801 West Main Street, Quinlan, Texas 75474

Dear Ms. Gamble:

I am writing this letter to voice my support for Quinlan Estates (HTC Application #20233) to be located at the above address in Quinlan, Hunt County, Texas.

Senior Center Resources and Public Transit is a tax-exempt civic organization that serves the community in which the development is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to senior citizens of modest means and this development will help meet that need.

Sincerely,

*Danny Allembaugh*  
*Director*  
*903-454-1444 Ex 18*

# Lake Area Shared Ministries Food Pantry

Visit us at "[lakeareasharedministries.org](http://lakeareasharedministries.org)"

P.O. Box 492 8493 HWY 34 South  
Quinlan, TX 75474 Office: 903-356-6744



## "People Helping People"

### Our Motto

Have a heart that never hardens...  
Have a temper that never tires...  
Have a touch that never hurts...  
Charles Dickens  
Let Patience have its perfect work...  
James 1:4

February 18, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: Quinlan Estates (formerly known as Heritage Place)  
801 West Main Street, Quinlan, Texas 75474

Dear Ms. Gamble:

I am writing this letter to voice my support for Quinlan Estates (HTC Application #20233) to be located at the above address in Quinlan, Hunt County, Texas.

Lake Area Shared Ministries is a tax-exempt civic organization that serves the community in which the development is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to senior citizens of modest means and this development will help meet that need.

Sincerely,

Roger Taylor  
Executive Director

Deuteronomy 15:11 "For the poor shall never cease out of the community; therefore I command you saying you shall open your hand wide unto your brothers and sisters, the poor and needy in the community."

## Community Input Scoring Items

TDHCA#: 20235

Self Score Total: 122

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested

Madisonville City Council

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

A. Brazos Valley Affordable Housing Corp.

Name of Community Organization

Ben Fortner

Contact Name

Support

Opposition

B. Madisonville Noon Lions Club

Name of Community Organization

Krystal Carroll

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION**

**108-2020**

WHEREAS, **Madisonville Senior Housing, LP** has proposed to acquire and substantially rehabilitate an affordable rental housing development located at **1610 E. Collard Street, Madisonville, TX 77864** named **Madisonville Estates**, and

WHEREAS, **Madisonville Senior Housing, LP** has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits to assist in the financing for **Madisonville Estates**.

IT IS HEREBY RESOLVED, that as provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the **City of Madisonville** has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and

BE IT FURTHER RESOLVED, that the **City of Madisonville** hereby confirms that it supports the proposed **Madisonville Estates** development, and confirms that its governing body has voted specifically to approve the construction or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and

BE IT FURTHER RESOLVED, that the **City of Madisonville**, acting through its governing body, hereby confirms that the **Madisonville Estates** development located at **1610 E. Collard Street, Madisonville, TX 77864**, as proposed, contributes more than any other Development to the concerted revitalization efforts of the **City of Madisonville** and that this formal action has been taken to put on record the opinion expressed by the **City of Madisonville** on **February 10, 2020**, and

BE IT FURTHER RESOLVED that for and on behalf of the Governing Body, William Parten, Mayor are hereby authorized, empowered, and directed to certify each of these resolutions to the Texas Department of Housing and Community Affairs.

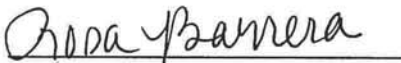
PASSED AND APPROVED ON FEBRUARY 10, 2020

APPROVED:



William Parten, Mayor

ATTEST:



Rosa Barrera, City Secretary



# Brazos Valley Affordable Housing Corporation

P.O. Drawer 4128

Bryan, Texas 77805-4128

---

2/24/2020

Corey Farmer  
SDR Investments, LLC  
222 E. Main St., First Floor  
Oklahoma City, OK 73104

Dear Mr. Farmer

We have been made aware of your intention to apply for Competitive Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating both the Madisonville Manor and Somerville Plaza apartment communities. These properties are located at 1610 E Collard St., Madisonville, TX 77864 and 785 3rd St., Somerville, TX 77879 respectively. After the rehab work is complete Madisonville Manor will begin to operate as Madisonville Estates and Somerville Plaza will change to Somerville Estates:

Brazos Valley Affordable Housing Corp. is a tax-exempt organization actively involved in both the Madisonville Somerville communities. We have reviewed the information you have provided, and we would like to express our support for the proposed development. The proposed rehabilitation of these apartment developments will provide a valuable benefit to the citizens in the communities in which we serve.

Sincerely

A handwritten signature in black ink, appearing to read "BF", is written over a horizontal line.

Ben Fortner  
Vice President  
Brazos Valley Affordable Housing Corp.



Madisonville Noon Lions Club

February 20, 2020

Texas Department of Housing and Community Affairs  
Multi-Family Finance Division  
P.O. BOX 13941  
Austin, TX 78711-3941

To whom it may concern:

We have been made aware by SDR Investments, LLC of their intention to apply for Competitive Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating the Madisonville Manor apartment community located at 1610 E Collard St., Madisonville, TX 77864. After the rehab work is complete, the development will operate as Madisonville Estates.

Madisonville Noon Lions Club is a tax-exempt organization actively involved in the Madisonville community. We have reviewed the information provided by SDR, and we would like to express our support for the proposed development. The proposed rehabilitation of Madisonville Manor will provide valuable benefit to the citizens in the community in which we serve.

Sincerely



Krystal Carroll  
President  
Madisonville Noon Lions Club

## Community Input Scoring Items

TDHCA#: 20240

Self Score Total: 133

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Livingston

Name of Local Government Body

N/A

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Livingston Lions Club

Name of Community Organization

Marion A. Bid Smith

Contact Name

Support  
 Opposition

B. Polk County Mission (Center of Hope)

Name of Community Organization

Rev James Mayland

Contact Name

Support  
 Opposition

C. Livingston Polk County Chamber of Commerce

Name of Community Organization

Janet Wiggins

Contact Name

Support  
 Opposition

D.

Name of Community Organization

Contact Name

Support  
 Opposition

E.

Name of Community Organization

Contact Name

Support  
 Opposition

F.

Name of Community Organization

Support  
 Opposition

## RESOLUTION NO. 578

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVINGSTON, TEXAS, SUPPORTING THE SUBMISSION OF AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2020 HOUSING TAX CREDITS FOR THE LIVINGSTON PIONEER CROSSING DEVELOPMENT**

**WHEREAS**, Livingston Pioneer Crossing, LLC has proposed a development for affordable rental housing at approx. 1549 N. Dogwood Ave. named Livingston Pioneer Crossing in the City of Livingston, Polk County, Texas; and

**WHEREAS**, Livingston Pioneer Crossing, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for Livingston Pioneer Crossing;

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Livingston, Texas, acting through its governing body, hereby confirms that it supports the proposed Livingston Pioneer Crossing located at approximately 1549 N. Dogwood Ave. and that this formal action has been taken to put on record the opinion expressed by the City of Livingston, Texas on February 11, 2020; and

**FURTHER RESOLVED** that the City of Livingston, Texas, acting through its governing body, hereby confirms that, upon successful award of 2020 Competitive 9% Housing Tax Credits, the City commits to providing reduced fees or a contribution of other value that equals a minimum of \$250 for the benefit of Livingston Pioneer Crossing; and

**FURTHER RESOLVED**, that as provided for in 10 TAC §11.3(d) it is hereby acknowledged that the proposed New Construction development is located one linear mile or less from a Development that serves the same Target Population as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 3, 2017; and

**FURTHER RESOLVED**, that as provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Livingston, Texas has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

**FURTHER RESOLVED**, that the City of Livingston, Texas hereby confirms that its governing body has voted specifically to approve the construction of the Development, upon issuance of building permits and subject to and in compliance with applicable building codes, and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4) and 10 TAC §11.3(d); and

**FURTHER RESOLVED** that for and on behalf of the Governing Body, Judy B. Cochran as Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.


This resolution shall take effect immediately and upon passage.

**RESOLVED AND ADOPTED** this the 11th day of February, 2020.

**SIGNED:**

  
\_\_\_\_\_  
Judy B. Cochran, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Ellie Monteaux, TRMC, CMC  
City Secretary  
Assistant City Manager



# TEXAS HOUSE *of* REPRESENTATIVES

*James White*

*House District 19  
Jasper, Newton, Hardin, Polk, Tyler*

CORRECTIONS  
CHAIR

REDISTRICTING

JUDICIARY &  
CIVIL JURISPRUDENCE

February 19, 2020

Livingston Pioneer Crossing, LLC  
Mr. N. Jooma  
P.O. Box 113267  
Carrollton, Texas 75011

**Re: Letter for Support for TDHCA Housing Tax Credit Application # 20240 – Livingston Pioneer Crossing**

Dear Mr. Jooma,

I have recently received the Public Notice for Livingston Pioneer Crossing to be located in the City of Livingston, which I represent, at approximately 1549 Dogwood Avenue. **Please accept this as a letter of support for this development, which as has been presented to me, will provide much needed affordable senior housing for those living in Livingston and the surrounding area.**

If you have any questions or if I may be of further assistance, please do not hesitate to contact my office at (409) 283-3700.

Sincerely,

James White  
State Representative  
House District 19



## Livingston Lions Club

P.O. Box 873, Livingston, Texas 77351

James Mayland  
President

Livingston Pioneer Crossing  
Mr. N. Jooma  
P O Box 113267  
Carrollton, Texas 75011

**Re: Letter for support for Application #20240-Livingston Pioneer Crossing**

Dear Mr. Jooma:

**On February 18, 2020, the Livingston Lions Club Board of Directors met. The Board voted to send our support for the Livingston Pioneer Crossing to be located in the City of Livingston. Please accept this as a letter of support for this development.**

Sincerely,

Marion A. Bid Smith, Secretary, Livingston Lions Club  
106 McVea Pl. Livingston, TX 77351



# Center of Hope

## Polk County Mission

600 S Washington  
Mailing Address: PO Box 1973  
Livingston, TX 77351  
(936) 327-7634



February 18, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Livingston Pioneer Crossing – TDHCA #20240  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20240, Livingston Pioneer Crossing, proposed to be located at approximately 1549 Dogwood Avenue, Livingston, Texas 77351.

The Center of Hope serves the community and we believe that there is a need for affordable senior housing in Livingston for our citizens of moderate-income levels and Livingston Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 936-327-7634 any time.

Sincerely,

Rev James Mayland  
President of the Board  
Center of Hope



Alabama-Coushatta Tribe - Corrigan - Goodrich  
Livingston - Onalaska

P O Box 600  
1001 US Hwy 59 Loop N  
Livingston, Texas 77351  
Phone: 936-327-4929 Fax: 936-327-2660

Website: [www.polkchamber.com](http://www.polkchamber.com) E-mail: [chamber@livingston.net](mailto:chamber@livingston.net)

February 21, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, Texas 78701

Re: Livingston Pioneer Crossing – TDHCA #20240  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20240, Livingston Pioneer Crossing, proposed to be located at approximately 1549 Dogwood Avenue, Livingston, Texas 77351.

Livingston-Polk County Chamber of Commerce serves the community and we believe that there is a need for affordable senior housing in Livingston for our citizens of moderate-income levels and Livingston Pioneer Crossing will assist the community in meeting this very important need.

The Chamber is looking forward to Livingston Pioneer Crossing becoming an investor (member). Also, we would like to obtain your commitment to using our local resources wherever possible.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 936-327-4929 any time.

Sincerely,

A handwritten signature in cursive script that reads "Janet Wiggins". The signature is written in black ink and is positioned above the typed name and title.

Janet Wiggins  
President/CEO



## Community Input Scoring Items

TDHCA#: 20248

Self Score Total: 130

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Sealy

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

Inserted. sdg

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. HOA Incorporated of Austin County

Name of Community Organization

Carolyn Bilski

Contact Name

Support

Opposition

B. Sealy Chamber of Commerce

Name of Community Organization

Peggy Spradley

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION #2019-40

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, APPROVING SUPPORT FOR FIESER DEVELOPMENT, INC. AFFORDABLE HOUSING INITIATIVE.**

**WHEREAS**, Fieser Development, Inc. has proposed the rehabilitation of affordable rental housing known as the Cedar Cove Apartments located at 1400 Eagle Lake Drive in the City of Sealy, Texas; and

**WHEREAS**, Fieser Development, Inc. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Housing Tax Credits for the Cedar Cove Apartments development; and

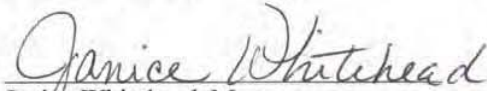
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS:**

The City of Sealy, acting through its governing body, hereby confirms that it supports the proposed Cedar Cove Apartments proposed to be located at 1400 Eagle Lake Drive and that this formal action has been taken to put on record the opinion expressed by the City of Sealy; and

**FURTHER RESOLVED**, that for and on behalf of the Governing Body, **Janice Whitehead, Mayor** is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

**PASSED, APPROVED and ADOPTED** this 19th day of November 2019 at a regular meeting of the city council of the City of Sealy.

  
Janice Whitehead, Mayor

  
Brooke Knoll, City Secretary





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STATE REPRESENTATIVE  
**BEN LEMAN**

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February 5, 2020

Marni Holloway  
Director, Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711

Dear Ms. Holloway,

Thank you for your letter informing me of the preliminary applications that have been received by the department for possible funding through the Competitive Housing Tax Credit Program to develop or acquire affordable multifamily rental housing in House District 13.

As the State Representative for House District 13, I believe the decision to support or oppose any of these projects should be done at the local level. These projects will have more of an impact on our local communities and I believe having our local governments take part in the scoring would be more fitting. For this reason, I will not be submitting a letter of support, opposition, or neutrality for any of the applications that I have received and will be referring the scoring of these applications to the local governing body in which they would be located. This covers the following applications:

**Project #:** 20286

**Development Name:** Song  
Hall Villas

**Project #:** 20273

**Development Name:** La  
Grange Springs

**Project #:** 20270

**Development Name:** Navasota  
Landing Apartments

**Project #:** 20248

**Development Name:** Cedar  
Cove Apartments

**Project #:** 20277

**Development Name:** La  
Grange Residences

**Project #:** 20222

**Development Name:** Brenham  
Trails

**Project #:** 20217

**Development Name:**  
Somerville Estates

**Project #:** 20279

**Development Name:**  
Flatonia Springs

**Project #:** 20079

**Development Name:** Fairview  
Terrace



Again, thank you for keeping me informed. Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Leman', followed by a horizontal line extending to the right.

Ben Leman  
Texas State Representative  
House District 13



## HOA Incorporated of Austin County

Section 501 ( c ) ( 3 )

### Meals on Wheels

915 Frydek Rd. Sealy, Texas 77474

February 20, 2020

Jamie Fieser  
c/o Arx Advantage  
1305 Dusty Thrush Trail  
Austin, Texas 78746

Re: Letter of Support  
USDA Rental Acquisition  
Cedar Cove Apartments, Sealy, Texas  
Application #20251

To Whom It May Concern:

Helping One Another Incorporated of Austin County - Meals on Wheels supports the acquisition and rehabilitation of the 54 unit Cedar Cove Apartments. Rural Austin County is in a disaster impact area and this needed rehabilitation will improve the tenants' quality of life. Our organization is a 501(c)(3) non-profit organization that serves the community in which this housing unit for families is located.

Please call if we can be of any further assistance.

Sincerely,

Carolyn Bilski, Board Chair

#### BOARD MEMBERS

Carolyn Bilski – Board Chair Bobby Rinn – Vice Chair Juli Kaase – Secretary Charles Webster- Treasurer  
Terry Ashorn Sam Boone Lloyd Feakes Anita Kramer Shirley Krenek Dorothy Milberger Leland Ransom  
Pas Ricciardi F. O. Tyler

Office: 979.885.4188 Email: [hoamow@gmail.com](mailto:hoamow@gmail.com) [www.hoamealsonwheels.org](http://www.hoamealsonwheels.org)



**& Convention & Visitors Center**

309 Main St., Sealy, TX 77474

(979) 885-3222 \* sealycoc@sbcglobal.net \* www.sealychamber.com

**2020  
Board Officers**

Nancy James  
Board President

**Board of Directors**

Carolyn Bilski  
HOA

Rob Emshoff  
Seidel Schroeder

Anne Frye  
1<sup>st</sup> Texas Home Health

Rosa Hawkes  
Austin County State Bank

Kay Krampitz  
Walmart Supercenter

Martha Martinez  
Stephen F. State Park

Keith Oliver  
K. O. Electric

Devena Pancherz  
Sears Hometown Store

Jay Patel  
Holiday Inn Express & Suites

Kelly Snyder  
Lone Star Bank

**STAFF**

Peggy Spradley  
Executive Director

Tammy Hall  
Executive Assistant

February 24, 2020

Jamie Fieser  
c/o ARX Advantage  
1305 Dusky Thrush Trail  
Austin, TX 78746

Re: Letter of Support  
Cedar Cove Apartments, Sealy, Application # 20251.

Dear Jamie Fieser,

The Sealy Chamber of Commerce Convention and Visitors Bureau supports the acquisition and rehabilitation of the Cedar Cove Apartments in its present location. Our organization is a 501 © 6 non-profit #74-2296851 organization that serves the community in which this development is located.

Sincerely,

Peggy Spradley  
Executive Director

## Community Input Scoring Items

TDHCA#: 20250

Self Score Total: 125

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Kenedy

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Coastal Bend Food Bank

Name of Community Organization

Bea Hanson

Contact Name

Support

Opposition

B. United Methodith Church (Food Bank)

Name of Community Organization

Dana Buehring

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION # 20-03**

**WHEREAS**, HVM 2020 KENEDY, LLC has proposed the rehabilitation of affordable rental housing known as the Town Oaks Apartments located at 120 Water Street in the City of Kenedy, Texas; and

**WHEREAS**, HVM 2020 KENEDY, LLC has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Housing Tax Credits for the Town Oaks Apartments development; and

**WHEREAS**, HVM 2020 KENEDY, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for the Town Oaks Apartments development as a commitment of development funding from the City of Kenedy, Texas; and

**BE IT RESOLVED THAT,**

The City of Kenedy, acting through its governing body, hereby confirms that it supports the proposed Town Oaks Apartments is located at 120 Water Street and that this formal action has been taken to put on record the opinion expressed by the City of Kenedy and confirms that its governing body has voted specifically to approve the rehabilitation of the Town Oaks Apartments and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4); and

**FURTHER RESOLVED**, that the rehabilitation of the Town Oaks Apartments will contribute more than any other tax credit assisted housing development to the concerted revitalization efforts of the City; and

**FURTHER RESOLVED**, that for and on behalf of the Governing Body, **James Sutton, Mayor** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

**PASSED, APPROVED and ADOPTED** this 11<sup>th</sup> day of February 2020 at a regular meeting of the city council of the City of Kenedy.



James D. Sutton, Mayor

  
Amanda Hines, City Secretary





February 25, 2020

Dennis Hoover  
c/o Arx Advantage  
1305 Dusky Thrush Trail  
Austin, TX 78746

Re: Letter of Support  
Town Oaks Apartments, Kenedy, TX, Application # 20250.

Dear Dennis Hoover,

Coastal Bend Food Bank supports the acquisition and rehabilitation of the Town Oaks Apartments in its present location. Our organization is a 501(c)3 non-profit organization that serves the community in which this development is located.

Sincerely,

A handwritten signature in black ink that reads "Bea Hanson". The signature is written in a cursive, flowing style.

Bea Hanson  
Executive Director



## United Methodist Church

201 N. Esplanade  
Karnes City, Texas 78118  
830-780-3307 (office)  
karnescityumc@sbcglobal.net

2/28/20020

Dennis Hoover  
c/o Arx Advantage  
1305 Dusky Thrush Trail  
Austin, Texas 78746

Re: Letter of Support  
Town Oaks Apartment, Kenedy, Texas, Application # 20250

Dear Dennis Hoover,

First United Methodist Church supports the acquisition and rehabilitation of the Town Oaks Apartments in its present location. Our organization is a 501 (c) 3 non-profit Organization that serves the community in which this development is located. We Also have a food bank since the Thrift Center has closed which is served by the Wesley Nurse.

Sincerely,

Dana Buehring, Administrative Assistant  
Cc; Wesley Nurse, Katy Gonzales, RN

---

# FIRST BAPTIST CHURCH

---

KENEDY

209 East School Street  
(830) 583-2539

| Kenedy, Texas 78119  
Fax (830) 583-2760



02/25/2020

Dennis Hoover  
c/o Arx Advantage  
1305 Dusky Thrush Trail  
Austin, TX 78746

Re: Letter of Support  
Town Oaks Apartments, Kenedy, TX, Application # 20250.

Dear Dennis Hoover,

First Baptist Church Kenedy supports the acquisition and rehabilitation of the Town Oaks Apartments in its present location. Our organization is a 501(c)3 non-profit organization that serves the community in which this development is located.

Sincerely,

Matthew Singleton  
Pastor

# Community Input Scoring Items

TDHCA#: 20251

Self Score Total: 124

## 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Mathis

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

## 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 8

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

## 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Inserted. sdg

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

## 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

A. Lakeview Baptist Church

Name of Community Organization

Ed Gentry

Contact Name

Support

Opposition

B.

Name of Community Organization

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

CITY OF MATHIS

RESOLUTION #R-20-01-23

**WHEREAS**, MAC-RE, LLC has proposed the rehabilitation of affordable rental housing known as the Mathis Apartments located at 500 Freeman Street in the City of Mathis, Texas; and

**WHEREAS**, MAC-RE, LLC has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Housing Tax Credits for the Mathis Apartments development; and

**BE IT RESOLVED THAT,**

As provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Mathis has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

**FURTHER RESOLVED**, that the City of Mathis, acting through its governing body, hereby confirms that it supports the proposed Mathis Apartments proposed to be located at 500 Freeman Street and that this formal action has been taken to put on record the opinion expressed by the City of Mathis and confirms that its governing body has voted specifically to approve the rehabilitation of the Mathis Apartments and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4); and

**FURTHER RESOLVED**, that the rehabilitation of the Mathis Apartments will contribute more than any other tax credit assisted housing development to the concerted revitalization efforts of the City; and

**FURTHER RESOLVED**, that for and on behalf of the Governing Body, **Ciri Villareal, Mayor** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

**PASSED, APPROVED and ADOPTED** this 13<sup>th</sup> day of January 2020 at a regular meeting of the city council of the City of Mathis.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Secretary





STATE OF TEXAS  
HOUSE OF REPRESENTATIVES

**J.M. LOZANO**

*District 43*

HIGHER EDUCATION, CHAIR • ENVIRONMENTAL REGULATION

28 January 2020

Mr. Michael Lyttle  
Texas Department of Housing and Community Affairs  
PO Box 13941  
Austin, Texas 78711

Mr. Lyttle:

Thank you for your service to the State of Texas and the Texas Department of Housing and Community Affairs. The purpose of this letter is to express my support for the Mathis Apartments project at 500 Freeman Street in Mathis, Texas.

I understand that the Housing Tax Credit Program assists in developing properties for affordable multifamily rental and that the local officials in San Patricio County support this development. These projects are crucial to communities I serve in the House of Representatives.

I am proud to serve House District 43 and be an advocate for the entire coastal bend in the Texas House of Representatives. Thank you for your consideration of this letter. Do not hesitate to contact me if I can provide any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "J.M. Lozano".

JM Lozano



---

# LAKEVIEW BAPTIST CHURCH

---

February 18, 2020

Murray Calhoun  
C/O Are Advantage  
1305 Dusky Thrush Trail  
Austin, TX 78746

Re: Letter of Support

Mathis Apartments, Mathis TX, Application # 20251

Dear Murray Calhoun,

Although Lakeview Baptist Church does not work directly with Mathis Apartments, we support the proposed acquisition and rehabilitation of the Mathis Apartments in its present location. Our organization is a 501(c)3 non-profit organization that serves the community in which this development is located.

Sincerely,



Ed Gentry

Pastor

Lakeview Baptist Church

## Community Input Scoring Items

TDHCA#: 20256

Self Score Total: 124

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested

City of Timpson

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

A. East Texas Food Bank

Name of Community Organization

A. Garza

Contact Name

Support

Opposition

B. Timpson Area Chamber of Commerce

Name of Community Organization

Paul M. Smith

Contact Name

Support

Opposition

C. Messiah Baptist Church

Name of Community Organization

David Lawhorn

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



(STATE OF TEXAS  
COUNTY OF SHELBY)

**RESOLUTION 20191119-1**

**WHEREAS**, MAC-RE, LLC has proposed the rehabilitation of affordable rental housing known as the Timpson Senior Apartments located at 329 Marcos Street in the City of Timpson, Texas; and

**WHEREAS**, MAC-RE, LLC has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Housing Tax Credits for the Timpson Senior Apartments development; and

**WHEREAS**, MAC-RE, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for the Timpson Senior Apartments development as a commitment of development funding from the City of Timpson, Texas; and

**WHEREAS**, the City of Timpson, Texas has the authority to defer development fees on the property located at 329 Marcos Street;

**BE IT RESOLVED THAT,**

The governing body of the City of Timpson, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees; and

**FURTHER RESOLVED**, that as provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Timpson has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

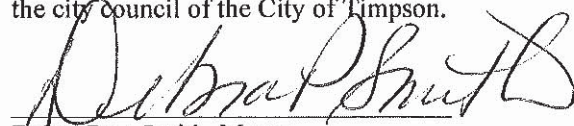
**FURTHER RESOLVED**, that the City of Timpson, acting through its governing body, hereby confirms that it supports the proposed Timpson Senior Apartments proposed to be located at 329 Marcos Street and that this formal action has been taken to put on record the opinion expressed by the City of Timpson and confirms that its governing body has voted specifically to approve the rehabilitation of the Timpson Senior Apartments and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4); and

**FURTHER RESOLVED**, that the rehabilitation of the Timpson Senior Apartments will contribute more than any other tax credit assisted housing development to the concerted revitalization efforts of the City; and

**FURTHER RESOLVED**, that for and on behalf of the Governing Body, **Debra Pate Smith, Mayor** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

**PASSED, APPROVED and ADOPTED** this 19 day of Nov, 2019 at a regular meeting of the city council of the City of Timpson.

  
Debra Pate Smith, Mayor

  
Misty Burgess  
City Secretary

Seal



02/26/2020

Murray Calhoun  
c/o Arx Advantage  
1305 Dusky Thrush Trail  
Austin, TX 78746

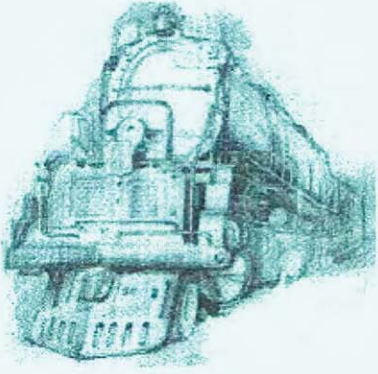
Re: Letter of Support  
Timpson Senior Apartments, Mathis, TX, Application # 20256.

Dear Murray Calhoun,

East Texas Food Bank supports the acquisition and rehabilitation of the Timpson Senior Apartments in its present location. Our organization is a 501(c)3 non-profit organization that serves the community in which this development is located.

Sincerely,

East Texas Food Bank



Timpson Area Chamber of Commerce

Post Office Box 989

Timpson, Texas 75975

02/27/2020

Murray Calhoun  
c/o Arx Advantage  
1305 Dusky Thrush Trail  
Austin, TX 78746

Re: Letter of Support  
Timpson Senior Apartments, Mathis, TX, Application # 20256.

Dear Murray Calhoun,

The Timpson Area Chamber of Commerce supports the acquisition and rehabilitation of the Timpson Senior Apartments in its present location. Our organization is a 501(c)3 non-profit organization that serves the community in which this development is located.

Sincerely,

Paul M. Smith

Chamber President

Timpson Area Chamber of Commerce

Timpson Texas, A Train Town "On the Right Track" to Success

02/18/2020

Murray Calhoun  
c/o Arx Advantage  
1305 Dusky Thrush Trail  
Austin, TX 78746

Re: Letter of Support  
Timpson Senior Apartments, <sup>TIMPSON</sup> ~~Mathis~~, TX Application # 20256

Dear Murray Calhoun,

Messiah Baptist Church supports the acquisition and rehabilitation of the Timpson Senior Apartments in its present location. Our organization is a 501©3 non-profit organization that serves the community in which this development is located.

Sincerely,

  
David Lawhorn  
Messiah Baptist Church Pastor

## Community Input Scoring Items

TDHCA#: 20261

Self Score Total: 122

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of El Paso

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Tierra Del Sol Housing Corporation

Name of Community Organization

Rose Garcia

Contact Name

Support

Opposition

B. Familias Triunfadoras, Inc

Name of Community Organization

Maria Covernali

Contact Name

Support

Opposition

C. Opportunity Center for the Homeless

Name of Community Organization

Raymond Tullius

Contact Name

Support

Opposition

D. Better Texans Foundation

Name of Community Organization

Aubrea Hance

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

SP1

**RESOLUTION**

**WHEREAS**, Sunset Vista Seniors, Ltd has proposed a development for affordable rental housing located at 1333 Pullman Dr., El Paso, TX 79936, named Sunset Vista Seniors, in the City of El Paso, Texas; and

**WHEREAS**, Sunset Vista Seniors, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Competitive 9% Housing Tax Credits for Sunset Vista Seniors; and

**WHEREAS**, Sunset Vista Seniors, Ltd. has requested a waiver of permit fees in the amount of \$500 from the City of El Paso.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it **supports** the proposed **Sunset Vista Seniors** located at 1333 Pullman Dr., El Paso, TX 79936 (TDHCA Application number 20261) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 6, 2020.
2. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has committed to Sunset Vista Seniors, Ltd., a waiver of \$500.00 in permit fees; these funds shall be used in developing **Sunset Vista Seniors** located at 1333 Pullman Dr., El Paso, TX 79936 (TDHCA Application number 20261).
3. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

APPROVED this 6th day of February, 2020.



**ATTEST:**

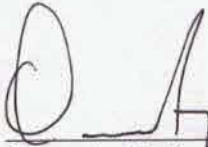
Laura D. Prine  
 Laura Prine  
 City Clerk

**THE CITY OF EL PASO**

Dee Margo  
 Dee Margo  
 Mayor

(Signatures on the following page)

**APPROVED AS TO FORM:**



---

Omar A. De La Rosa  
Assistant City Attorney

**APPROVED AS TO CONTENT:**



---

*for* Nicole M. Ferrini  
Director, Community + Human  
Development Department



# TEXAS HOUSE *of* REPRESENTATIVES

**Mary E. González**  
State Representative, District 75

February 20, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: *Sunset Vista Seniors*, TDHCA #20261  
*Valley View Estates*, TDHCA #20267  
*Inkwood Estates*, TDHCA #20268

Dear Ms. Gamble:

I write this letter to support *Sunset Vista Seniors*, *Valley View Estates* and *Inkwood Estates*. *Sunset Vista Seniors* is a proposed elderly development located at 1333 Pullman Drive in El Paso. *Valley View Estates* is a proposed multifamily development located at 1510 Fabens Street in Fabens, and *Inkwood Estates* is a proposed multifamily development located at 107 S San Elizario Rd in Clint.

As a border community, El Paso continues to face unique economic challenges that have made the need for affordable housing critical, especially as many live at or below the poverty line. Given these economic struggles, not only will these projects provide affordable housing that the greater El Paso area needs, but the construction of these units will create jobs, providing additional economic benefit to the community.

TDHCA's attention and support of our region's affordable housing needs is of the utmost importance, and I respectfully request support for these developments. If I may be of further assistance, please don't hesitate to contact me at (512) 463-0613, or by email at [mary.gonzalez@house.texas.gov](mailto:mary.gonzalez@house.texas.gov).

Sincerely,

A handwritten signature in cursive script that reads "Mary E. González".

Mary E. González, PhD  
Texas Representative  
House District 75





February 24, 2020

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Sunset Vista Seniors (#20261), Valley View Estates (#20267),  
and Inkwood Estates (20268)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

- Sunset Vista Seniors (1333 Pullman Dr, El Paso, El Paso County, Texas 79936);
- Valley View Estates (1510 Fabens Street, Fabens, El Paso County, Texas 79838); and
- Inkwood Estates (107 S San Elizario Road, Clint, El Paso County, Texas 79836).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso County, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Sunset Vista Seniors, Valley View Estates, and Inkwood Estates.

Sincerely,

Rose Garcia  
Executive Director



# Familias Triunfadoras, Inc.



12500 Socorro Rd. \* P.O. Box 1352 \* San Elizario, Texas 79849 \* Phone 915 691-9011

February 21, 2020

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Sunset Vista Seniors (#20261), Valley View Estates (#20267),  
and Inkwood Estates (20268)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

- Sunset Vista Seniors (1333 Pullman Dr, El Paso, El Paso County, Texas 79936);
- Valley View Estates (1510 Fabens Street, Fabens, El Paso County, Texas 79838); and
- Inkwood Estates (107 S San Elizario Road, Clint, El Paso County, Texas 79836).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso County, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Sunset Vista Seniors, Valley View Estates, and Inkwood Estates.

Sincerely,

*Maria Coronado*

*Familias Triunfadorf: Inc. is a 501 (c) 3 women led community-based organization that serves over 3,000 colonia residents a year by providing self-help housing construction and rehabilitation; arts & crafts workshops, domestic violence support groups, health awareness workshops and health fairs; and educational scholarships. We also provide referrals to families seeking clothing, food and medical assistance. For more information please call us at (915) 691-9011. You can also visit us at:*

[www.facebook.com/familiatriunfadoras](http://www.facebook.com/familiatriunfadoras)

**All donations are tax deductible. Federal Tax ID# 74-3192530.**



February 24, 2020

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Sunset Vista Seniors (#20261), Valley View Estates (#20267),  
and Inkwood Estates (20268)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

- Sunset Vista Seniors (1333 Pullman Dr, El Paso, El Paso County, Texas 79936);
- Valley View Estates (1510 Fabens Street, Fabens, El Paso County, Texas 79838); and
- Inkwood Estates (107 S San Elizario Road, Clint, El Paso County, Texas 79836).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso County, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Sunset Vista Seniors, Valley View Estates, and Inkwood Estates.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Raymond Tullius', is written over the typed name.

Raymond Tullius  
Executive Director

Attachments (As Referenced)



# BETTER TEXANS FOUNDATION

February 18, 2020

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Sunset Vista Seniors (#20261), Valley View Estates (#20267), and Inkwood Estates (20268)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

- Sunset Vista Seniors (1333 Pullman Dr, El Paso, El Paso County, Texas 79936);
- Valley View Estates (1510 Fabens Street, Fabens, El Paso County, Texas 79838); and
- Inkwood Estates (107 S San Elizario Road, Clint, El Paso County, Texas 79836).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso County, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Sunset Vista Seniors, Valley View Estates, and Inkwood Estates.

Sincerely,

Aubrea Hance  
President  
Better Texans Foundation

## Community Input Scoring Items

TDHCA#: 20262

Self Score Total: 133

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Henderson

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Kiwanis Club

Name of Community Organization

Patti Miller

Contact Name

Support

Opposition

B. Henderson Chamber of Commerce

Name of Community Organization

Bonnie Geddie

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION #2020-02-02

**WHEREAS**, Henderson Abbington Park, L.P. has proposed the construction of the development of affordable rental housing known as Abbington Park located at the southeast corner of S. Standish Street and W. Ragley Street, in the City of Henderson, Rusk County, Texas; and

**WHEREAS**, Henderson Abbington Park, L.P. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Housing Tax Credits for the Abbington Park development; and

**WHEREAS**, Henderson Abbington Park, L.P. has requested a waiver of development/permit fees in the amount of \$250.00 for the Abbington Park development as a commitment of development funding from the City of Henderson, Texas; and

**WHEREAS**, the City of Henderson, Texas has the authority to defer development fees on the property located at the southeast corner of S. Standish Street and W. Ragley Street;

**BE IT RESOLVED THAT,**


The governing body of the City of Henderson, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees.

**FURTHER RESOLVED**, that the City of Henderson, acting through its governing body, hereby confirms that it supports the proposed Abbington Park to be located at the southeast corner of S. Standish Street and W. Ragley Street and that this formal action has been taken to put on record the opinion expressed by the City on February 11, 2020; and

**FURTHER RESOLVED**, that for and on behalf of the Governing Body, John Fullen, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

**PASSED, APPROVED and ADOPTED** this 11th day of February 2020 at a regular meeting of the city council of the City of Henderson.

  
John Fullen, Mayor

  
Cheryl Jimerson, City Secretary

Seal





# Kiwanis®

Henderson, Texas Downtown Kiwanis Club Contact: Patti Miller  
507 S Marshall St. 903 657 7574

February \_20\_, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

Re: Abbington Park, TDHCA Application #20262  
Henderson, TX

Dear Ms. Holloway,

The Henderson Kiwanis Club is a tax-exempt organization whose mission is dedicated to improving the lives of children in Henderson and Rusk County. While the Kiwanis Club focuses on creating opportunities for children, our members are passionate about our community. Our members recognize the need for quality affordable housing for Henderson and the surrounding area of Rusk County, including housing for seniors. We are confident the Abbington Park development will be a benefit to Henderson.

We support the proposed Abbington Park Apartments and its proposed location on S. Standish Street in Henderson, Texas. We also look forward to partnering with Abbington Park upon completion.

Sincerely,

A handwritten signature in black ink that reads "Patti Miller".



February 18, 2020

Mrs. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Abbington Park, TDHCA Application #20262  
Henderson, Texas

Dear Ms. Holloway,

The Henderson Chamber of Commerce is a tax-exempt organization whose mission is to invest in and promote Henderson business through service, education, and community. The Chamber focuses on advancing the cause of responsible and progressive economic development in the Henderson community and the Rusk County area.

Through our members, the Henderson Chamber sees firsthand the need for high quality affordable housing for our seniors in Henderson and surrounding Rusk County. We support the proposed Abbington Park Apartments and the proposed location on South Standish Street in Henderson, Texas. We also look forward to partnering with Abbington Park upon completion.

Sincerely,

A handwritten signature in black ink that reads "Bonnie Geddie". The signature is fluid and cursive, with a large initial "B".

Bonnie Geddie  
Executive Director  
Henderson Area Chamber of Commerce



## Community Input Scoring Items

TDHCA#: 20264

Self Score Total: 139

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Dallas

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. The Senior Source**

Name of Community Organization

Renaë Perry

Contact Name

Support

Opposition

**B. City Square**

Name of Community Organization

Larry James

Contact Name

Support

Opposition

**C. VNA**

Name of Community Organization

Katherine Krause

Contact Name

Support

Opposition

**D. Community Council**

Name of Community Organization

Doris Soler

Contact Name

Support

Opposition

**E. AARP**

Name of Community Organization

Susan Williams

Contact Name

Support

Opposition

**F. Alzheimer's Association**

Name of Community Organization

Debra Adams

Contact Name

Support

Opposition

February 12, 2020

**WHEREAS**, on May 9, 2018, City Council authorized the adoption of the Comprehensive Housing Policy (CHP) by Resolution No. 18-0704; and

**WHEREAS**, on November 28, 2018, City Council authorized amendments to the CHP by Resolution No. 18-1680; and

**WHEREAS**, on June 12, 2019, City Council authorized amendments the CHP by Resolution No. 19-0884; and

**WHEREAS**, on June 26, 2019, City Council authorized amendments the CHP by Resolution No. 19-1041; and

**WHEREAS**, on September 25, 2019, City Council authorized amendments the CHP by Resolution No. 19-1498; and

**WHEREAS**, on December 11, 2019, City Council authorized amendments the CHP by Resolution No. 19-1864; and

**WHEREAS**, the CHP provides a policy for developers requesting a Resolution of Support or No Objection for multifamily rental housing developments seeking Housing Tax Credits (HTC) through the Texas Department of Housing and Community Affairs (TDHCA); and

**WHEREAS**, Juliette Fowler Senior Affordable Housing, LP (Applicant) has proposed the development of a mixed income multifamily complex for seniors to be known as Juliette Fowler Residences located at the northeast corner of South Fulton Street and Eastside Avenue or 5714 Eastside Avenue in the City of Dallas, Texas; and

**WHEREAS**, the Applicant proposes to develop 144 units, to include 18 0-bedrooms, 84 1-bedrooms, and 42 2-bedrooms; and will include amenities; and

**WHEREAS**, upon completion of the development, the Applicant proposes to make 15 of the 144 units available to households earning 0%-30% of Area Median Income (AMI), 57 of the 144 units available to households earning between 31%-50% of AMI, and 72 of the 144 units available to households earning between 51%-60% of AMI; and

**WHEREAS**, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2020 9% Competitive HTC for the proposed acquisition and redevelopment of a property to be known as Juliette Fowler Residences (TDHCA #20264); and

**WHEREAS**, the expenditure of Public/Private Partnership funds supporting this development project is consistent with the City's revised Public/Private Partnership Guidelines and Criteria; and

February 12, 2020

**WHEREAS**, pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of Support to the Applicant for the 2020 9% Competitive HTC application for Juliette Fowler Residences located at the northeast corner of South Fulton Street and Eastside Avenue or 5714 Eastside Avenue, Dallas, Texas 75214.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City of Dallas, acting through its Governing Body, hereby confirms that it supports the proposed development by Juliette Fowler Senior Affordable Housing, LP or its affiliate, to be located at the northeast corner of South Fulton Street and Eastside Avenue or 5714 Eastside Avenue, Dallas, Texas 75214, the development's application for 2020 9% HTC, and any allocation by the TDHCA of 2020 9% HTC for the proposed development.

**SECTION 2.** That the City Manager or their designee is hereby authorized to execute a line of credit agreement in the amount of \$500.00 with Juliette Fowler Senior Affordable Housing, LP or its affiliate, approved as to form by the City Attorney, for the construction of the proposed development. The agreement will include, but is not limited to, the following terms

- a. Juliette Fowler Senior Affordable Housing, LP or its affiliate must be awarded 2020 9% HTC by TDHCA;
- b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
- c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$500.00 to Juliette Fowler Senior Affordable Housing, LP or its affiliate from Public/Private Partnership Fund, Fund 0352, Department ECO, Unit P151, Object 3015, Activity PPPF, Encumbrance/Contract No. ECO-2020-00012766, Vendor VC18603, in accordance with this resolution.

**SECTION 4.** That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in Public/Private Partnership Fund, Fund 0352, Department ECO, Balance Sheet 033F and a Deferred Revenue Balance Sheet, Account 0898, in the amount of \$500.00.

200287

February 12, 2020

**SECTION 5.** That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from Juliette Fowler Senior Affordable Housing, LP in Public/Private Partnership Fund, Fund 0352, Department ECO, Principal Revenue Code 847G and Interest Revenue Code 847H, and debit Balance Sheet 0001 (Cash); as well as debit Deferred Revenue Balance Sheet Account 0898 and credit Receivable Balance Sheet Account 033F.

**SECTION 6.** That this formal action has been taken to put on record the support expressed by the City of Dallas on February 12, 2020, and that for and on behalf of the Governing Body, the Mayor or City Manager, or their designee, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

**SECTION 7.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY  
CITY COUNCIL  
  
FEB 12 2020  
  
CITY SECRETARY



February 17, 2020


Juliette Fowler Communities, Inc.  
1234 Abrams Road  
Dallas, TX 75214

Re: Letter of Support  
#20264 Application Juliette Fowler Residences

Dear Ms. Gann,

The Senior Source supports the proposed Juliette Fowler Residences development. Our organization is a non-profit organization that serves the Dallas community in which this development is located. Our mission is to improve the quality of life for older adults in the greater Dallas area, and we understand the need for affordable housing for older adults who are often living on very fixed income amounts. Thank you for your consideration.

Sincerely,



Renae Perry, LMSW  
Chief Operating Officer



CitySquare

February 19, 2020

Juliette Fowler Communities, Inc.  
1234 Abrams Road  
Dallas, TX 75214

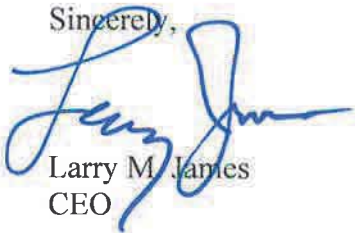
Re: Letter of Support  
#20264 Application Juliette Fowler Residences

Dear Ms. Gann,

CitySquare supports the proposed Juliette Fowler Residences development.

Our organization is a non-profit organization that serves the Dallas community in which this development is located.

Sincerely,



Larry M. James  
CEO



Hospice Care | Meals on Wheels  
Private Care | Palliative Care

**OFFICERS**

Jay Barlow, Chairman  
Mary Frances Bellman, Chairman Elect  
Max Lamont, Treasurer  
Lizzie Routman, Secretary

February 18, 2020

**DIRECTORS**

Bob Best  
Jan Hart Black  
Jordan Brainerd  
Cathy Bryan, RN  
Rebecca P. Casey  
Michelle Chase  
Julie D. Clark  
Catherine A. Corrigan  
Levi H. Davis  
Daniel DeMarco, MD  
Alison Lolley Draper  
Kevin Eden  
Betsy Eiseman  
Danny L. Gow  
Benjamin Isgur  
Zakiyah A. Johnson  
Kirsten Kerrigan  
Eugenia King  
Robert Krakow  
Louise Marsh  
Pressley H. Peters  
Karen Pollock  
Kersten Rettig  
Camisha L. Simmons  
Denice Swift  
Alok Vaish  
Jim Walton, DO  
CiCi Weinmann  
Paula Wills

Juliette Fowler Communities, Inc.  
1234 Abrams Road  
Dallas, TX 75214

Re: Letter of Support  
#20264 Application Juliette Fowler Residences

Dear Ms. Gann,

The Visiting Nurse Association of Texas (VNA) supports the proposed Juliette Fowler Residences development providing additional affordable housing through the Low-Income Tax Credit program offered through the Texas Department of Housing and Community Affairs (TDHCA).

Many residents of Julia Fowler Communities have benefited from the services offered by VNA, such as Meals on Wheels and hospice care. Our organization is a nonprofit organization serving the Dallas community in which this development is located.

Sincerely,

**HONORARY LIFE TRUSTEES**

Deborah Cannon  
Sara Fraser Crismon  
Robert Ted Enloe, III  
Philip C. Henderson  
Lyda Hill  
Mitch Jericho (Mrs. Eugene)  
Jerry P. Knippa  
Lynn McBee  
Jan McClendon  
Teresa Haggerty Parravano  
Daniel Polter, MD  
Lucy S. Polter  
Rust E. Reid  
Shirley Tobolowsky (Mrs. Edwin)  
Joe Nathan Wright

Katherine Krause  
President and CEO

**PRESIDENT AND CEO**

Katherine Krause

February 21, 2020

Juliette Fowler Communities, Inc.  
1234 Abrams Road  
Dallas, TX 75214

Re: Letter of Support  
#20264 Application Juliette Fowler Residences

Dear Ms. Gann,

Community Council and the Dallas Area Agency on Aging supports the proposed Juliette Fowler Residences development. Our organization is a non-profit organization that serves the Dallas community in which this development is located. We support seniors to help them age in place, provide transportation options counseling to seniors and people with disabilities, and provide many programs alleviate poverty in people of all ages. Juliette Fowler has been an asset to seniors and the community at large.

Sincerely,



Doris Soler  
Director, Dallas Area Agency on Aging





8140 Walnut Hill Lane, #108 | Dallas, TX 75231  
1-866-554-5377 | Fax: 214-265-4061 | TTY: 1-877-434-7598  
aarp.org/tx | aarptx@aarp.org | twitter: @aarptx  
facebook.com/AARPTexas

February 20, 2020

Juliette Fowler Communities, Inc.  
1234 Abrams Road  
Dallas, TX 75214

Re: #20264 Application Juliette Fowler Residences

Dear Ms. Gann,

AARP Texas supports the proposed Juliette Fowler Residences development that will work towards providing additional affordable housing through the Low Income Tax Credit program offered through the Texas Department of Housing and Community Affairs (TDHCA).

Juliette Fowler Communities, Inc. has been a strong partner and a leader on Age Friendly and Dementia Friendly Dallas projects.

Our organization is a 501(c)(4) organization that works in the community in which this development is located.

Sincerely,

A handwritten signature in blue ink, appearing to read "Susan J. Williams".

Susan J. Williams  
Associate State Director  
AARP Texas

February 15, 2020

Juliette Fowler Communities, Inc.  
1234 Abrams Road  
Dallas, TX 75214

Re: Letter of Support  
#20264 Application Juliette Fowler Residences

Dear Ms. Gann,

The **Dallas & Northeast Texas chapter, Alzheimer's Association** recognized the need for more senior housing opportunities in the Dallas area and therefore supports the proposed Juliette Fowler Residences development. Our organization is a world's leading non-profit organization providing care and support for those with and impacted by Alzheimer's and all other dementia. Dallas County is one of 34 served by our chapter

Sincerely,

Debra Adams  
Director, Programs & Services  
3001 Knox Street, Suite 200  
Dallas, TX 75205  
214.540.2429  
dadams@alz.org

## Community Input Scoring Items

TDHCA#: 20267

Self Score Total: 106

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

**OR**

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. Familias Triunfadoras, Inc.**

Name of Community Organization

Maria Covernali

Contact Name

Support

Opposition

**B. Tierra Del Sol Housing Corporation**

Name of Community Organization

Rose Garcia

Contact Name

Support

Opposition

**C. Opportunity Center for the Homeless**

Name of Community Organization

Raymond Tullius

Contact Name

Support

Opposition

**D. Better Texans Foundation**

Name of Community Organization

Aubrea Hance

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition



# TEXAS HOUSE *of* REPRESENTATIVES

**Mary E. González**  
State Representative, District 75

February 20, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: *Sunset Vista Seniors*, TDHCA #20261  
*Valley View Estates*, TDHCA #20267  
*Inkwood Estates*, TDHCA #20268

Dear Ms. Gamble:

I write this letter to support *Sunset Vista Seniors*, *Valley View Estates* and *Inkwood Estates*. *Sunset Vista Seniors* is a proposed elderly development located at 1333 Pullman Drive in El Paso. *Valley View Estates* is a proposed multifamily development located at 1510 Fabens Street in Fabens, and *Inkwood Estates* is a proposed multifamily development located at 107 S San Elizario Rd in Clint.

As a border community, El Paso continues to face unique economic challenges that have made the need for affordable housing critical, especially as many live at or below the poverty line. Given these economic struggles, not only will these projects provide affordable housing that the greater El Paso area needs, but the construction of these units will create jobs, providing additional economic benefit to the community.

TDHCA's attention and support of our region's affordable housing needs is of the utmost importance, and I respectfully request support for these developments. If I may be of further assistance, please don't hesitate to contact me at (512) 463-0613, or by email at [mary.gonzalez@house.texas.gov](mailto:mary.gonzalez@house.texas.gov).

Sincerely,

A handwritten signature in cursive script that reads "Mary E. González".

Mary E. González, PhD  
Texas Representative  
House District 75



February 24, 2020

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Sunset Vista Seniors (#20261), Valley View Estates (#20267),  
and Inkwood Estates (20268)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

- Sunset Vista Seniors (1333 Pullman Dr, El Paso, El Paso County, Texas 79936);
- Valley View Estates (1510 Fabens Street, Fabens, El Paso County, Texas 79838); and
- Inkwood Estates (107 S San Elizario Road, Clint, El Paso County, Texas 79836).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso County, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Sunset Vista Seniors, Valley View Estates, and Inkwood Estates.

Sincerely,

Rose Garcia  
Executive Director



# Familias Triunfadoras, Inc.



12500 Socorro Rd. \* P.O. Box 1352 \* San Elizario, Texas 79849 \* Phone 915 691-9011

February 21, 2020

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Sunset Vista Seniors (#20261), Valley View Estates (#20267),  
and Inkwood Estates (20268)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

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These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso County, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Sunset Vista Seniors, Valley View Estates, and Inkwood Estates.

Sincerely,

*Maria Coronado*

*Familias Triunfadorf: Inc. is a 501 (c) 3 women led community-based organization that serves over 3,000 colonia residents a year by providing self-help housing construction and rehabilitation; arts & crafts workshops, domestic violence support groups, health awareness workshops and health fairs; and educational scholarships. We also provide referrals to families seeking clothing, food and medical assistance. For more information please call us at (915) 691-9011. You can also visit us at:*

[www.facebook.com/familiastrionfadoras](http://www.facebook.com/familiastrionfadoras)

**All donations are tax deductible. Federal Tax ID# 74-3192530.**



February 24, 2020

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Sunset Vista Seniors (#20261), Valley View Estates (#20267),  
and Inkwood Estates (20268)

Dear Mr. Monty,

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- Sunset Vista Seniors (1333 Pullman Dr, El Paso, El Paso County, Texas 79936);
- Valley View Estates (1510 Fabens Street, Fabens, El Paso County, Texas 79838); and
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These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso County, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Sunset Vista Seniors, Valley View Estates, and Inkwood Estates.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Raymond Tullius', is written over the typed name.

Raymond Tullius  
Executive Director

Attachments (As Referenced)



# BETTER TEXANS FOUNDATION

February 18, 2020

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Sunset Vista Seniors (#20261), Valley View Estates (#20267), and Inkwood Estates (20268)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

- Sunset Vista Seniors (1333 Pullman Dr, El Paso, El Paso County, Texas 79936);
- Valley View Estates (1510 Fabens Street, Fabens, El Paso County, Texas 79838); and
- Inkwood Estates (107 S San Elizario Road, Clint, El Paso County, Texas 79836).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso County, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Sunset Vista Seniors, Valley View Estates, and Inkwood Estates.

Sincerely,

Aubrea Hance  
President  
Better Texans Foundation



## Community Input Scoring Items

**TDHCA#:** 20268

**Self Score Total:** 108

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Clint

**Name of Local Government Body**

**Name of Local Government Body (if applicable)**

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

**OR**

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. Familias Triunfadoras, Inc.**

**Name of Community Organization**

Maria Covernali

**Contact Name**

Support

Opposition

**B. Tierra Del Sol Housing Corporation**

**Name of Community Organization**

Rose Garcia

**Contact Name**

Support

Opposition

**C. Opportunity for the Homeless**

**Name of Community Organization**

Raymond Tullius

**Contact Name**

Support

Opposition

**D. Better Texans Foundation**

**Name of Community Organization**

Aubrea Hance

**Contact Name**

Support

Opposition

**E.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**F.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

RESOLUTION # \_\_\_\_\_

**WHEREAS, INVESTMENT BUILDERS, INC.** has proposed the new construction of affordable rental housing known as Inkwood Estates located at 107 S. San Elizario Road in the Town of Clint, Texas; and

**WHEREAS, INVESTMENT BUILDERS, INC.** has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Housing Tax Credits for the Inkwood Estates development; and

**BE IT RESOLVED THAT,**


As provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the Town of Clint has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

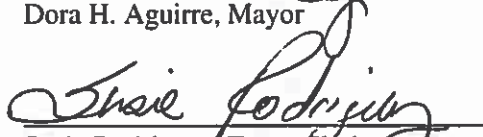
**FURTHER RESOLVED,** that the Town of Clint, acting through its governing body, hereby confirms that it supports the proposed Inkwood Estates development to be located at 107 S. San Elizario Road and that this formal action has been taken to put on record the opinion expressed by the Town of Clint and confirms that its governing body has voted specifically to approve the development of the Inkwood Estates and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4); and

**FURTHER RESOLVED,** that for and on behalf of the Governing Body, **Dora H. Aguirre, Mayor** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

**PASSED, APPROVED and ADOPTED** this 28 day of January 2020 at a regular meeting of the city council of the Town of Clint.

  
Dora H. Aguirre, Mayor

  
Susie Rodriguez, Town Clerk

Seal





# TEXAS HOUSE *of* REPRESENTATIVES

**Mary E. González**  
State Representative, District 75

February 20, 2020

TDHCA  
Sharon Gamble  
221 East 11th Street  
Austin, TX 78701

RE: *Sunset Vista Seniors*, TDHCA #20261  
*Valley View Estates*, TDHCA #20267  
*Inkwood Estates*, TDHCA #20268

Dear Ms. Gamble:

I write this letter to **support** *Sunset Vista Seniors*, *Valley View Estates* and *Inkwood Estates*. *Sunset Vista Seniors* is a proposed elderly development located at 1333 Pullman Drive in El Paso. *Valley View Estates* is a proposed multifamily development located at 1510 Fabens Street in Fabens, and *Inkwood Estates* is a proposed multifamily development located at 107 S San Elizario Rd in Clint.

As a border community, El Paso continues to face unique economic challenges that have made the need for affordable housing critical, especially as many live at or below the poverty line. Given these economic struggles, not only will these projects provide affordable housing that the greater El Paso area needs, but the construction of these units will create jobs, providing additional economic benefit to the community.

TDHCA's attention and support of our region's affordable housing needs is of the utmost importance, and I respectfully request support for these developments. If I may be of further assistance, please don't hesitate to contact me at (512) 463-0613, or by email at [mary.gonzalez@house.texas.gov](mailto:mary.gonzalez@house.texas.gov).

Sincerely,

A handwritten signature in cursive script that reads "Mary E. González".

Mary E. González, PhD  
Texas Representative  
House District 75



February 24, 2020

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Sunset Vista Seniors (#20261), Valley View Estates (#20267),  
and Inkwood Estates (20268)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

- Sunset Vista Seniors (1333 Pullman Dr, El Paso, El Paso County, Texas 79936);
- Valley View Estates (1510 Fabens Street, Fabens, El Paso County, Texas 79838); and
- **Inkwood Estates** (107 S San Elizario Road, Clint, El Paso County, Texas 79836).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso County, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Sunset Vista Seniors, Valley View Estates, and Inkwood Estates.

Sincerely,

Rose Garcia  
Executive Director



# Familias Triunfadoras, Inc.



12500 Socorro Rd. \* P.O. Box 1352 \* San Elizario, Texas 79849 \* Phone 915 691-9011

February 21, 2020

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Sunset Vista Seniors (#20261), Valley View Estates (#20267),  
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- Valley View Estates (1510 Fabens Street, Fabens, El Paso County, Texas 79838); and
- **Inkwood Estates (107 S San Elizario Road, Clint, El Paso County, Texas 79836).**

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso County, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Sunset Vista Seniors, Valley View Estates, and Inkwood Estates.

Sincerely,

*Maria Coronado*

*Familias Triunfadorf: Inc. is a 501 (c) 3 women led community-based organization that serves over 3,000 colonia residents a year by providing self-help housing construction and rehabilitation; arts & crafts workshops, domestic violence support groups, health awareness workshops and health fairs; and educational scholarships. We also provide referrals to families seeking clothing, food and medical assistance. For more information please call us at (915) 691-9011. You can also visit us at:*

[www.facebook.com/familiatriunfadoras](http://www.facebook.com/familiatriunfadoras)

**All donations are tax deductible. Federal Tax ID# 74-3192530.**



February 24, 2020

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Sunset Vista Seniors (#20261), Valley View Estates (#20267),  
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We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Sunset Vista Seniors, Valley View Estates, and Inkwood Estates.

Sincerely,

Raymond Tullius  
Executive Director

Attachments (As Referenced)



# BETTER TEXANS FOUNDATION

February 18, 2020

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Sunset Vista Seniors (#20261), Valley View Estates (#20267), and Inkwood Estates (20268)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

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We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Sunset Vista Seniors, Valley View Estates, and Inkwood Estates.

Sincerely,

Aubrea Hance  
President  
Better Texans Foundation

## Community Input Scoring Items

TDHCA#: 20272

Self Score Total: 133

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Dumas

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 0

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

**A. Dumas Chamber of Commerce**

Name of Community Organization

Carl Watson

Contact Name

Support

Opposition

**B. Dumas Downtown Association**

Name of Community Organization

Irene Delgado

Contact Name

Support

Opposition

**C. Dumas Economic Development Corporation**

Name of Community Organization

Mike Running

Contact Name

Support

Opposition

**D.**

Name of Community Organization

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition



**RESOLUTION NO. 20-03**

**WHEREAS, SCF Dumas 20, LP** has proposed a development for affordable rental housing at approx. **331 W. 16<sup>th</sup> Street** named **Westwind of Dumas** in the **City of Dumas, Moore County**; and

**WHEREAS, SCF Dumas 20, LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for **Westwind of Dumas**.

It is hereby:

**RESOLVED**, that the **City of Dumas**, acting through its governing body, hereby confirms that it **supports** the proposed **Westwind of Dumas located at approximately 331 W. 16<sup>th</sup> Street** and that this formal action has been taken to put on record the opinion expressed by the **City of Dumas on February 18, 2020** and

**FURTHER RESOLVED** that the **City of Dumas**, acting through its governing body, hereby confirms that, upon successful award of 2020 Competitive 9% Housing Tax Credits, the city commits to providing reduced fees or a contribution of other value that equals a minimum of **\$250** for the benefit of **Westwind of Dumas that will serve the general population**; and

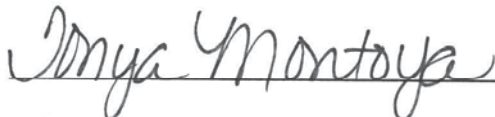
**FURTHER RESOLVED** that for and on behalf of the Governing Body, the City Manager, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**PASSED AND APPROVED** this day the 18<sup>th</sup> of February, 2020.



**BOB BRINKMANN, MAYOR**

**ATTEST:**



**TONYA MONTOYA, CITY CLERK**

**MEMBER**

CHAIR, CALENDARS COMMITTEE

CO-CHAIR, HEALTH & HUMAN  
SERVICES TRANSITION LEGISLATIVE  
OVERSIGHT COMMITTEE

NATURAL RESOURCES COMMITTEE

PUBLIC HEALTH COMMITTEE

REDISTRICTING COMMITTEE



**FOUR PRICE**  
STATE REPRESENTATIVE

**CAPITOL OFFICE**

P.O. Box 2910  
AUSTIN, TEXAS 78768-2910

[www.house.state.tx.us](http://www.house.state.tx.us)

[four.price@house.texas.gov](mailto:four.price@house.texas.gov)

(512) 463-0470 Capitol

(806) 374-8787 District

February 28, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

Re: Region I/Rural - Application Number 20272,  
Westwind of Dumas, Dumas, Moore County, Texas

Dear Mr. Wilkinson:

Pursuant to the Texas Government Code and the rules of your agency, this letter is to serve as an expression of my support for the above-referenced proposed development of affordable rental housing in Texas House District 87, which district I have the privilege of representing in the Texas House of Representatives.

In addition to my support, the Dumas city commission (council) passed a resolution on February 18, 2020, in favor of the proposed development.

Thank you for your consideration of my letter in support.

Sincerely,

Four Price  
State Representative



P.O. Box 735 • 1901 S. Dumas Avenue • Dumas, Texas 79029

806-935-2123 • Fax: 806-935-2124 • [www.dumaschamber.com](http://www.dumaschamber.com)

February 20, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Westwind of Dumas Apartments – TDHCA # 20272  
Community Support

Dear Mr. Wilkinson,

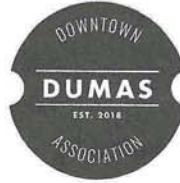
I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20272, Westwind of Dumas Apartments, proposed to be located at approximately 331 16<sup>th</sup> Street, Dumas, Texas.

Dumas/Moore County Chamber of Commerce serves the community and we believe that there is a need for workforce housing in Dumas for our citizens of moderate-income levels and Westwind of Dumas Apartments will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (806) 935-2123 or email [carl@dumaschamber.com](mailto:carl@dumaschamber.com) any time.

Sincerely,

Carl Watson  
Executive Director



2/26/2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Westwind of Dumas Apartments – TDHCA # 20272  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20272, Westwind of Dumas Apartments, proposed to be located at approximately 331 W. 16<sup>th</sup> Street, Dumas, Texas.

Dumas Downtown Association serves the community and we believe that there is a need for workforce housing in Dumas for our citizens of moderate-income levels and Westwind of Dumas Apartments will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 806-476-0534 any time.

Sincerely,

A handwritten signature in black ink that reads "Irene Delgado". The signature is written in a cursive, flowing style.

Irene Delgado  
Executive Director  
Dumas Downtown Association



02-28-2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Westwind of Dumas Apartments – TDHCA # 20272  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20272, Westwind of Dumas Apartments, proposed to be located at approximately 331 W. 16<sup>th</sup> Street, Dumas, Texas.

The Dumas Economic Development Corporation serves the community and we believe that there is a need for workforce housing in Dumas for our citizens of moderate-income levels and Westwind of Dumas Apartments will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 806-934-3332 any time.

Sincerely,

A handwritten signature in blue ink that reads "Mike Running".

Mike Running  
Executive Director

900 N. Dumas Ave.  
P.O. Box 595  
Dumas, Texas 79029

Tel: 806.934.3332  
Fax: 806.934.0180  
Toll Free: 877.934.3332  
[www.dumasedc.org](http://www.dumasedc.org)

A decorative graphic element consisting of a red-to-yellow gradient bar that tapers to a point on the right, positioned above the footer text.

[www.dumasedge.com](http://www.dumasedge.com)



RESOLUTION # 20-01

**WHEREAS**, LA GRANGE SPRINGS 2020, LP has proposed the construction of affordable rental housing known as the La Grange Springs located at NEC of Hwy 77 and CR 2145 in the City of La Grange, Fayette County Texas; and

**WHEREAS**, LA GRANGE SPRINGS 2020, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Housing Tax Credits for the La Grange Springs development; and

**WHEREAS**, LA GRANGE SPRINGS 2020, LP has requested a waiver of development/permit fees in the amount of \$250.00 for the La Grange Springs development as a commitment of development funding from the City of La Grange, Texas; and

**WHEREAS**, the City of La Grange, Texas has the authority to defer development fees on the property located at NEC of Hwy 77 and CR 2145;

**BE IT RESOLVED THAT,**

The governing body of the City of La Grange, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees up to said amount; and

**FURTHER RESOLVED**, that the City of La Grange, acting through its governing body, hereby confirms that it supports the proposed La Grange Springs development proposed to be located at the NEC of Hwy 77 and CR 2145 (application #20273) and that this formal action has been taken to put on record the opinion expressed by the City of La Grange; and

**FURTHER RESOLVED**, that for and on behalf of the Governing Body, **Janet Moerbe, Mayor** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

**PASSED, APPROVED and ADOPTED** this 10<sup>th</sup> day of February 2020 at a regular meeting of the city council of the City of La Grange.

  
\_\_\_\_\_  
Janet Moerbe, Mayor

  
\_\_\_\_\_  
City Secretary

Seal

RESOLUTION # 02-13-2020

**WHEREAS**, LA GRANGE SPRINGS 2020, LP has proposed the construction of affordable rental housing known as the La Grange Springs located at NEC of Hwy 77 and CR 2145 in the City of La Grange, Fayette County Texas; and

**WHEREAS**, LA GRANGE SPRINGS 2020, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Housing Tax Credits for the La Grange Springs development; and


**BE IT RESOLVED THAT,**

Fayette County, acting through its governing body, hereby confirms that it supports the proposed La Grange Springs development proposed to be located at the NEC of Hwy 77 and CR 2145 (application #20273) and that this formal action has been taken to put on record the opinion expressed by Fayette County; and

**FURTHER RESOLVED**, that for and on behalf of the Governing Body, **Joe Weber, County Judge** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

**PASSED, APPROVED and ADOPTED** this 13<sup>th</sup> day of February 2020 at a regular meeting of the County Commissioners of the Fayette County.

  
\_\_\_\_\_  
Joe Weber, County Judge

  
\_\_\_\_\_  
Brenda Fietsam, County Clerk

Seal







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STATE REPRESENTATIVE  
BEN LEMAN

---

February 5, 2020

Marni Holloway  
Director, Multifamily Finance  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711

Dear Ms. Holloway,

Thank you for your letter informing me of the preliminary applications that have been received by the department for possible funding through the Competitive Housing Tax Credit Program to develop or acquire affordable multifamily rental housing in House District 13.

As the State Representative for House District 13, I believe the decision to support or oppose any of these projects should be done at the local level. These projects will have more of an impact on our local communities and I believe having our local governments take part in the scoring would be more fitting. For this reason, I will not be submitting a letter of support, opposition, or neutrality for any of the applications that I have received and will be referring the scoring of these applications to the local governing body in which they would be located. This covers the following applications:

**Project #:** 20286

**Development Name:** Song  
Hall Villas

**Project #:** 20273

**Development Name:** La  
Grange Springs

**Project #:** 20270

**Development Name:** Navasota  
Landing Apartments

**Project #:** 20248

**Development Name:** Cedar  
Cove Apartments

**Project #:** 20277

**Development Name:** La  
Grange Residences

**Project #:** 20222

**Development Name:** Brenham  
Trails

**Project #:** 20217

**Development Name:**  
Somerville Estates

**Project #:** 20279

**Development Name:**  
Flatonia Springs

**Project #:** 20079

**Development Name:** Fairview  
Terrace



Again, thank you for keeping me informed. Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Leman', followed by a horizontal line extending to the right.

Ben Leman  
Texas State Representative  
House District 13



LA GRANGE AREA  
CHAMBER OF COMMERCE

ROOTED IN BUSINESS SINCE 1950

February 21, 2020

Jeff Markey

c/o Arx Advantage

1305 Dusky Thrush Tr.

Austin, TX 78746

Re: Letter of Support

La Grange Springs, La Grange, TX

Dear Jeff Markey,

The La Grange Area Chamber of Commerce supports the concept of affordable housing in the La Grange area which would aid local businesses and their employees which is needed in the community. Our organization is a 501C6 non-profit organization that serves the community in which this development is proposed.

Sincerely,

*Donna Pyle*

Donna Pyle

Operations Director



**COMBINED COMMUNITY ACTION, INC.**  
165 WEST AUSTIN • GIDDINGS, TEXAS 78942  
979.540.2980 800.688.9065 Fax 979.542.9565  
[www.ccaction.com](http://www.ccaction.com)

February 24, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> St.  
Austin, TX 78701

RE: LaGrange Springs, LaGrange, TX Application #20273

Dear TDHCA:

I am pleased to write this letter in support of the proposed Tax Credit Application #20273 – LaGrange Springs, LaGrange, Texas.

Combined Community Action, Inc. is a 501c3 nonprofit organization that serves the LaGrange Community by providing residents utility assistance, Meals on Wheels, rental assistance, case management, weatherization assistance, to name a few. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that LaGrange Springs will serve the residents well and will promote a high quality of life. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Should you have any questions or concerns, please do not hesitate to contact me at 979/540-2999 or email me at [KJFranke@ccaaction.com](mailto:KJFranke@ccaaction.com). Thank you for your consideration.

Sincerely,

Kelly Franke  
Executive Director

## Community Input Scoring Items

TDHCA#: 20275

Self Score Total: 134

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Plano

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

**A. Assistance Center of Collin County**

Name of Community Organization

Colleen Campbell

Contact Name

Support

Opposition

**B. ArtCentre of Plano**

Name of Community Organization

Suzy Jones

Contact Name

Support

Opposition

**C. God's Pantry**

Name of Community Organization

Sylvia Martinez

Contact Name

Support

Opposition

**D.**

Name of Community Organization

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2020-2-3(R)

**A Resolution of the City of Plano, Texas, supporting an application for nine percent (9%) housing tax credit (HTC) financing to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed affordable residential development project located on 1.54± acres, at J F Kendricks 1st (CPL), Lot 9A; J F Kendricks 1st (CPL), Lot 9B & 10B; J F Kendricks 1st (CPL), Lot 10E; JF Kendricks 1st (CPL), Lot 10A, Plano, TX; designating the City Manager to certify this resolution to TDHCA; and declaring an effective date.**

**WHEREAS**, DMA Development Company, LLC has proposed a development for affordable rental housing which will be named “The Park on 14th” and will include approximately 60 units on 1.54± acres located at J F Kendricks 1<sup>st</sup> (CPL), Lot 9A; J F Kendricks 1<sup>st</sup> (CPL), Lot 9B & 10B; J F Kendricks 1<sup>st</sup> (CPL), Lot 10E; JF Kendricks 1<sup>st</sup> (CPL), Lot 10A, in the City of Plano, Collin County; and

**WHEREAS**, DMA Development Company, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Competitive 9% Housing Tax Credits for The Park on 14th development; and

**WHEREAS**, The Park on 14th development will include 12 market rate units and 48 units affordable to families with an income at or below 60% of the area median income; and

**WHEREAS**, DMA Development Company, LLC has submitted a housing tax credit resolution application to the City which satisfies the criteria established in Resolution No. 2016-11-4(R) and criteria amendments approved during the Preliminary Open City Council Meeting on October 14, 2019; and

**WHEREAS**, the proposed development is located within the Concerted Revitalization Plan area; and

**WHEREAS**, the proposed development is located in a census tract that has more than 20% housing tax credit units per total household and is consistent with the City of Plano’s obligation to affirmatively further fair housing; and

**WHEREAS**, the property owner and development partner, Texas State Affordable Housing Corporation, is recognized as a 501(c)(3) organization by the Internal Revenue Service; and

**WHEREAS**, the City of Plano Housing Infill Program encourages the development of real property for low and moderate income housing; and

**WHEREAS**, the 2015-2019 Consolidated Plan of Housing and Community Development Needs notes that low income renters within the City of Plano have unmet housing needs, mostly related to affordability; and

RESOLUTION NO. 2020-2-3(R)

**WHEREAS**, this Resolution of Support is specifically related to potential financing only and makes no finding regarding either the suitability of the proposed development site or compliance with the city's development regulations, and approval of this resolution will not be construed as a development permit or approval; and

**WHEREAS**, the City of Plano will waive a minimum of \$500 in fees for each development of which a Resolution of Support was adopted by the City Council; and

**WHEREAS**, it is in the public interest of the citizens of the City of Plano that the application be made for such funding.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**SECTION I.** In accordance with Texas Government Code §2306.6710 and Texas Administrative Code Title 10, § 11.9(d)(1), the City of Plano, acting through its governing body, hereby confirms that it supports the proposed application for The Park on 14th, on 1.54± acres located at J F Kendricks 1st (CPL), Lot 9A; J F Kendricks 1st (CPL), Lot 9B & 10B; J F Kendricks 1st (CPL), Lot 10E; JF Kendricks 1st (CPL), Lot 10A, and that this formal action has been taken to put on record the opinion expressed by the City of Plano on February 10, 2020.

**SECTION II.** The governing body of the City has by vote specifically allowed the construction of The Park on 14<sup>th</sup> and authorizes an allocation of Housing Tax Credits for the Development.

**SECTION III.** The Resolution of Support is based on the following information presented in the applications for The Park on 14th development:

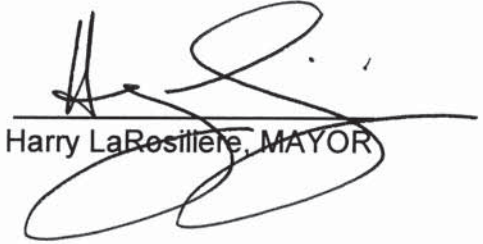
1. The applications met four out of the five City of Plano Housing Tax Credit Resolution Application threshold questions; and
2. The Park on 14th development will include 12 market rate units and 48 units affordable to families with an income at or below 60% of the area median income.

**SECTION IV.** The City Manager is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

**SECTION V.** This resolution shall take effect immediately upon its passage.

RESOLUTION NO. 2020-2-3(R)

DULY PASSED AND APPROVED THIS THE 10<sup>th</sup> DAY OF FEBRUARY, 2020.

  
Harry LaRosiere, MAYOR

ATTEST:

  
\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

Approved as to form:

  
\_\_\_\_\_  
Paige Mims, CITY ATTORNEY





**HONORARY DIRECTORS**

**Phil Dyer**

Former Mayor of Plano  
President, Legacy Texas Bank

**Honorable Florence Shapiro**

Texas State Senator  
1992-2012

**Scott Johnson**

Former Plano  
City Council Member

**BOARD OF DIRECTORS**

Kelly Martin, **Chair**

Joel Berg, **Treasurer**

Robert Miller, **Secretary**

Priscilla Brown

Dan Manack

Leslie Mensching

Elizabeth Ramirez-Washka

Patrick Rohan

Lucy Selby

**ACCC STAFF**

Colleen Campbell  
Executive Director

Joyce Geisler  
Services Manager

Azaria Hall  
Case Manager

February 12, 2020

Janine Sisak  
Senior Vice President/General Counsel  
DMA Development Company, LLC  
4101 Parkstone Heights Drive, Suite 310  
Austin, Texas 78746

**RE: The Park on 14th**

Dear Ms. Sisak,

We would like to express our support for The Park on 14th, a proposed affordable housing development for families to be located at the southwest corner of 14th Street and G Avenue, Plano, 75074. We understand that Plano TSAHC-DMA Housing, LLC is submitting a 2020 tax credit application for this proposed development.

The Assistance Center of Collin County is a tax-exempt organization that serves the community of Plano, Texas, which is where The Park on 14<sup>th</sup> is to be located.

Our organization's purpose is to stabilize the homes of families in our community that are under the threat of eviction and or utility disconnection. Eighty-five percent (85%) of those threats are created because the family is cost burdened, paying more than 30% of their income to cover their housing. Our organization sees this burden across all families. Having housing in Plano that meets the needs of the entire community (service industry and older adults) is critical in maintaining Plano's goal of being a city of Excellence. With this as our focus, we support The Park on 14<sup>th</sup> proposed housing.

Please see attached documentation of our tax-exempt status and evidence of our existence and participation in the Plano community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for an allocation of housing tax credits. If you need additional information, you may contact me at 972-422-1125 ext. 105 or email at [colleen@assistancecenter.org](mailto:colleen@assistancecenter.org)

Sincerely,

Colleen Campbell  
Executive Director





February 27, 2020

Janine Sisak  
Senior Vice President/General Counsel  
DMA Development Company, LLC  
4101 Parkstone Heights Drive, Suite 310  
Austin, Texas 78756

RE: *The Park on 14th*

Dear Ms. Sisak:

We would like to express our support for The Park on 14th, a proposed affordable housing development for individuals and families to be located at the southwest corner of 14th Street and G Avenue, Plano, 75074. We understand that Plano TSAHC-DMA Housing, LLC is submitting a 2020 tax credit application for this proposed development.

The ArtCentre of Plano qualifies as a tax-exempt non-profit community or civic organization that serves the community of Plano, Texas, which is where The Park on 14th is to be located. Our organization's purpose is to provide excellent visual art exhibitions and art experiences through education within the community. We are confident that this property would provide affordable housing for artists and other community members. Please see attached documentation of our tax-exempt status and evidence of our existence and participation in the Plano community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for an allocation of housing tax credits. If you need additional information, you may contact me at 972.423.7809 or [suzy.jones@artcentreofplano.org](mailto:suzy.jones@artcentreofplano.org).

Sincerely,

Suzy S Jones  
Executive Director

# *God's Pantry*

3420 East 14<sup>th</sup> Street, Suite 100  
Plano, Texas 75074  
972-633-9777

February 18, 2020

Janine Sisak  
Senior Vice President/General Counsel  
DMA Development Company, LLC  
4101 Parkstone Heights Drive, Suite 310  
Austin, Texas 78756

RE: ***The Park on 14th***

Dear Ms. Sisak:

We would like to express our support for The Park on 14th, a proposed affordable housing development for families to be located at the southwest corner of 14th Street and G Avenue, Plano, 75074. We understand that Plano TSAHC-DMA Housing, LLC is submitting a 2020 tax credit application for this proposed development.

God's Pantry qualifies as a tax-exempt non-profit community or civic organization that serves the community of Plano, Texas, which is where The Park on 14th is to be located. Our organization's purpose is to Feed the needy in our community. Please see attached documentation of our tax-exempt status and evidence of our existence and participation in the Plano community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for an allocation of housing tax credits. If you need additional information, you may contact me at 972-633-9777 or [Gods\\_pantry2014@yahoo.com](mailto:Gods_pantry2014@yahoo.com).

Respectfully,

*Sylvia Martinez*

Sylvia Martinez

Executive Director

E-mail: [godspantry2014@yahoo.com](mailto:godspantry2014@yahoo.com)/[www.godspantryplano.org](http://www.godspantryplano.org)

RESOLUTION 2020-02-13-0010R

**OF SUPPORT FOR HAYS STREET LOFTS, L.P.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF HAYS STREET LOFTS, A 132-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 2; ALLOWING THE CONSTRUCTION OF THE DEVELOPMENT TO BE LOCATED WITHIN ONE LINEAR MILE OR LESS FROM ANOTHER DEVELOPMENT; AND IDENTIFYING THE DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN THE TAX INCREMENT REINVESTMENT ZONE NO. 11- INNER CITY.**

\* \* \* \* \*

**WHEREAS**, Hays Street Lofts, L.P. (the "Applicant") has proposed a 132-unit affordable multi-family rental housing development named Hays Street Lofts (the "Development"), to be located at 715 Chestnut Street in Council District 2 in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2020 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

**WHEREAS**, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

**WHEREAS**, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

**WHEREAS**, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

**WHEREAS**, the City, acting through its governing body, hereby confirms that it supports the proposed 132-unit affordable multi-family rental housing development named Hays Street Lofts (the "Development"), to be located at 715 Chestnut Street in Council District 2 in the City of San Antonio, Texas and that this formal action has been taken to put on record the opinion expressed by the City on February 13, 2020, and

**WHEREAS**, pursuant to section 11.3 (d) of the Texas Department of Housing and Community Affairs' 2020 Qualified Allocation Plan ("QAP"), an Application that proposes the New Construction or Adaptive Reuse of a Development that is located one linear mile or less measured by a straight line on a map from the closest point on each development) from another development that:

- (A) serves the same type of household as the proposed Development, regardless of whether the Development serves families, elderly individuals, or another type of household; and
- (B) has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins; and
- (C) has not been withdrawn or terminated from the Housing Tax Credit Program; and
- (D) does not meet one of the other exceptions listed in §11.3(d)(2)(A) – (F) of the QAP, shall be considered ineligible, unless the Governing Body of the appropriate municipality or county where the Development is to be located has by vote specifically allowed the construction of a new Development located within one linear mile or less from a Development described above; and

**WHEREAS**, the City finds that it is necessary to waive the “three year, one mile rule” in order to increase the amount of affordable housing within the area in which both Developments will be located; and

**WHEREAS**, City staff has identified that the Development is located within the Tax Increment Reinvestment Zone No. 11 – Inner City (the “Inner City TIRZ”); and

**WHEREAS**, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City in the Tax Increment Reinvestment Zone No. 11 – Inner City (the “Inner City TIRZ”); **NOW THEREFORE:**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

**SECTION 2.** The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed 132-unit affordable multi-family rental housing development named Hays Street Lofts (the "Development"), to be located at 715 Chestnut Street in Council District 2 in the City of San Antonio, Texas.

**SECTION 3.** The City hereby finds that the 132-unit affordable multi-family rental housing development named Hays Street Lofts (the "Development"), to be located at 715 Chestnut Street in Council District 2 in the City of San Antonio, Texas is located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 4, 2017.

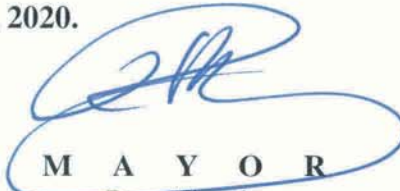
**SECTION 4.** The City Council of the City of San Antonio, Texas has voted to specifically allow the construction of the 132-unit affordable multi-family rental housing development named Hays Street Lofts (the "Development"), to be located at 715 Chestnut Street in Council District 2 in the City of San Antonio, Texas and to authorize an allocation of Housing Tax Credits for the Development.

**SECTION 5.** The City hereby identifies Hays Street Lofts as the Development in the 2020 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the Inner City TIRZ.

**SECTION 6.** For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

**SECTION 7.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

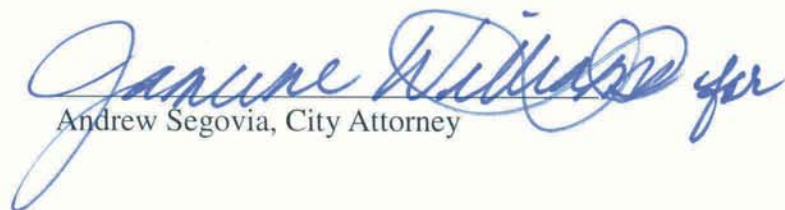
**PASSED AND APPROVED this 13<sup>th</sup> day of February, 2020.**

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



---

STATE REPRESENTATIVE  
BARBARA GERVIN-HAWKINS

---

DISTRICT 120

Tuesday, February 25, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711-3941

Re: Hays Street Lofts, TDHCA# 20280

Dear Mr. Wilkinson:

I have received the notification for the Hays Street Lofts to be located at 715 Chestnut. This new construction development is located in a fast growing area in the Eastside and is located in House District 120.

I support this new affordable rental development, which will serve the constituents that live and work in my district and provide needed affordable housing to residents of San Antonio.

Sincerely,

A handwritten signature in black ink that reads "Barbara Gervin-Hawkins".

Barbara Gervin-Hawkins  
Texas State Representative  
District 120



February 26<sup>th</sup>, 2020

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Attn: Sharon Gamble, Tax Credit Administrator  
Multifamily Finance

Re: Hay Street Lofts  
TDHCA Application Number 20280

Dear Ms. Gamble:

Hays Street Lofts LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop the Hays Street Lofts, located at 715 Chestnut Street, San Antonio, Texas.

This development will meet the need in the community of San Antonio to provide adequate, affordable and safe housing, which will benefit those residents who might not otherwise have a viable housing option. I have included information on the services we offer as well as a copy of the IRS 501c3 determination letter from the IRS.

Our organization serves the community of San Antonio, including the area in which the development is located (Council District 2), and we strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

A handwritten signature in blue ink that reads "Leilah Powell".

Leilah Powell  
Executive Director  
Local Initiatives Support Corporation





A BRIGHTER DAY  
6322 SOVEREIGN Dr #212  
SA, TX 78229  
INFO@ABRIGHTERDAYTX.ORG  
210-638-9487

Wednesday, February 19, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, Texas 78701

Re: Hays Street Lofts - TDHCA # 20280  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20280, Hays Street Lofts, proposed to be located at 715 Chestnut Street, San Antonio, Texas.

A Brighter Day serves the community and we believe that there is a need for workforce housing in San Antonio for our citizens of moderate-income levels and Hays Street Lofts will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (210) 638-9487 any time.

Sincerely,

Elena Castoreno  
Executive Director



February 21, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Hays Street Lofts – TDHCA # 20280 Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20280, Hays Street Lofts, proposed to be located at 715 Chestnut Street, San Antonio, Texas, 78202.

South Alamo Regional Alliance for the Homeless serves the community as the local Continuum of Care for Bexar County and surrounding areas. SARAH's mission is to ensure homelessness is rare, brief and non-recurring. We are also charged with providing coordination, leadership and guidance to area service providers assisting the homeless and most vulnerable in the region.

Our collaboration with the community is key to gearing the individual toward self-sufficiency. We believe that there is a requirement for workforce housing in San Antonio for our citizens of moderate-income levels and that Hays Street Lofts will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (210) 876-0720 any time.

Sincerely,

Adriana Brenda Mascorro  
Executive Director



ALAMO  
COMMUNITY GROUP

ALAMOCOMMUNITYGROUP.ORG

PHONE 210-731-8030

FAX 210-731-8025

February 26, 2020

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Hay's Street Lofts- TDHCA #20280  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application # 20280, Hays Street Lofts, proposed to be located at 715 Chestnut Street, San Antonio, Texas.

Alamo Community Group serves the community and we believe that there is a need for workforce housing in San Antonio for our citizens of moderate-income levels and Hays Street Lofts will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (210) 731-8030 any time.

Sincerely,

Jennifer Gonzalez  
Executive Director  
Alamo Community Group

## Community Input Scoring Items

**TDHCA#:** 20281

**Self Score Total:** 123

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested

City of Waller

**Name of Local Government Body**

**Name of Local Government Body (if applicable)**

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

**OR**

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

**A. Family Ties**

**Name of Community Organization**

Delane Corley

**Contact Name**

Support

Opposition

**B. Waller Assistance & Restoration Ministries**

**Name of Community Organization**

Ramona Amador

**Contact Name**

Support

Opposition

**C.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**D.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**E.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**F.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**RESOLUTION #2019-13**

**WHEREAS**, Fieser Development, Inc. has proposed the rehabilitation of affordable rental housing known as the Bayou Bend Apartments located at 3025 Waller Street in the City of Waller, Texas; and

**WHEREAS**, Fieser Development, Inc. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Housing Tax Credits for the Bayou Bend Apartments development; and

**WHEREAS**, Fieser Development, Inc. has requested a waiver of development/permit fees in the amount of \$250.00 for the Bayou Bend Apartments development as a commitment of development funding from the City of Waller, Texas; and

**WHEREAS**, the City of Waller, Texas has the authority to defer development fees on the property located at 3025 Waller Street;

**BE IT RESOLVED THAT,**

The governing body of the City of Waller, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees; and

**FURTHER RESOLVED**, that as provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Waller has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

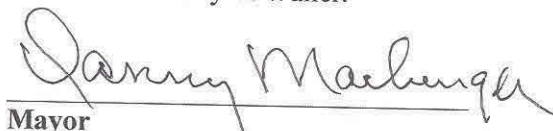
**FURTHER RESOLVED**, that the City of Waller, acting through its governing body, hereby confirms that it supports the proposed Bayou Bend Apartments proposed to be located at 3025 Waller Street and that this formal action has been taken to put on record the opinion expressed by the City of Waller and confirms that its governing body has voted specifically to approve the rehabilitation of the Bayou Bend Apartments and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4); and

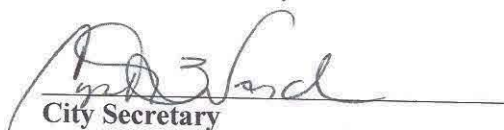
**FURTHER RESOLVED**, that the rehabilitation of the Bayou Bend Apartments will contribute more than any other tax credit assisted housing development to the concerted revitalization efforts of the City; and

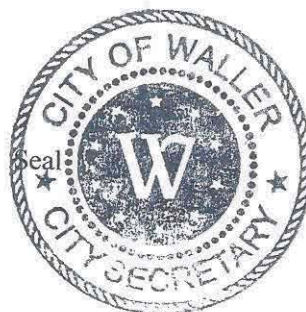
**FURTHER RESOLVED**, that for and on behalf of the Governing Body, **Danny L. Marburger, Mayor** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

**PASSED, APPROVED and ADOPTED** this 16<sup>th</sup> day of **December 2019** at a regular meeting of the city council of the City of Waller.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Secretary





February 19, 2020

Jamie Fieser  
c/o Arx Advantage  
1305 Dusky Thrush Trail  
Austin, TX 78746

Re: Letter of Support  
Application #20281  
Bayou Bend Apartments  
Waller, TX 77484

Dear Jamie Fieser,

As a 501(c)3 non-profit organization, Family Ties, Family Resource Services would like to express our support for the acquisition and rehabilitation of the Bayou Bend Apartments in its present location.

This project is important to Family Ties as we refer our clients that are in need of housing to Bayou Bend Apartments. We also collaborate with Bayou Bend Apartments in providing Abuse and Violence Prevention Education to the residence of our community.

Sincerely,

A handwritten signature in black ink that reads 'Delane Corley'. The signature is written in a cursive, flowing style.

Delane Corley  
Director of Administration and Finance

**"Bringing Children's Safety to the Forefront"**

P.O. Box 175 \* 2114 Field Store Road, Waller, Tx. 77484 \* (936)931-2299 \* Fax (936)372-1199



02/19/2020

Jamie Fieser  
c/o Arx Advantage  
1305 Dusky Thrush Trail  
Austin, TX 78746

Re: Letter of Support  
Bayou Bend Apartments, Waller, TX, Application # 20281.

Dear Jamie Fieser,

Waller Assistance & Restoration Ministries (W.A.R.M) supports the acquisition and rehabilitation of the Bayou Bend Apartments in its present location. Our organization is a 501(c)3 non-profit organization that serves the Waller, Texas community in which this development is located.

Sincerely,

A handwritten signature in black ink, appearing to read "Ramona Amador".

Ramona Amador,  
Executive Director  
P O BOX 1774  
Waller, Tx. 77484  
(936)-372-5173

*WARM is a Texas Non-Profit Corp. No goods or services were received in exchange for this donation.  
EIN # 20-2649651*

## Community Input Scoring Items

TDHCA#: 20288

Self Score Total: 132

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested 17

Jasper County (site in CDP, so City Resolution N/A)

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested  

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Central Baptist Church of Buna

Name of Community Organization

Delbert Milstead

Contact Name

Support  
 Opposition

B. First Methodist Church of Buna

Name of Community Organization

Rick Tate

Contact Name

Support  
 Opposition

C. Southeast Texas Hospice

Name of Community Organization

Mary McKenna

Contact Name

Support  
 Opposition

D. Southeast Texas Food Bank

Name of Community Organization

Daniel J. Maher

Contact Name

Support  
 Opposition

E.

Name of Community Organization

Contact Name

Support  
 Opposition

F.

Name of Community Organization

Contact Name

Support  
 Opposition





RESOLUTION NO. 2020 - 001

A RESOLUTION SUPPORTING THE SUBMISSION OF AN APPLICATION BY BUNA PROVIDENCE CT 835, LP FOR COMPETITIVE 9% HOUSING TAX CREDITS AT 330 COUNTY ROAD 835, BUNA, TEXAS 77612, AUTHORIZING AN ALLOCATION OF HOUSING TAX CREDITS FOR THE APPROVAL OF THE NEW CONSTRUCTION OF THE DEVELOPMENT AND AUTHORIZING A COMMITMENT OF DEVELOPMENT FUNDING IN THE FORM OF A GRANT OR REDUCED FEES.

WHEREAS, Buna Providence CT 835, LP has proposed a development for affordable rental housing at 330 County Road 835 named Providence at Buna, TDHCA Application No. 20288 in the City of Buna, County of Jasper; and

WHEREAS, Buna Providence CT 835, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Competitive 9% Housing Tax Credits for Providence at Buna; and

WHEREAS, Buna Providence CT 835, LP requests a commitment of development funding in the amount of Two Hundred Fifty Dollars and Zero Cents (\$250.00) in the form of a grant or reduced fees.

IT IS HEREBY RESOLVED, that the County of Jasper, acting through its governing body, hereby confirms that it supports the proposed Providence at Buna located at 330 County Road 835, Buna, Texas 77612 with TDHCA Application No. 20288, and that this formal action has been taken to put on record the opinion expressed by the county on January 21, 2020; and

BE IT FURTHER RESOLVED, that the County of Jasper, acting through its governing body, hereby approves a commitment of development funding to Providence at Buna at 330 County Road 835, Buna, Texas 77612 with TDHCA Application No. 20288 in the amount of Two Hundred Fifty Dollars and Zero Cents (\$250.00) in the form of a grant of reduced fees; and

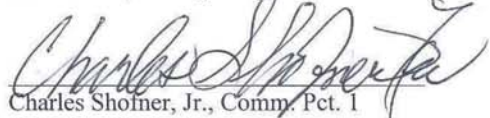
FURTHER RESOLVED that for and on behalf of the Governing Body, County Judge Mark Allen is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

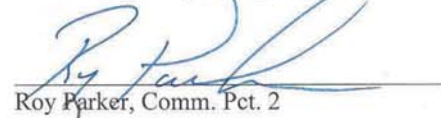
PASSED, this, the 21<sup>st</sup> day of January 2020 in a Regular Session of the Commissioners Court of Jasper County, Texas.

ATTEST:

  
Mark Allen, County Judge

  
Debbie Newman, County Clerk

  
Charles Shofner, Jr., Comm. Pct. 1

  
Roy Parker, Comm. Pct. 2

  
Willie Stark, Comm. Pct. 3

  
Vance Moss, Comm. Pct. 4



# TEXAS HOUSE *of* REPRESENTATIVES

*James White*

*House District 19  
Jasper, Newton, Hardin, Polk, Tyler*

CORRECTIONS  
CHAIR

REDISTRICTING

JUDICIARY &  
CIVIL JURISPRUDENCE

January 31, 2020

Buna Providence CR 835, LP  
Attn: Donald R. Ball  
9 Greenway Plaza, Suite 1250  
Houston, Texas 77046

Re: State Representative Support for Ap 20288, Providence at Buna at 330 County  
Road 835, Buna, Texas 77612

Dear Mr. Ball,

I received the Public Notification for Providence at Buna located at 330 County Road 835, Buna, Texas, and it is in District 19, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

James White  
State Representative  
House District 19



**CENTRAL BAPTIST CHURCH**  
P.O. Box 1269  
33814 U.S. Hwy 96 S.  
**Phone (409) 994-3641 Fax (409) 994-3654**  
Rev. Delbert Milstead, Senior Pastor  
[delmils@yahoo.com](mailto:delmils@yahoo.com)



January 27, 2020

Buna Providence DR 835, LP  
Attn: Donald R. Ball  
9 Greenway Plaza, Suite 1250  
Houston, Texas 77046

Re: Nonprofit Support Letter for Ap 20288, Providence at Buna at 330 County Road 835, Buna, Texas 77612

Dear Mr. Ball,

I am writing to you on behalf of Providence at Buna located at 330 County Road 835, Buna, Texas 77612. This letter is to affirm our support of the application for 2020 9% Competitive Housing Tax Credits being requested through the Texas Department of Housing and Community Affairs.

Attached you will find evidence tax exemption status is still in good standing as well as our existence and participation in the community.

If any additional is needed, please contact us at 409-994-3641 or email at [delmils@yahoo.com](mailto:delmils@yahoo.com).

Sincerely,

A handwritten signature in cursive script that reads "Delbert Milstead".

Delbert Milstead  
Senior Pastor  
Central Baptist Church  
PO Box 1269  
Buna, TX 77612

January 29, 2020

Buna Providence CR 835, LP  
Attn: Donald R. Ball  
9 Greenway Plaza, Suite 1250  
Houston, TX 77046

Re: Nonprofit Support Letter for Ap 20288, Providence at Buna at  
330 County Road 835, Buna, Texas 77612

Dear Mr. Ball:

I am writing to you on behalf of Providence at Buna, located at 330 County Road 835, Buna, Texas, 77612. This letter is to affirm our support of the application for 2020 9% Competitive Housing Tax Credits being requested through the Texas Department of Housing and Community Affairs.

Our tax exemption number is 76-0080473 and we are listed "in good standing" with the State of Texas Comptroller. We are also very involved in our community.

If any additional information is needed, please contact us.

Sincerely,



Rev. Rick Tate  
Pastor



# SOUTHEAST TEXAS HOSPICE

A program of care for the person and family in the final stage of life

**Nolan Le Blanc**  
President of the Board  
Attorney

**Msgr. William Manger**  
Vice President of the Board  
Pastor St. Anne's Church

**Brown Claybar**  
Secretary of the Board  
Claybar Funeral Homes

**Angela Baker**  
Community Activist

**Almera Brannick, P.H.N.**  
Registered Nurse

**Cecile Holstead**  
Retired Public School Teacher  
Port Arthur ISD

**Martha Kirkland**  
Consumer

**Corine Jones**  
Foster Grandparents Program

**David Lemaire**  
Chevron Phillips

**Kathy Arceneaux, R.N.**  
Registered Nurse

**Ronald W. Rudeseal, D.C.**  
Chiropractor

February 24, 2020

Buna Providence DR 835, LP  
ATTN: Don Ball  
9 Greenway Plaza, Suite 1250  
Houston, Texas 77046

RE: Non-Profit Letter of Support for Ap 20288, Providence at Buna at 330 County Road 835, Buna, Texas 77612

Dear Mr. Ball:

I am pleased to offer words of support on behalf of the Southeast Texas Hospice for the proposed Providence at Buna development project located at 330 County Road 835, Buna, Texas, 77612. This letter is an affirmation of our support for application for 2020 9% Competitive Housing Tax Credits requested through the Texas Department of Housing and Community Affairs.

Attached you will find evidence of our tax exempt status that allows us to fulfill our mission as a vital non-profit agency throughout Southeast Texas, including the Buna Community.

If any additional information may be required, please feel free to contact me by phone at 409-886-0622 or by email at [sth@exp.net](mailto:sth@exp.net).

Sincerely,

Mary McKenna  
Executive Director



February 13, 2020

Buna Providence DR 835, LP  
Attn: Donald R. Ball  
9 Greenway Plaza, Suite 1250  
Houston, TX 77046

**Re:** Non-Profit Letter of Support for Ap 20288, Providence at Buna at 330 County Road 835, Buna, Texas 77612

Dear Mr. Ball,

I am pleased to offer words of support on behalf of the Southeast Texas Food Bank for the proposed Providence at Buna development project located at 330 County Road 835, Buna, Texas, 77612. This letter is an affirmation of our support for the application for 2020 9% Competitive Housing Tax Credits requested through the Texas Department of Housing and Community Affairs.

Attached you will find evidence of our tax exempt status that allows us to fulfill our mission as a vital non-profit agency throughout Southeast Texas, including the Buna community.

If any additional information may be required from me, please feel free to contact me by phone at 409-839-8777 ext. 109 or by email at [dmaher@setxfoodbank.org](mailto:dmaher@setxfoodbank.org).

Sincerely,

A handwritten signature in black ink, appearing to read "D. Maher", written over a light blue horizontal line.

Daniel J. Maher  
President/CEO

## Community Input Scoring Items

TDHCA#: 20292

Self Score Total: 132

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Hutto

Name of Local Government Body

NOT APPLICABLE

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Hutto Resource Center

Name of Community Organization

Donna Jones

Contact Name

Support  
 Opposition

B. YMCA of Greater Williamson County

Name of Community Organization

Jeff Andresen

Contact Name

Support  
 Opposition

C. Hutto Area Chamber of Commerce

Name of Community Organization

Tim Jordan

Contact Name

Support  
 Opposition

D. Hutto Lutheran Church

Name of Community Organization

Rev. Katie Wegner

Contact Name

Support  
 Opposition

E. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Contact Name

Support  
 Opposition

F. \_\_\_\_\_

Name of Community Organization

\_\_\_\_\_

Support  
 Opposition

CITY OF HUTTO, TEXAS

RESOLUTION NO. R-20-02-20-11A

A RESOLUTION OF SUPPORT BY THE CITY OF HUTTO, TEXAS FOR THE PROPOSED LOW-INCOME HOUSING TAX CREDIT PROJECT CARVER RIDGE APARTMENTS, LP

WHEREAS, **Carver Ridge Apartments, LP** has proposed a development for affordable rental housing at **South of CR 137 and CR 1660**, named Carver Ridge Apartments in the **City of Hutto, Williamson County, Texas**; and

WHEREAS, **Carver Ridge Apartments, LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for Carver Ridge Apartments, and

It is hereby:

RESOLVED, that the City of Hutto, acting through its governing body, hereby confirms that it supports the proposed **Carver Ridge Apartments to be South of CR 137 and CR 1660, Hutto, TX in Williamson County** and that this formal action has been taken to put on record the opinion expressed by the City on February 20, 2020 and

**FURTHER RESOLVED, that the City of Hutto, acting through its governing body, hereby confirms that it shall provide a financial contribution in the form of reduced building permit fees in the amount of Two Hundred Fifty Dollars (\$250.00) to Carver Ridge Apartments, LP, if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to Carver Ridge Apartments, LP.**

PASSED AND APPROVED this day the 20th of February 2020.

CITY OF HUTTO, TEXAS

By: *Doug Gaul*  
Doug Gaul, Mayor

Attest:

By: *Stacy Schmitt*  
Stacy Schmitt, City Secretary







February 25, 2020

Texas Department of Housing and Community Affairs  
Bobby Wilkinson, Executive Director  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701  
Attn: Marni Holloway

Re: Carver Ridge Apartments, LP – TDHCA #20292  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20292, Carver Ridge Apartments, LP, proposed to be located South of CR 137 and CR 1660., in Hutto, Texas 78634.

The Hutto Resource Center, a 501(c)(3), serves the community of Hutto and we believe that there is a need for affordable housing in Hutto for our citizens of moderate-income levels. Carver Ridge Apartments, LP will assist the community in meeting this very important need.

The Hutto Resource provides food to approximately 80 food insecure families each week. These families live below the poverty and struggle due to the high cost of living. In addition to a food pantry, the Hutto Resource Center also offers financial assistant to the community. The HRC receives numerous application each month asking for housing assistance. At this time, the HRC does not having funds to assistant with housing because of the high cost nor does other community resources.

Having affordable is greatly needed in this community.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (512) 688-0176 any time.

Sincerely,

Donna Jones  
Executive Director  
Hutto Resource Center



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

The Y.™ For a better us.

February 26, 2020

Texas Department of Housing and Community Affairs  
Bobby Wilkinson, Executive Director  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701  
Attn: Marni Holloway

Re: **Carver Ridge Apartments, LP – TDHCA #20292**  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20292, Carver Ridge Apartments, LP, proposed to be located South of CR 137 and CR 1660., in Hutto, Texas 78634.

The YMCA of Greater Williamson County, a 501(c)(3), serves the community of Hutto and we believe that there is a need for workforce housing in Hutto for our citizens of moderate-income levels. Carver Ridge Apartments, LP will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (512) 615-5530 any time.

Sincerely,



Jeff Andresen  
President & CEO  
YMCA of Greater Williamson County

February 25, 2020

Texas Department of Housing and Community Affairs  
Bobby Wilkinson, Executive Director  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701  
Attn: Marni Holloway

Re: Carver Ridge Apartments, LP – TDHCA #20292  
Community Support

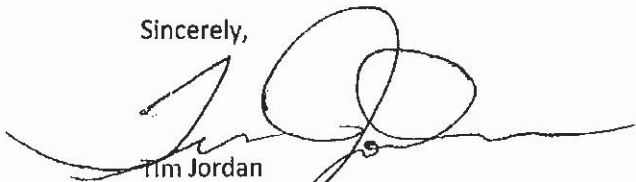
Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20292, Carver Ridge Apartments, LP, proposed to be located South of CR 137 and CR 1660., in Hutto, Texas 78634.

The Hutto Area Chamber of Commerce, a 501(c)(6), serves the community of Hutto and we believe that there is a need for workforce housing in Hutto for our citizens of moderate-income levels. Carver Ridge Apartments, LP will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (512) 759-4400 any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Jordan', with a large, stylized flourish extending to the right.

Tim Jordan  
Executive Director  
Hutto Area Chamber of Commerce



**Hutto Lutheran Church**  
**Evangelical Lutheran Church in America**  
God's work. Our hands.

February 25, 2020

Texas Department of Housing and Community Affairs  
Bobby Wilkinson, Executive Director  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701  
Attn: Marni Holloway

Re: **Carver Ridge Apartments, LP – TDHCA #20292**  
Community Support

Dear Mr. Wilkinson,

**I am writing to you to express our support** for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20292, Carver Ridge Apartments, LP, proposed to be located South of CR 137 and CR 1660., in Hutto, Texas 78634.

**The Hutto Lutheran Church, a 501(c)(3),** serves the community of Hutto and we believe that there is a need for workforce housing in Hutto for our citizens of moderate-income levels. Carver Ridge Apartments, LP will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (512) 759-2064 any time.

Sincerely,

Reverend Katie Wegner  
Pastor  
Hutto Lutheran Church

## Community Input Scoring Items

TDHCA#: 20293

Self Score Total: 134

### 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Harlingen

Name of Local Government Body

n/a

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

### 2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

### 3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

### 4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Housing Authority of The City of Harlingen

Name of Community Organization

Hilda Benavides

Contact Name

Support

Opposition

B. United Way of Northern Cameron County

Name of Community Organization

Jessica Belshner

Contact Name

Support

Opposition

C. Harlingen Lions Club

Name of Community Organization

Alex Ambriz

Contact Name

Support

Opposition

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

RESOLUTION No. 2019-42

WHEREAS, **Pendleton Square, LP** has proposed a development for affordable rental housing at **North East corner of Doctors Memorial Drive & Medical Drive/Vermont Ave** named **Pendleton Square Apartments** in the City of Harlingen, Cameron County, Texas; and

WHEREAS, **Pendleton Square, LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for **Pendleton Square Apartments**, and

WHEREAS, **Pendleton Square, LP**, has requested financial support from the city in the amount of **Five Hundred Dollars (\$500.00)**, for the development, and

WHEREAS, the City of Harlingen seeks to support the development of affordable housing within the city limits, and

WHEREAS, the City seeks to provide financial support to **Pendleton Square, LP** if the Texas Department of Housing and Community Affairs awards Competitive 9% Housing Tax Credits for **Pendleton Square Apartments**.

It is hereby:

**RESOLVED**, that the City of Harlingen, acting through its governing body, hereby confirms that the Texas Department of Housing and Community Affairs awards Competitive 9% Housing tax Credits to **Pendleton Square Apartments** to be located at North East corner of **Doctors Memorial Drive & Medical Drive, Harlingen, Texas**, then the City of Harlingen will provide financial contribution of Five Hundred Dollars (\$500.00) to the proposed development, and

**FURTHER RESOLVED**, that, after the award of tax credits, the City of Harlingen will provide the financial contribution to **Pendleton Square Apartments** in the amount of Five Hundred Dollars (\$500.00) in the form of reduced building permit fees, and

**FURTHER RESOLVED**, that the City of Harlingen authorizes the City Manager to prepare and sign a letter to the Texas Department of Housing and Community Affairs indicating that the City of Harlingen will provide a financial contribution in the form of reduced building permit fees in the amount of Five Hundred Dollars (\$500.00) to **Pendleton Square, LP** if the Texas Department of Housing and Community Affairs award Competitive 9% Housing Tax Credits to **Pendleton Square Apartments**.

**PASSED AND APPROVED** this day the 4<sup>th</sup> of **December**, 2019.

CITY OF HARLINGEN



Chris Boswell, Mayor

ATTEST:



Amanda C. Elizondo, City Secretary



## Office of the Mayor

P.O. Box 2207, Harlingen, TX 78551-2207  
*(Office at 118 East Tyler)*  
(956) 216-5008 phone; (956) 430-8526 (fax)

---

July 2, 2020

Texas Department of Housing and Community Affairs  
ATTN: Sharon Thomason  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Pendleton Square Apartments #20293

This letter is to inform you of my strong support for Pendleton Square Apartments, application #20293. The City Council has supported this project in the past.

The City of Harlingen has received just (19) Low-Income Housing Tax Credit Units since 2012. That is compared to neighboring communities such as McAllen, which has received (595) Low-Income units since 2018. Harlingen is in need of additional affordable housing.

I ask that you support this project and please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Boswell', written over a horizontal line.

Chris Boswell  
Mayor of City of Harlingen

**HOUSING AUTHORITY OF THE CITY OF HARLINGEN**  
HUD Recognized "High Performer"  
Established 1949

---

Vanessa Serna, Chair  
Carlos Perez, Vice-Chair  
Maria Ines Borjas  
Julio Cavazos  
Carlos Muñiz

February 21, 2020

Counselor:  
Law Office of  
Brendan Hall

Executive Director:  
Hilda Benavides

Jeff Beckler  
JMZ land Company, LL.C.  
1730 E. Republic Rd., Suite 5  
Springfield, MO 65804

**Re: Pendleton Square Harlingen, Texas TDHCA#20293**

Dear Mr. Beckler:

Please be advised that the Harlingen Housing Authority serves low-income families with rental assistance in Harlingen, Texas.

JMZ Land Company, LLC has shared information concerning the proposed Pendleton Square Apartment Community to be located off Doctors Memorial and Medical Drive, as well as the tenant base that will be served.

**Please be aware that the Harlingen Housing Authority is in full support of this proposed community for the City of Harlingen.** If more information is needed concerning the Harlingen Housing Authority, please feel free to email or call me.

Respectfully,



Hilda Benavides,  
Executive Director  
[hbenavides@harlingen-ha.com](mailto:hbenavides@harlingen-ha.com)  
956-423-2521 ext. 110







P.O. Box 531227 • Harlingen, Texas 78553-1227  
956-423-5954 • Fax 956-423-2001 • [unitedwayncc@yahoo.com](mailto:unitedwayncc@yahoo.com)  
[www.unitedwayincameronwillacy.org](http://www.unitedwayincameronwillacy.org)



United Way of  
Northern Cameron County

February 21, 2020

Jeff Beckler  
JMZ Land Company, LLC  
1730 E. Republic Rd, Suite 5  
Springfield, MO 65804

Re: Pendleton Square  
Harlingen, TX  
TDHCA #20293

Dear Mr. Beckler:

Please be advised that the United Way of Northern Cameron County is a non-profit organization with a location in Harlingen, Texas.

JMZ Land Company, LLC has shared information concerning the proposed Pendleton Square apartment community to be located off Doctors Memorial and Medical Drive, as well as the tenant base that will be served.

Please be aware that the United Way of Northern Cameron County is in full support of this proposed community for the City of Harlingen. If any more information is needed concerning the United Way of Northern Cameron County, please feel free to contact me.

Respectfully,

Jessica Belschner  
Executive Director



## **Harlingen Lions Club**

**P. O. Box 522, Harlingen, TX 78551**

February 21, 2020

Jeff Beckler  
JMZ Land Company, LLC  
1730 E. Republic Rd, Suite 5  
Springfield, MO 65804

RE: **Pendleton Square**  
**Harlingen, TX**  
**TDHCA #20293**

Dear Mr. Beckler:

The Harlingen Lions Club, as the oldest Lions club in Harlingen, is a non-profit organization and just recently celebrated its ninetieth (90<sup>th</sup>) year as a functioning service organization for the blind in the Harlingen community.

**The Harlingen Lions Club supports JMZ Land Company, LLC in its proposal for the Pendleton Square Apartment community which is to be located off Doctors Memorial and Medical Drive as well as the tenant base that will be served.**

If any further information is needed from the Harlingen Lions Club, please feel free to contact me at your convenience.

Sincerely,

Alex Ambriz  
President, 2019-2020  
(956)342-1982

## Community Input Scoring Items

TDHCA#: 20294

Self Score Total: 110

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Brady

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A.

Name of Community Organization

Contact Name

Support  
 Opposition

B.

Name of Community Organization

Contact Name

Support  
 Opposition

C.

Name of Community Organization

Contact Name

Support  
 Opposition

D.

Name of Community Organization

Contact Name

Support  
 Opposition

E.

Name of Community Organization

Contact Name

Support  
 Opposition

F.

Name of Community Organization

Contact Name

Support  
 Opposition

**RESOLUTION 2020-003**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS SUPPORTING THE DEVELOPMENT AND THE ALLOCATION OF HOUSING TAX CREDITS FOR 218 LYNN GAVIT.**

**WHEREAS,** THF Sage Brush, LP has proposed the acquisition and rehabilitation of the development of affordable rental housing at 218 Lynn Gavit named Sagebrush Apartments in the City of Brady; and

**WHEREAS,** THF Sage Brush, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for Sagebrush Apartments.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL, CITY OF BRADY, TEXAS:**

That the City of Brady acting through its governing body, hereby confirms that it supports the proposed acquisition and rehabilitation of Sagebrush Apartments located at 218 Lynn Gavit, TDHCA application number 20294 and that his formal action has been taken to put on record the opinion expressed by the City of Brady on February 18, 2020, and

**BE IT FURTHER RESOLVED** that for and on behalf of the City of Brady, Anthony Groves, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**PASSED AND APPROVED** this the 18th day of February, 2020.

**CITY OF BRADY:**



Anthony Groves, Mayor

Attest:



Tina Keys, City Secretary

**RESOLUTION 2020-004**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS ACKNOWLEDGING THAT THE CITY OF BRADY HAS MORE THAN TWICE THE STATE AVERAGE OF UNITS PER CAPITA SUPPORTED BY HOUSING TAX CREDITS OR PRIVATE ACTIVITY BONDS.**

**WHEREAS, THF Sage Brush, LP has proposed the acquisition and rehabilitation of the development of affordable rental housing at 218 Lynn Gavit named Sagebrush Apartments in the City of Brady; and**

**WHEREAS, THF Sage Brush, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHC") for 2020 Housing Tax Credits funds for Sagebrush Apartments.**

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL, CITY OF BRADY, TEXAS:**

That, as provided for in § 11.3(c) of the Qualified Allocation Plant, it is expressly acknowledged and confirmed that the City of Brady has more than twice the state average of units per capita supported by Housing Tax Credits or Private activity Bonds, and

**BE IT FURTHER RESOLVED** that the City of Brady hereby supports the proposed Sagebrush Apartments, and confirms that its governing body has voted specifically to approve the rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex Gov't Code §2306.6703(a)(4), and

**BE IT FURTHER RESOLVED** that for and on behalf of the City of Brady, Anthony Groves, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**PASSED AND APPROVED** this the 18th day of February 2020.

**CITY OF BRADY:**



Anthony Groves, Mayor

Attest:  \_\_\_\_\_

Tina Keys, City Secretary

# TEXAS HOUSE OF REPRESENTATIVES



## J.D. Sheffield, D.O. District 59

J.D. Sheffield  
P.O. Box 704  
Gatesville, TX 76528

Mark Mayfield  
Texas Housing Foundation  
1110 Broadway  
Marble Falls, TX 78654

February 26, 2020

Dear Mr. Mayfield,

I am pleased to offer my support to Texas Housing Authority as it pursues Housing Tax Credits for the purpose of the acquisition/rehabilitation of the existing Sage Brush Apartment complex located at 218 Lyn Gavit Road in Brady, Texas. Staff has visited with the City Secretary Tina Keys in Brady and visited the site of the apartments. It appears this is a win/win for the community. Updated housing will be made available for residents at no additional cost to the city.

If my office can be of additional assistance, please do not hesitate to contact me.

Sincerely,

  
J.D. Sheffield



## Community Input Scoring Items

TDHCA#: 20297

Self Score Total: 122

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of El Paso City Council

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Aliviane, Inc.

Name of Community Organization

Michael P. McQueen

Contact Name

Support  
 Opposition

B. El Paso Alliance, Inc.

Name of Community Organization

Ben Bass

Contact Name

Support  
 Opposition

C. El Pasoans Fighting Hunger Food Bank

Name of Community Organization

Susan Goodell

Contact Name

Support  
 Opposition

D. Volar Center for Independent Living

Name of Community Organization

Luis Enrique Chew

Contact Name

Support  
 Opposition

E. YMCA of El Paso

Name of Community Organization

Bill Coon

Contact Name

Support  
 Opposition

F.

Name of Community Organization

Contact Name

Support  
 Opposition

EP 3

**RESOLUTION**

**WHEREAS**, Tropicana Building II, LLC has proposed a development for affordable rental housing south of **Arctcraft Road and East of the Rio Grande., El Paso**, Texas 79932, named **Arctcraft Palms, in the City of El Paso**, Texas; and

**WHEREAS**, Tropicana Building II, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Competitive 9% Housing Tax Credits for **Arctcraft Palms**; and

**WHEREAS**, Tropicana Building II, LLC has requested a waiver of permit fees in the amount of \$500 from the City of El Paso.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the City of El Paso, Texas, acting through its governing body, **hereby confirms that it supports the proposed Arctcraft Palms** located south of Arctcraft Road and East of the Rio Grande., El Paso, Texas 79932 (TDHCA Application number **20297**) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 6, 2020.
2. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has committed to Tropicana Building II, LLC, a waiver of \$500.00 in permit fees; these funds shall be used in developing **Arctcraft Palms** located south of Arctcraft Road and East of the Rio Grande., El Paso, Texas 79932 (TDHCA Application number 20297).
3. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

APPROVED this 6th day of February, 2020.



**ATTEST:**

**THE CITY OF EL PASO**  
*[Signature]*  
Dec Margo  
Mayor


*[Signature]*  
Laura Prine  
City Clerk

(Signatures on the following page)



CITY CLERK DEPT  
2020 FEB 3 PM 3:38

**APPROVED AS TO FORM:**



Omar A. De La Rosa  
Assistant City Attorney

**APPROVED AS TO CONTENT:**



for Nicole M. Ferrini  
Director, Community + Human  
Development Department



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## TEXAS HOUSE *of* REPRESENTATIVES

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### Joe Moody

STATE REPRESENTATIVE  
DISTRICT 78 • EL PASO COUNTY

February 10th 2020

Marni Holloway  
Director of Multi-Family Programs  
TDHCA  
P.O. Box 13941  
Austin, TX 78711-3941

RE: Artcraft Palms TDHCA #20297

Dear Ms. Holloway,

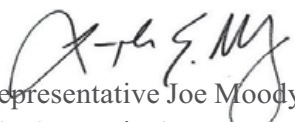
I write to you today to support a housing tax credit development proposed in my district by R. L. "Bobby" Bowling, IV and Tropicana Building, which has built over 10,000 single family homes and over 3,000 multi-family homes in the El Paso area. The development is called "Artcraft Palms". This development will greatly benefit the people of District 78 by providing additional affordable housing options for families in our community.

El Paso City Council has awarded this application a resolution of support, citing their desire to have infill developments such as Artcraft Palms within its city limits, and also appreciating the site's close proximity to jobs and mass transit options. This 27-acre site will have a mixed-use of single-family and multi-family living options, as is the trademark of Tropicana's tax credit development communities.

As the Representative for District 78, I strongly urge you to consider the approval of the Artcraft Palms tax credit development. Your support of this development will have multiple positive effects in our community by lessening the shortage of affordable housing, creating jobs for residents of our community, and serving as additional economic stimulus in our area.

I appreciate your service to the agency and the State of Texas. If I may be of further assistance, please do not hesitate to contact my office.

Respectfully,

  
Representative Joe Moody  
District 78 | El Paso County



A L I V I A N E

*Easing the Journey to Recovery*

R.L. "Bob" Bowling IV  
Tropicana Building II,  
LLC  
2505 E. Missouri  
El Paso, Texas 79903

**RE: Housing Tax Credit Project 20297 Artcraft Palms**

Dear Mr. Bowling IV:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Artcraft Palms (SEC Artcraft Rd. and Rio Grande River, El Paso, TX 79932), located in El Paso County, Texas.

This development will not only increase the availability of quality affordable housing and better living conditions for the hard-working families of El Paso, but also will assist in adding to the tax base and creating jobs.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of Artcraft Palms.

Sincerely,



February 20, 2020

R.L. "Bob" Bowling IV Tropicana Building II, LLC

2505 E. Missouri

El Paso, Texas 79903

RE: Housing Tax Credit Project 20297 Artcraft Palms

Dear Mr. Bowling IV:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Artcraft Palms (SEC Artcraft Rd. and Rio Grande River, El Paso, TX 79932), located in El Paso County, Texas.

This development will not only increase the availability of quality affordable housing and better living conditions for the hard-working families of El Paso, but also will assist in adding to the tax base and creating jobs.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of Artcraft Palms.

Sincerely,

Ben Bass  
Executive Director  
El Paso Alliance, Inc.  
3501 Hueco Avenue  
El Paso, Texas 79903

(915) 775-0505

*Recovery Alliance of El Paso – 3501 Hueco – El Paso, Texas 79903*  
915-775-0505 tel – 915-594-8420 fax  
[www.recoveryalliance.net](http://www.recoveryalliance.net)



February 6, 2020

R.L. "Bob" Bowling IV  
Tropicana Building II, LLC  
2505 E. Missouri  
El Paso, Texas 79903

**RE: Housing Tax Credit Project 20297 Artcraft Palms**

Dear Mr. Bowling IV:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Artcraft Palms (SEC Artcraft Rd. and Rio Grande River, El Paso, TX 79932), located in El Paso County, Texas.

This development will not only increase the availability of quality affordable housing and better living conditions for the hard-working families of El Paso, but also will assist in adding to the tax base and creating jobs.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of Artcraft Palms.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Goodell", is written over a faint, larger version of the same signature.

Susan Goodell, CEO

El Pasoans Fighting Hunger  
9541 Plaza Circle  
El Paso, TX 79927



## **VOLAR CENTER FOR INDEPENDENT LIVING**

*...of and for people with disabilities*

February 7, 2020

R.L. "Bob" Bowling IV Tropicana Building II, LLC  
2505 E. Missouri  
El Paso, Texas 79903

RE: Housing Tax Credit Project 20297 Arcraft Palms

Dear Mr. Bowling IV:

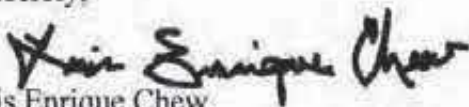
I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Arcraft Palms (SEC Arcraft Rd. and Rio Grande River, El Paso, TX 79932), located in El Paso County, Texas.

This development will not only increase the availability of quality wheelchair accessible and affordable housing and better living conditions for the hard-working families of El Paso, but also will assist in adding to the tax base and creating jobs.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of Arcraft Palms.

If I can be of any assistance, please contact me at (915) 591-0800 ext. 228 or [lechew@volarcil.org](mailto:lechew@volarcil.org)

Sincerely,

  
Luis Enrique Chew  
Executive Director





**YMCA OF EL PASO**

**R.L. "Bob" Bowling IV**

**Tropicana Building II, LLC  
2505 E. Missouri  
El Paso, Texas 79903**

**RE: Housing Tax Credit Project 20297 Artcraft Palms**

**Dear Mr. Bowling IV:**

**I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Artcraft Palms (SEC Artcraft Rd. and Rio Grande River, El Paso, TX 79932), located in El Paso County, Texas.**

**This development will not only increase the availability of quality affordable housing and better living conditions for the hard-working families of El Paso, but also will assist in adding to the tax base and creating jobs.**

**We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of Artcraft Palms.**

**Shaping the Generations,**

**Bill Coon  
President/CEO**

**METROPOLITAN OFFICES**

810 Wyoming Avenue  
El Paso, TX 79902  
915.532.9622  
Fax 915.544.8729

**BOWLING FAMILY YMCA**

5509 Will Ruth  
El Paso, TX 79924  
915.755.9622  
Fax 915.751.0533

**FRED & MARIA LOYA  
FAMILY YMCA**

2044 Trawood  
El Paso, TX 79935  
915.590.9622  
Fax 915.594.4033

**WESTSIDE FAMILY YMCA**

7145 N. Mesa  
El Paso, TX 79912  
915.584.9622  
Fax 915.833.6315

**[www.elpasoymca.org](http://www.elpasoymca.org)**

**YMCA Mission: To put  
Christian principles into  
practice through  
programs that build  
healthy spirit, mind, and  
body FOR ALL.**

## Community Input Scoring Items

TDHCA#: 20306

Self Score Total: 133

### 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

 Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested 17

City of Abilene

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

### 2. Quantifiable Community Participation - §11.9(d)(4)

 Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

### 3. Input from State Representative - §11.9(d)(5)

 Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested 8

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\* No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

### 4. Input from Community Organizations - §11.9(d)(6)

 Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

#### A. Community Foundation of Abilene

Name of Community Organization

Katie Alford

Contact Name

 Support Opposition

#### B. Abilene Chamber of Commerce

Name of Community Organization

Douglas Peters

Contact Name

 Support Opposition

#### C. Meals on Wheels

Name of Community Organization

Betty L. Bradley

Contact Name

 Support Opposition

#### D.

Name of Community Organization

Contact Name

 Support Opposition

#### E.

Name of Community Organization

Contact Name

 Support Opposition

#### F.

Name of Community Organization

Contact Name

 Support Opposition



**RESOLUTION NO. 32-2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, SUPPORTING A HOUSING TAX CREDIT APPLICATION SUBMITTED FOR THE TRAILS AT ABILENE AND COMMITTING DEVELOPMENT INCENTIVES**

WHEREAS, TX Trails Abilene 2020, Ltd has proposed the development of affordable family rental housing located at 801 E.S. 27<sup>th</sup> Street, and named The Trails of Abilene in the City of Abilene, Taylor County, Texas; and

WHEREAS, TX Trails Abilene 2020, Ltd has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Competitive 9% Housing Tax Credits for the proposed development.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE:**

**PART 1.** That the City of Abilene, acting through its governing body, hereby confirms that it supports the application for The Trails at Abilene, located at 801 E.S. 27<sup>th</sup> Street, and that this formal action has been taken to put on record the opinion expressed by the City of Abilene on February 13, 2020.

**PART 2.** That the City of Abilene does hereby commit to provide a loan, grant, reduced fees, or contribution of other value that equals \$500.00, conditioned upon The Trails at Abilene receiving a commitment of 2020 Competitive 9% Housing Tax Credits from the Texas Department of Housing and Community Development.

**PART 3.** That for and on behalf of the Governing Body of the City of Abilene, Mr. Robert Hanna, City Manager, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**PART 4.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Abilene, and it is accordingly so resolved.

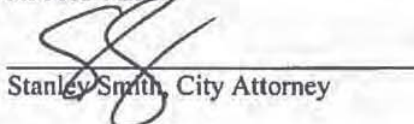
**ADOPTED this 13th day of February 2020.**

ATTEST:

  
Shawna Atkinson, City Secretary

  
Anthony Williams, Mayor

APPROVED:

  
Stanley Smith, City Attorney

# TEXAS HOUSE OF REPRESENTATIVES



**STAN LAMBERT**

STATE REPRESENTATIVE · DISTRICT 71

February 20, 2020

Texas Department of Housing and Community Affairs  
Attn: Marni Holloway  
Director, Multifamily Division  
221 E. 11th St.  
Austin, TX 78701

Email: [marni.holloway@tdhca.state.tx.us](mailto:marni.holloway@tdhca.state.tx.us)

RE: Support for The Trails at Abilene (TDHCA #20306) – 801 Block E S 27th Street Abilene, TX 79602

Dear Ms. Holloway,

I received the Public Notification for The Trails at Abilene, located at approximately 801 E S 27th Street in Abilene, Texas. As you are well aware, there is an urgent need for high-quality, service-enriched, affordable housing for the residents of Abilene. This project is greatly needed in this community.

I am pleased to lend my support to this development which will serve my constituents well.

Sincerely,

A handwritten signature in black ink that reads "Stan Lambert".

Stan Lambert,  
House District 71





Feb. 20, 2020

Ms. Holloway  
TDHCA  
221 East 11th Street  
Austin, TX 78701  
Attention: Marni Holloway

RE: The Trails at Abilene  
(TDHCA #20306) 801 Block of ES 27th Street, Abilene, Texas

Dear Ms. Holloway,

I am writing this letter to voice support for The Trails at Abilene (TDHCA#19216), an affordable living development to be located near the 801 Block of ES 27th Street, Abilene, Texas.

As a 501(c)(6) not for profit organization, the Abilene Chamber of Commerce represents nearly 1,300 area businesses and has a mission of developing and promoting the economy and quality of life in the Abilene area. With a core purpose of creating and sustaining the very best environment to thrive, grow, add jobs and drive our economy, our focus areas are directly tied to economic and community development and service to our members.

Affordable housing is needed to provide a quality living environment and increase the collaborative efforts of supportive organizations that serve the residents of the City of Abilene.

Thank you for the opportunity to provide our support and please contact me should you have any questions.

Sincerely,



Douglas Peters  
President & CEO



**Board of Trustees**

Yvonne Batts  
*Board Chair*

Jeff Blanks

Lisa Chavez

Bud Darby

Laurie Eagle

Sarah Ferguson

Deonna Galbraith

Bobby Melson

Chris Montoya

Buddy Napier

Ian Nickerson Sr.

Mindy Patterson

Steve Senter

Kim Snyder

David Swearingen

February 18, 2020

Ms. Holloway  
TDHCA  
221 East 11<sup>th</sup> Street  
Austin, TX 78701  
Attention: Marni Holloway

RE: The Trails at Abilene  
(TDHCA #20306) 801 Block of ES 27th Street, Abilene, Texas

Dear Ms. Holloway,

I am writing this letter to voice support for The Trails at Abilene (TDHCA#19216), an affordable living development to be located near the 801 Block of ES 27th Street, Abilene, Texas.

As a 501(c)3, which serves the area in which the development is located, the Community Foundation of Abilene has a mission of bringing our donors' philanthropic visions to life by building endowments that enrich the quality of life in Abilene and the surrounding areas.

Affordable housing is a primary concern for the Abilene community and this affordable housing development will help to address this critical issue. Affordable housing is needed to provide a quality living environment and increase the collaborative efforts of supportive organizations that serve the residents of the City of Abilene.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Katie Alford".

Katie Alford  
President/CEO





February 14, 2020

Ms. Holloway  
TDHCA  
221 East 11<sup>th</sup> Street  
Austin, TX 78701  
Attention: Marni Holloway

RE: The Trails at Abilene  
(TDHCA #20306) 801 Block of ES 27<sup>th</sup> Street, Abilene, Texas

Dear Ms. Holloway,

I am writing this letter to voice support for The Trails at Abilene (TDHCA#19216), an affordable living development to be located near the 801 Block of ES 27<sup>th</sup> Street, Abilene, Texas.

As a 501(c)(3), which serves the area in which the development is located, Meals on Wheels Plus, Inc. delivers a noon meal each weekday to frail seniors and younger adults with disabilities. The volunteers who deliver the meals also do a safety check on each person on their route.

We are very much aware that affordable housing is needed to provide a quality living environment and increase the collaborative efforts of supportive organizations that serve the residents of the City of Abilene.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Warmly yours,

A handwritten signature in black ink that reads "Betty L. Bradley". The signature is written in a cursive style with a large initial "B".

Betty L. Bradley  
Executive Director

## Community Input Scoring Items

**TDHCA#:** 20309

**Self Score Total:** 132

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

Nueces County

**Name of Local Government Body**

City of Bishop

**Name of Local Government Body (if applicable)**

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

**OR**

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. Accessible Housing Resources, Inc.**

**Name of Community Organization**

Judy Telge

**Contact Name**

Support

Opposition

**B. Nueces County Community Action Agency**

**Name of Community Organization**

Alma Barrera

**Contact Name**

Support

Opposition

**C. Bishop Chamber of Commerce**

**Name of Community Organization**

Judy Gonzalez

**Contact Name**

Support

Opposition

**D. Coastal bend Center for Independent Living**

**Name of Community Organization**

Linda Fallwell Stover

**Contact Name**

Support

Opposition

**E. \_\_\_\_\_**

**Name of Community Organization**

\_\_\_\_\_

**Contact Name**

Support

Opposition

**F. \_\_\_\_\_**

**Name of Community Organization**

\_\_\_\_\_

**Contact Name**

Support

Opposition

**CITY OF BISHOP  
RESOLUTION NO. 2-24-20A**

**WHEREAS**, CDCB – come dream, come build, formally known as Community Development Corporation of Brownsville (CDCB) has proposed to construct and operate a development for affordable rental housing named Casitas Los Ebanos, to be located at North of County Road 70 on County Road 81A in Nueces County, Texas; and

**WHEREAS**, The CDCB has advised that it intends to submit an application of the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Casitas Los Ebanos development; and

Whereas, the City Council of the City of Bishop finds that the development will be of benefit to the City;

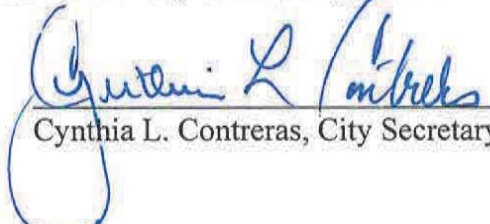
**Wherefore, it is hereby RESOLVED by the City Council of the City of Bishop, Texas:**

1. That the City Council further confirms that it supports the proposed development named Casitas Los Ebanos to be located at North of County Road 70 on County Road 81A in Nueces County, Texas TDHCA application #20309 and that this formal action has been taken to put on record the opinion expressed by the City of Bishop on February 24, 2020, and
2. The City Council further confirms to provide an in-kind contribution of a minimum amount of \$250.00 for furtherance of the Casitas Los Ebanos development; and
3. The City Secretary is hereby authorized to certify this Resolution to all persons and agencies as may be needed or appropriate to the purpose hereof; and
4. That Charles N. Mitchell, Executive Director of CDCB - come dream. come build formally known as Community Development Corporation of Brownsville, or his agent, is hereby authorized, empowered, and directed to certify these Resolutions to the Texas Department of Housing and Community Affairs on behalf of the City of Bishop.

**Approved by Mayor:** The foregoing Resolution is hereby approved by the Mayor of the City of Bishop this 24<sup>th</sup> day of February, 2020.

  
\_\_\_\_\_  
Tem Miller, Mayor

**Certificate of Adoption:** The foregoing Resolution was duly adopted by the City Council of the City of Bishop at a meeting duly noticed and held on the 24<sup>th</sup> day of February, 2020.

  
Cynthia L. Contreras, City Secretary



# County of Nueces



**CAROLYN VAUGHN**  
Commissioner  
Precinct 1

**JOHN MAREZ**  
Commissioner  
Precinct 3

**JOE A. GONZALEZ**  
Commissioner  
Precinct 2

**BRENT CHESNEY**  
Commissioner  
Precinct 4

**BARBARA CANALES**  
County Judge  
Nueces County Courthouse, Room 303  
901 Leopard Street  
Corpus Christi, Texas 78401-3697

## COMMISSIONERS COURT RESOLUTION "IN SUPPORT OF COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE FOR CASITAS LOS EBANOS PROJECT"


**WHEREAS**, the Community Development Corporation of Brownsville has proposed a development for affordable rental housing at North of County Road 70 on County Road 81A named Casitas Los Ebanos in Nueces County, Texas; and,


**WHEREAS**, the Community Development Corporation of Brownsville has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for Casitas Los Ebanos; and,


**NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSIONERS COURT OF NUECES COUNTY, TEXAS**, hereby confirms that it supports the proposed project located at North of County Road 70 on County Road 81A named Casitas Los Ebanos in Nueces County, Texas TDHCA #20309 and further confirms that in the event driveway permits and/or platting fees are charged to the project that the County will provide an in-kind contribution of a minimum amount of \$250.00.


It is further resolved that the Nueces County Clerk is hereby authorized, empowered, and directed to certify/attest this resolution to the Texas Department of Housing and Community Affairs.

**DULY ADOPTED BY VOTE OF THE COMMISSIONERS COURT OF NUECES COUNTY, TEXAS, ON THE 12<sup>th</sup> DAY OF FEBRUARY, 2020.**

  
BARBARA CANALES  
Nueces County Judge

  
CAROLYN VAUGHN  
Commissioner, Precinct 1

  
JOE A. GONZALEZ  
Commissioner, Precinct 2

  
JOHN MAREZ  
Commissioner, Precinct 3



  
BRENT CHESNEY  
Commissioner, Precinct 4

ATTEST:  
  
KARA SANDS, County Clerk



# ABEL HERRERO



CAPITOL OFFICE:  
P.O. Box 2910  
AUSTIN, TEXAS 78768-2910  
(512) 463-0462  
FAX: (512) 463-1705

DISTRICT OFFICE:  
606 N. CARANCAHUA  
SUITE 103A  
CORPUS CHRISTI, TEXAS 78401-0690

HOUSE OF REPRESENTATIVES

February 25, 2020

Marnie Holloway  
Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, Texas 78701

Re: TDCHA #20309 Los Ebanos – Bishop, Texas

Dear Ms. Holloway:

Please accept this letter of support for the 2020 TDHCA 9% competitive Housing Tax Credit application for Los Ebanos project in Bishop, Texas – TDHCA #20309.

I support the award of tax credits for this property because I believe this development would greatly benefit the community by providing quality housing for residents in the area. The development is designed to address the needs of our growing community. The Los Ebanos community will give working families the opportunity to have an affordable place to call home.

Bishop citizens deserve the chance to live in a quality, safe, and comfortable environment, and Los Ebanos will provide this opportunity to family households in Nueces County. For these reasons, I support the Los Ebanos application for TDCHA 9% competitive Housing Tax Credits.

If I can be of any further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in cursive script that reads "Abel Herrero".

Abel Herrero  
State Representative, District 34



DISTRICT 34 • NUECES (PART)

ABEL.HERRERO@HOUSE.STATE.TX.US



February 27, 2020

Ms. Marnie Holloway  
Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701

**Re: Letter of Support – *Casitas Los Ebanos 20309***

Dear Ms. Holloway:

On behalf of Accessible Housing Resources, Inc. (AHRI) Board of Directors, I am pleased to provide this letter of support for the 2020 TDHCA rural low-income housing tax credit application for *Casitas Los Ebanos*, proposed to be located at North County Road 70 on County Road 81A in Bishop. This property will provide much-needed affordable rental housing for 50 households in Nueces County.

AHRI provides housing assistance to very and extremely low income households including those with greatest need such as elderly, people with disabilities, veterans and families with children. We believe that having an adequate supply of affordable and accessible housing options is essential for stability and quality of life for everyone in our community. AHRI is an administrator of HUD HOME TBRA vouchers, provides HUD Section 811 property management and provides rental housing assistance throughout the six disaster declared counties in the Coastal Bend.

This application offers an exciting opportunity for AHRI – as a developing Community Development Corporation and a Community Housing Development Corporation – in providing this letter of support for a peer organization striving to bring critical affordable housing to our region and throughout South Texas. We strongly recommend support from TDHCA for *Casitas Los Ebanos*.

Thank you.

Sincerely,

*Judy Telge*

Judy Telge, President  
AHRI Board of Directors

# NUECES COUNTY COMMUNITY ACTION AGENCY

101 South Padre Island Drive Corpus Christi, Texas 78405-4102 (361) 883-7201 FAX: (361) 883-9173

**Alma A. Barrera**  
Chief Executive Officer

February 19, 2020

Ms. Marnie Holloway  
Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, Texas 78701

**Re: Letter of Support - Casitas Los Ebanos 20309 – Bishop, Texas**

Dear Ms. Holloway:

It is a pleasure to present to you this letter of support for the 2020 TDHCA rural low-income housing tax credit application, Casitas Los Ebanos. The proposed 50-unit affordable housing development to be located at North of County Road 70 on County Road 81A will provide much-needed affordable housing for our community.

The Nueces County Community Action Agency (NCCAA) offers a variety of social services programs within the county which include utility assistance, weatherization assistance and case management to name a few.

I am available to you should you require additional information or have any questions about our organization. Thank you for your kind attention. We look forward to a positive outcome for Casitas Los Ebanos.

Sincerely,



Alma A. Barrera, CEO  
Nueces County Community Action Agency (NCCAA)

  
CHARTERED MEMBER

  
Helping People. Changing Lives.



Center for the Petroleum, Chemical, Plastics & Pharmaceutical Industries  
Cotton Capital of the Coast • Grain Mart of the Coastal Bend

## Bishop Chamber of Commerce

February 25, 2020

Ms. Marnie Holloway  
Executive Director  
Texas Department of Housing and Community Affairs 221 E. 11th Street  
Austin, Texas 78701

**Re: Letter of Support - Casitas Los Ebanos 20309**

Dear Ms. Holloway:

It is a pleasure to present to you this letter of support for the 2020 TDHCA rural low-income housing tax credit application, Casitas Los Ebanos. The proposed 50-unit affordable housing development to be located at North of County Road 70 on County Road 81A will provide much-needed affordable housing for our community.

The Bishop Chamber of Commerce is excited to welcome you to our community and as a member of the chamber there are services that could help you promote within our community.

Attached you will find our schedule of events for the year and information on becoming a member of the Bishop Chamber of Commerce! We are looking forward to you participating in these events.

I am available to you should you require additional information or have any questions about our organization. Thank you for your kind attention. We look forward to a positive outcome for Casitas Los Ebanos.

Sincerely,

Judy Gonzalez  
Bishop Chamber of Commerce  
Director





## Coastal Bend Center for Independent Living

P.O. Box 331660, Corpus Christi, TX 78463

### MAIN OFFICE

1537 Seventh Street  
Corpus Christi, TX 78404  
Phone: 361.883.8461  
Toll Free: 1.877.988.1999  
Fax: 361.883.4820  
[www.cbcil.org](http://www.cbcil.org)

### TEXAN TRAIL OFFICE

301 Texan Trail, Suite 3  
Corpus Christi, TX 78411  
Phone: 361.334.1206  
Toll Free: 1.844.321.6348  
Fax: 361.334.3669

### OFFICE PARK SOUTH

3833 S. Staples, Suite 201  
Corpus Christi, TX 78411  
Phone: 361.334.2899  
Toll Free: 1.855.334.2634  
Fax: 361.334.2634

### RIO GRANDE VALLEY

3016 N. McColl Rd., Suite B  
McAllen, TX 78501  
Phone: 956.668.8245  
Fax: 956.630.0852

February 28, 2020

Ms. Marnie Holloway  
Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Re: Letter of Support – Casitas Los Ebanos 20309

Dear Ms. Holloway:

I am writing in support of the 2020 TDHCA low income housing tax credit application for Casitas Los Ebanos to be located at North County Road 70 on County Road 81A in Bishop, Nueces County, Texas.

Coastal Bend Center for Independent Living (CBCIL) provides five core services to assist individuals with disabilities to reach their goals to live independently in communities throughout the Coastal Bend service area. CBCIL provides a multitude of services to this population, including HUD HOME Tenant Based Rental Assistance vouchers for individuals with disabilities who were (a) impacted by Hurricane Harvey and (b) for those who wish to relocate to community from nursing facilities.

The greatest need for community living for people with disabilities is for accessible rental housing that is affordable for very and extremely low income households. To this, we are pleased to know that a Low Income Tax Credit property with 50 units is being planned in Nueces County, and we support this application.

We urge your favorable consideration. Do not hesitate to contact me if you have questions.

Thank you.

Sincerely,

Linda Fallwell Stover, Executive Director  
CBCIL

June 1, 2020

TDHCA HTC Public Comment  
Ms. Sharon Gamble  
Mr. Bobby Wilkinson  
P.O. Box 13941  
Austin, TX 78711-3941

VIA EMAIL &  
REGULAR MAIL

RE: Casitas Los Ebanos; TDHCA #20309  
N of CR 70 on CR 81A, Bishop, TX

To Whom it may Concern;

My name is Alda Gonzales and I reside with my family at 1046 CR81A, Bishop, TX.

I found out after speaking with several of my neighbors in mid-February 2020 that a developer was proposing an affordable housing project across the street from my house in the middle of the farmland on CR81A, which is a single lane white shell and rock road. We contacted the city of Bishop to obtain a copy of the agenda in order to express our opposition at their scheduled February 26, 2020 meeting and were told by the city secretary that the February meeting was cancelled due to it falling on "Ash" Wednesday. We continued to check the city website where they post online all information on city council meetings and found that the meeting was in fact cancelled. However, some of my neighbors then learned that the city council was holding a "private meeting" with the developer on February 24, 2020 to discuss this project and they went to the city to attend the meeting and express their opposition and concerns. To their dismay, they were told that the meeting was a "private meeting" between the city council and developer only, and they were denied access into the meeting. The meeting was never posted online by the city which has been their standard way of announcing public meeting requirements. (see attached) After being denied entry we looked further into this project and have learned that the city council held the illegal "private meeting" specifically to give the proposed developer a Resolution of Support, even though nobody from the public was allowed to attend to express opposition and concerns to the city council. I then also did attend the TDHCA public comment webinar to express my sincere opposition to this project, however, my neighbors were unable to do so and they advised that they would be providing written comment, as well as putting together a petition signed by all of the surrounding neighbors opposing this development.

As of this past week, we checked again on the city's website to seek a copy of the "approved minutes" from the February "private meeting" and have learned that while the city has held at least one subsequent city council meeting and that meeting agenda, just like on all other agenda notices includes for the approval of the previous council meetings, however, the city secretary has advised that "they have not yet approved any minutes from the February 24<sup>th</sup>, 2020 meeting"! That is obviously very concerning because for any public action taken at an approved city council meeting would need the minutes from that meeting to be approved by the city council at the next following meeting although there were no minutes approved! Further, to show that the city is now very concerned about what they did in holding a so called "public meeting" but denying access to the public (except for the developer), I have attached a copy of the latest agenda posted in connection with the May 27<sup>th</sup> and June 10<sup>th</sup> meeting, and as you can see, Agenda item #4 expressly states;

**4. RATIFY PREVIOUS ACTION TAKEN BY COUNCIL AT THEIR FEBRUARY 24, 2020 MEETING AND CONSIDER ADOPTING RESOLUTION NO. 5-27-20A; A RESOLUTION IN SUPPORT OF THE COMMUNITY DEVELOPMENT OF BROWNSVILLE'S APPLICATION OF HOUSING TAX CREDITS FOR THE DEVELOPMENT OF AFFORDABLE HOUSING JUST NORTH OF BISHOP, TEXAS TO BE CALLED LOS EBANOS.**

After seeing the above information that was posted on the May 27<sup>th</sup> City Council Agenda, it is very apparent that the Developer and the City Council colluded to get a Resolution of Support pushed through "under the radar" without anyone in the public knowing, however they now know that they have been "caught in the act" so to speak, which is why they are wanting to re-take everything up again at a meeting that was to be held on Wednesday, May 27<sup>th</sup>, 2020. (By the way, the May 27<sup>th</sup>, 2020 meeting was also cancelled). I am told that there was a deadline that every developer had in order to receive a Resolution of Support. Obviously, this developer and the City of Bishop would not be so concerned about the legality of the February 24, 2020 meeting or they wouldn't be placing everything including a new Resolution of Support again on the May 27, 2020 and June 10, 2020 agenda. My neighbors and I will be attending the June 10<sup>th</sup> 2020 meeting to Oppose this development.

One of our neighbors knows some of the city council members very well and has spoken to them and were told by city officials that the city does not have adequate infrastructure in place to serve such a development, especially one that is located a mile outside of the city limits. We literally live on farmland with wells and septic tanks and the closest city utilities are a mile away. We have reviewed the Developer's application on your website and don't see how the developer can build this project for the costs that he is proposing with all of the expensive offsites needed to run water and sewer all the way from the city limits and all of the other utilities needed for a site like this. Also, to pave the roadway will also be an expensive offsite cost as well. We have also noticed that the developer has cut his project hard cost by over \$400K from his original budget in order to make his "numbers work" from his original submission. This is also very concerning because we did not feel that the project being single family construction could be built for his initial budget amount

and now with a \$400K reduction not only are we concerned that the Developer believes he can get this built, but if he receives tax credits we are very concerned that he will be building a very “bare bones” inferior quality product which will certainly drive our property values down. I feel the development will not meet all safety standards and he will be placing a very huge debt upon the residents that will occupy this housing development.

One last thing that we noticed when going through the developer’s application is that he is utilizing the “Bishop Food Mart” in his application as being the grocery store that will be utilized by the tenants for grocery shopping. That store has been vacant and overgrown for over 6 years now which is an indication to those of us that live here that the developer didn’t even spend the time to come to the city of Bishop to confirm items within his own application. Developer also included a gas station that has been closed and torn down over 8 years ago and US77 bypass has been since built. This is another indicator developer does not know the area or has ever been to the area.

In summary, I want to express my sincere opposition to this development. The Developer never contacted any of the neighbors to make us aware of what was going on here, and then in order to try and sneak this project by the developer worked behind the scenes with the city council to gain a Resolution of Support thru a “private meeting” where the public was turned away and unable to attend. That is very wrong.

Sincerely,

Alda Gonzales  
(361) 548-0890

Attachments:

Recent pictures of closed down and demolished CITGO gas station located on US77

Recent pictures of closed down Bishop Food Mart located at 122E. 4<sup>th</sup> Street Bishop Tx.

78343



WESLEY EQUIPMENT

== NOW OPEN ==

WESTERN UNION

THE CENTER FOR THE VISUALLY IMPAIRED





Bishop, Texas



**Area Convenience Store (Bishop)**



16 FT 4 IN

DO NOT  
ENTER

★ ONE WAY →

BUSINESS  
SOUTH  
77  
↑

NORTH  
77  
→





## Community Input Scoring Items

TDHCA#: 20310

Self Score Total: 121

### 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

 Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Dallas

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

### 2. Quantifiable Community Participation - §11.9(d)(4)

 Application expects to receive QCP points.

Points Requested 8

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

### 3. Input from State Representative - §11.9(d)(5)

 Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\* No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

### 4. Input from Community Organizations - §11.9(d)(6)

 Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

#### A. Buckner Children and Family Services, Inc.

Name of Community Organization

Cheryl Williams

Contact Name

 Support Opposition

#### B. CitySquare Housing

Name of Community Organization

Chad Baker

Contact Name

 Support Opposition

#### C.

Name of Community Organization

Contact Name

 Support Opposition

#### D.

Name of Community Organization

Contact Name

 Support Opposition

#### E.

Name of Community Organization

Contact Name

 Support Opposition

#### F.

Name of Community Organization

Contact Name

 Support Opposition

February 26, 2020

**WHEREAS**, December 31, 1993, the City of Dallas executed a housing redevelopment loan agreement with WCH Limited Partnership, a Texas Limited Partnership, comprised of two parties: Wynnewood Community Housing Corporation and Nationsbank Community Development Corporation, in the amount of \$1,080,000.00 for The Parks at Wynnewood; and

**WHEREAS**, on February 10, 2010, City Council authorized a modification to the policy for the acceptance of applications seeking City support for low income housing tax credits financing, when the State of Texas does not require direct City approval; and

**WHEREAS**, on February 24, 2010, City Council authorized support of the Wynnewood Seniors Housing Project; and

**WHEREAS**, on September 7, 2011, City Council authorized an amendment to a development loan agreement between the City and Bank of America CDC replacing funding of \$1,500,000.00 with modification of the City loan to the project by forgiving \$850,000.00 of the \$2,193,750.00 balance of the loan in return for a \$500,000.00 partial lump sum repayment and an agreement from the developer to repay the remaining \$843,750.00 as a five year, 0% interest loan, collateralized with the 39.5 acres remaining in the Parks of Wynnewood site after completion of Phase I; and

**WHEREAS**, on June 13, 2012, the City requested to have the entire 48 acres of the Parks at Wynnewood Project site demolished over time to be developed in phases on a reduced footprint that will include a combination of both affordable multifamily housing and low-income senior housing units, working with the Council and the appropriate neighborhood groups, with Phase I being new construction of 140 housing units on approximately 8.5 acres, Phase II being new construction of 160 housing units on approximately 7 acres, Phase III being 160 housing units on approximately 5.5 acres and the remaining net acreage of the original 48 acres planned for residential/commercial/retail development; and

**WHEREAS**, on February 27, 2013, City Council authorized a Resolution of Support for the Texas Department of Housing and Community Affairs ("TDHCA") 9% low-income housing tax credit allocation for Wynnewood Family Housing project located at 2048 South Zang Boulevard for the acquisition and new construction of the proposed 160-unit multifamily residential development for low income families; and

February 26, 2020

**WHEREAS**, on February 27, 2013, City Council authorized the City Manager, upon approval as to form by the City Attorney, to amend the terms of development loan agreement provided for the Parks at Wynnewood located at 1910 Argentia Drive, contingent upon the award of 2013 9% Low Income Housing Tax Credits ("LIHTC"), to: (1) forgive \$425,000.00 of the Current balance of the loan and (2) the liability for the \$425,000.00 will be assumed by the Wynnewood Family Housing, LP and WCH Limited Partnership will be released from liability on the \$425,000.00, and such assumption and release took place on June 26, 2014 and the forgiveness took place on June 26, 2014; and

**WHEREAS**, on April 8, 2015, City Council adopted the Wynnewood Urban Design Guide by Resolution No. 15-0703, after a public hearing; and

**WHEREAS**, February 22, 2017, City Council authorized a Resolution of Support for the TDHCA 9% low-income housing tax credit allocation for Wynnewood Senior Housing II Project located at 1805 South Zang Boulevard; and

**WHEREAS**, the various developers and applicant entities associated with the redevelopment of the Parks at Wynnewood and previous 9% low-income housing tax credit ("HTC") allocations have completed 160 units of affordable multifamily units for families and 140 units of affordable multifamily units for seniors at the redevelopment site; and

**WHEREAS**, such plan was adopted by the city council on April 8, 2015 by Resolution No. 15-0703, as amended; and

**WHEREAS**, on June 12, 2019, City Council amended the Comprehensive Housing Policy to amend the policy regarding Resolutions of Support or No Objection by Resolution No. 19-0884; and

**WHEREAS**, the Comprehensive Housing Policy provides a policy for developers requesting a Resolution of Support or No Objection (Resolutions) for multifamily rental housing developments seeking HTC through the TDHCA; and

**WHEREAS**, S Zang, LP or its affiliate, ("Applicant") has proposed the acquisition and redevelopment of a mixed-income multifamily complex to be known as HighPoint at Wynnewood located at 1805 South Zang Boulevard or 1911 Pratt Street in the City of Dallas, Texas; and

**WHEREAS**, the development is part of a Concerted Revitalization Plan ("CRP") area more specifically outlined in the Wynnewood Urban Design Guide and the Comprehensive Housing Policy, as amended, as the Wynnewood Redevelopment Reinvestment Strategy Area ("RSA"); and



**WHEREAS**, such plan was adopted by the City Council on May 9, 2018, by Resolution No. 07-1805, as amended; and

**WHEREAS**, the Applicant proposes to redevelop 120 units, to include 30 1-bedroom, 66 2-bedroom, and 24 3-bedroom; and will include amenities; and

**WHEREAS**, upon completion of the redevelopment, the Applicant proposes to make 13 of the 120 units available to households earning 0%-30% of Area Median Income ("AMI"), 49 of the 120 units available to households earning between 31%-50% of AMI, 52 of the 120 units available to households earning between 51%-60% of AMI, and 6 market rate units; and

**WHEREAS**, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2020 9% Competitive HTC for the proposed acquisition and redevelopment of a property to be known as HighPoint at Wynnewood (TDHCA #20310); and

**WHEREAS**, the expenditure of Public/Private Partnership funds supporting this development project is consistent with the City's revised Public/Private Partnership Guidelines and Criteria; and

**WHEREAS**, pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of Support to the Applicant for the 2020 9% Competitive HTC application for HighPoint at Wynnewood located at 1805 South Zang Boulevard or 1911 Pratt Street, Dallas, Texas 75224.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City of Dallas, acting through its Governing Body, hereby confirms that it supports the proposed development by S Zang, LP, or its affiliate to be located at 1805 South Zang Boulevard or 1911 Pratt Street, Dallas, Texas 75224, the development's application for 2020 9% HTC, and any allocation by the TDHCA of 2020 9% HTC for the proposed development.

**SECTION 2.** That the City Manager or their designee is hereby authorized to execute an amended and restated redevelopment loan agreement with S Zang, LP or its affiliate, approved as to form by the City Attorney, for the construction of the proposed development. The amended and restated agreement will have the following terms:

- a. Line of credit requirements for \$500.00:
  1. Applicant must be awarded 2020 9% HTC by TDHCA; and
  2. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and

**SECTION 2.** (continued)

3. The line of credit may be repaid at any time but must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.
- b. Amendments to the project requirements
1. (a) require the Applicant to obtain 2020 9% LIHTC for the HighPoint at Wynnewood Apartments; (b) extend the timeline for completion by 10 years, to 2027; (c) extend the maturity date by 10 years, to 2027; (d) lower the number of units to be built from 160 to 120; (e) require a 15 year affordability period to be enforced by deed restrictions applicable to the Highpoint at Wynnewood project and subordinate to TDHCA land use restrictions; (f) allow for the forgiveness of the remaining balance of \$418,750.00 upon satisfaction of the loan terms and (g) require the Applicant to provide onsite classes for adults, career development/job training, annual health fairs, and a one-time set aside in the amount of \$50,000.00 for social services, as consideration to the City for such amendments.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$500.00 to from Public/Private Partnership Fund, Fund 0352, Department ECO, Unit P151, Object 3015, Activity PPPF, Encumbrance/Contract No ECO-2020-00012959, Vendor VC21115, in accordance with this resolution.

**SECTION 4.** That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in Public/Private Partnership Fund, Fund 0352, Department ECO, Balance Sheet 033F and a Deferred Revenue Balance Sheet, Account 0898, in the amount of \$500.00.

**SECTION 5.** That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from S Zang, LP or affiliate in Public/Private Partnership Fund, Fund 0352, Department ECO, Principal Revenue Code 847G and Interest Revenue Code 847H, and debit Balance Sheet 0001 (Cash); as well as debit Deferred Revenue Balance Sheet Account 0898 and credit Receivable Balance Sheet Account 033F.

**SECTION 6.** That this formal action has been taken to put on record the opinion expressed by the City of Dallas on February 26, 2020, and that for and on behalf of the Governing Body, the Mayor or City Manager, or their designee, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

**SECTION 7.** That this resolution affirms that the above-named development has been identified as contributing most significantly to the concerted revitalization efforts of the city as outlined in the Wynnewood Urban Design Guide and the City's Comprehensive Housing Policy as the Wynnewood Redevelopment RSA.

200379

February 26, 2020

**SECTION 8.** That the City, upon approval as to form by the City Attorney, may (1) release its lien upon compliance with all loan terms or upon payment by Applicant of the \$418,750.00 and the deed restrictions may be released upon compliance with its terms in accordance with this resolution or full payment of the loan amount (\$418,750.00) and (2) subordinate its lien to any interim or permanent financing so long as City's lien is in no lower than third position.

**SECTION 9.** That the Director of the Office of Economic Development may extend some or all deadlines in this resolution for up to a one year period, as determined in its sole discretion.

**SECTION 10.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.





# JESSICA GONZÁLEZ

STATE REPRESENTATIVE • DISTRICT 104

January 24, 2020

Mr. Bobby Wilkinson, Director  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: HighPoint at Wynnewood  
~1805 S. Zang Boulevard

Dear Mr. Wilkinson,

I received the Public Notification for HighPoint at Wynnewood, located at the above address in Dallas, Texas and in Texas State House District 104, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink that reads "Jessica González".

Jessica González  
State Representative  
District 104  
Texas House of Representatives

February 19, 2020

Executive Director Bobby Wilkinson  
Texas Department of Housing and  
Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Letter of Support – Highpoint at Wynnewood

Dear Mr. Wilkinson:

Please let this letter serve to acknowledge that Buckner Children and Family Services, Inc. supports Highpoint at Wynnewood, a proposed multifamily affordable housing community located at Approximately 1805 S. Zang Boulevard, Dallas, TX 75224, in the City of Dallas.

Buckner Children and Family Services transforms the lives of vulnerable children and builds strong families through Christ-centered values. The Buckner Family Hope Center at Wynnewood, which is in close vicinity of the said project, is a child-centered, family focused place where families go to find hope, support and empowerment in their community.

Should you require any additional information or have questions about our organization, please feel free to contact me. Attached is some material about our organization and its services. Thank you for your consideration of this development.

We look forward to hearing a positive outcome of this application process for Highpoint at Wynnewood.

Sincerely,



Cheryl Williams  
Family Hope Center Director

cc: S Zang, LP



511 N. Akard St. Suite 301, Dallas, TX 75201 | [www.citysquarehousing.org](http://www.citysquarehousing.org) | p: (214) 303-2128 | f: (214)573-2575

February 14, 2020

Executive Director Bobby Wilkinson  
Texas Department of Housing and  
Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Letter of Support – Highpoint at Wynnewood

Dear Mr. Wilkinson:

Please let this letter serve to acknowledge that CitySquare Housing supports Highpoint at Wynnewood, a proposed multifamily affordable housing community located at approximately 1805 S. Zang Boulevard, Dallas, TX 75224, in the City of Dallas.

CitySquare Housing is a certified 501c(3) non-profit organization whose mission is to provide high quality affordable housing for low income families, the elderly, and the homeless.

Should you require any additional information or have questions about our organization, please feel free to contact me. Attached is some material about our organization and its services. Thank you for your kind attention.

We look forward to hearing a positive outcome of this application process for Highpoint at Wynnewood.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Baker", written over a white background.

Chad Baker  
Executive Director

cc: S Zang, LP

## Community Input Scoring Items

TDHCA#: 20316

Self Score Total: 125

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Beaumont

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Jehovah Jireh Village Community Development Center, In.

Name of Community Organization

Felicia Young

Contact Name

Support  
 Opposition

B. South East Texas Food Bank

Name of Community Organization

Daniel J. Maher

Contact Name

Support  
 Opposition

C.

Name of Community Organization

Contact Name

Support  
 Opposition

D.

Name of Community Organization

Contact Name

Support  
 Opposition

E.

Name of Community Organization

Contact Name

Support  
 Opposition

F.

Name of Community Organization

Contact Name

Support  
 Opposition

RESOLUTION NO. 20-038

WHEREAS, Beaumont 2250 W Virginia, L.P. has proposed a development for affordable rental housing at 2250 W. Virginia Street, named Virginia Flats in the City of Beaumont, County of Jefferson, Texas; and,

WHEREAS, Beaumont 2250 W Virginia, L.P. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Housing Tax Credits for Virginia Flats;

NOW, THEREFORE, BE IT RESOLVED BY THE

CITY COUNCIL OF THE CITY OF BEAUMONT:

THAT the statements and findings set out in the preamble to this resolution are hereby, in all things, approved and adopted; and,

SECTION 1. As provided for in §11.9(d)(2) of the Qualified Allocation Plan, the City of Beaumont will commit to provide up to \$500 of in-kind contributions for the development of Virginia Flats, which may be in the form of fee waivers, infrastructure improvements or other in-kind contributions deemed beneficial to the City for future development. Specific in-kind contributions will be determined at a later date.

SECTION 2. As provided for in §11.3(c) of the TDHCA Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Beaumont has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

SECTION 3. The City of Beaumont hereby supports the proposed new Virginia Flats development, and confirms that its governing body votes specifically to approve the construction of the development and to authorize an allocation of Housing Tax Credits for this development pursuant to Tex. Gov't Code §2306.6703(a)(4).



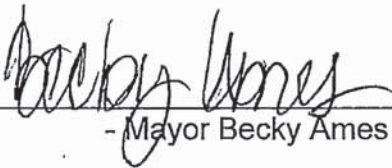
SECTION 4. The City of Beaumont, TX, acting through its governing body, hereby confirms that it is supporting in the TDHCA 2020 Competitive Tax Credit Application Cycle in the At-Risk Funding Pool, the proposed Virginia Flats to be located at 2250 W. Virginia Street, Beaumont, Texas 77705 with the TDHCA Application and that this formal action has been taken to put on record the opinion expressed by the City of Beaumont, TX at its regularly scheduled Council Meeting on February 25, 2020, at which a quorum was present.

SECTION 5. For and on behalf of the Governing Body, Mayor Becky Ames is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

The meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 25th day of February, 2020.



  
- Mayor Becky Ames -



CAPITOL OFFICE  
GW.12  
P.O. Box 2910  
Austin, TX 78768-2910  
512-463-0662  
Fax: 512-463-8381

STATE of TEXAS  
HOUSE of REPRESENTATIVES

DISTRICT OFFICE  
One Plaza Square, Suite 203  
Port Arthur, TX 77642  
409-724-0788  
Fax: 409-724-0750  
joe.deshotel@house.state.tx.us

**JOE DESHOTEL**

Texas State Representative  
22<sup>nd</sup> Legislative District

February 27, 2020

Beaumont 2250 W Virginia, LP  
Attn: Christopher A. Akbari  
Authorized Representative  
9 Greenway Plaza Suite 1250  
Houston, TX 77046  
Email: [apps@itexgrp.com](mailto:apps@itexgrp.com)

RE: Letter of Support for Ap 20316, Virginia Flats at 2250 W. Virginia St, Beaumont, TX  
77705

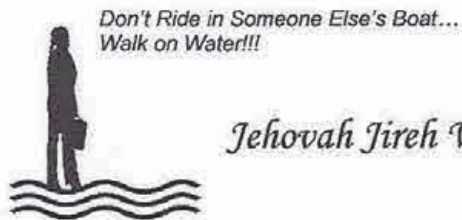
Dear Mr. Akbari,

I received the Public Notification for Virginia Flats located at 2250 W. Virginia St., Beaumont Texas, and it is in House District 22, which I represent. This project is greatly needed in this community.

I am pleased to lend my support to this development which will serve my constituents well. If you have any questions, please feel free to contact me at 409-724-0788.

Respectfully Requested,

Joe D. Deshotel  
22nd Legislative District



*Jehovah Jireh Village Community Development Center, Inc.*

February 19, 2020

Beaumont 2250 W Virginia, LP  
Attn: Christopher A. Akbari  
Authorized Representative  
3735 Honeywood Court  
Port Arthur, TX 77642  
Email: apps@itexgrp.com

RE: Support for Virginia Flats, TDHCA #20316 – 2250 W. Virginia St., Beaumont, Texas 77705

Dear Mr. Akbari,

Please accept this letter as my statement of support for Virginia Flats, a proposed housing development sponsored by Beaumont 2250 W Virginia, LP.

Jehovah Jireh Village Community Development Center, Inc. is active in Beaumont, and serves the area containing the Virginia Flats development site and is a tax-exempt organization. Jehovah Jireh Village CDC, Inc. has a primary purpose of bringing economic prosperity and empowerment to individuals who have a strong desire to start their own business, own their own home, pursue higher education, or just live a long and healthy life. Attached is proof of our status.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Felicia Young".

Felicia Young  
Executive Director



February 20, 2020

Beaumont 2250 W Virginia, LP  
Attn: Christopher A. Akbari  
Authorized Representative  
3735 Honeywood Court  
Port Arthur, TX 77642

Email: apps@itexgrp.com

**RE: Support for Virginia Flats, TDHCA #20316 – 2250 W. Virginia St., Beaumont, Texas 77705**

Dear Mr. Akbari,

Please accept this letter as my statement of support for Virginia Flats, a proposed housing development sponsored by Beaumont 2250 W Virginia, LP.

The Southeast Texas Food Bank is active in the City of Beaumont, and serves the area containing the Virginia Flats development site. We are also a tax-exempt organization.

The Southeast Texas Food Bank's primary purpose is reduction of hunger in eight counties of Southeast Texas, including Jefferson County. We fulfil this mission through food distribution to local partner agencies that share this food with the public, as well as an array of complementary programming including special nutrition support for seniors and children in low-income circumstances, social services enrollment activity, and school supply distribution to schools in economically challenged neighborhoods. Attached you will find evidence of the Southeast Texas Food Bank's tax exempt status as well as an indication of some of the impact of our services.

Please feel free to contact me with any questions or if any additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Maher", written over a light blue horizontal line.

Daniel J. Maher  
President/CEO

## Community Input Scoring Items

TDHCA#: **20317**

Self Score Total: **135**

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested **17**

City of Midland

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested **0**

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested **8**

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested **0**

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested **4**

A. Midland Hispanic Chamber of Commerce

Name of Community Organization

Rachel Stone

Contact Name

Support

Opposition

B. Family Promise of Midland

Name of Community Organization

Tom Miller

Contact Name

Support

Opposition

C. Midland Chamber of Commerce

Name of Community Organization

Robert Burns

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2020-048

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS SUPPORTING THE PROPOSED MERRITT EDGE HOUSING DEVELOPMENT; THE APPLICANT IS DDC MERRITT EDGE, LTD.; THE PROPOSED DEVELOPMENT IS LOCATED AT 205 CORPORATE DR; PROVIDING AN EFFECTIVE DATE; AND AUTHORIZING AND DIRECTING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

**WHEREAS**, DDC Merritt Edge, Ltd. and its affiliates (the “Applicant”) propose to build a development for affordable rental housing located at 205 Corporate Dr, Midland, Texas 79703, named Merritt Edge (the “Housing”), with some having restrictions on the incomes of the residents and the rents that can be charged to them; and

**WHEREAS**, the Applicant submitted a pre-application proposing approximately 192 residential units to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2020 Competitive 9% Housing Tax Credits for the Housing, and its application has been assigned application number 20317; and

**WHEREAS**, the Applicant intends to submit a full application to TDHCA for 2020 Competitive 9% Housing Tax Credits for the Housing, reducing the number of residential units to approximately 124; and

**WHEREAS**, the City of Midland, Texas believes the development of the Housing will be beneficial to the City and its residents and desires to evidence its support for such development;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS:**

**SECTION ONE.** That the City of Midland, Texas, acting through its governing body, hereby confirms that it supports the proposed Merritt Edge development located at 205 Corporate Dr, Midland, Texas 79703, and that this formal action has been taken to put on record the opinion expressed by the City of Midland, Texas on February 25, 2020.

**SECTION TWO.** That for and on behalf of the governing body of the City of Midland, Texas, Amy M. Turner, City Secretary, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

**SECTION THREE.** That this resolution shall become effective on February 25, 2020.

On motion of Council member Robnett, seconded by Council member Blong, the above and foregoing resolution was adopted by the City Council of the City of Midland at a regular meeting on the 25th day of February, A.D., 2020, by the following vote:

Council members voting "AYE": Blong, Trost, Robnett, Payton, Dufford, Ladd, Norman

Council members voting "NAY": None



Patrick N. Payton, Mayor

ATTEST:




Amy M Turner, City Secretary

RECOMMENDED AND APPROVED:



Courtney Sharp, City Manager

APPROVED ONLY AS TO FORM:



John Ohnemiller, City Attorney



TEXAS HOUSE OF REPRESENTATIVES  
TOM CRADDICK  
DISTRICT 82  
CRANE DAWSON MARTIN MIDLAND UPTON

February 11<sup>th</sup>, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Re: Support for the Merritt Edge senior housing in Midland, Texas, TDHCA # 20317

Dear Mr. Wilkinson,

This letter is in support of the Merritt Edge senior housing project (TDHCA #20317) and an award of tax credits for such project, located at 205 Corporate Drive in Midland, Texas.

This new senior community will contribute to the need for senior affordable housing in Midland. Thank you for giving your consideration to this application. If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Tom Craddick".

Tom Craddick  
Texas State Representative  
House District 82





February 6, 2020

Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11th St.  
Austin, TX 78701

Re: Community Support Letter for the Merritt Edge Housing Development.  
TDHCA # 20317

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Merritt Edge senior housing development, TDHCA application # 20317, located at 205 Corporate Dr, Midland, Texas 79703. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Edge, Ltd.

As our community sees continued economic growth, I strongly agree that there is a great need for quality affordable housing for the citizens of Midland. The proposed Merritt Edge would help alleviate a shortage of affordable housing to seniors in Midland which has been caused by increased rents due to the oil and gas industry expansion. It is important to offer quality housing for residents of all income levels in our community, so they continue to contribute to the welfare of the area in which they live.

The Midland Hispanic Chamber of Commerce is located at 208 S. Marienfeld St. in Midland, Texas and is a qualified tax-exempt organization with a primary purpose of promoting the growth, development, and prosperity of small businesses and the community.

Sincerely,

A handwritten signature in blue ink that reads "Rachel L. Stone". The signature is fluid and cursive.

Rachel L. Stone  
President/CEO

February 14, 2020

Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11th St.  
Austin, TX 78701



Re: Community Support Letter for the Merritt Edge Housing Development.  
TDHCA # 20317

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Merritt Edge senior housing development, TDHCA application # 20317, located at 205 Corporate Dr, Midland, Texas 79703. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Edge, Ltd.

As our community sees continued economic growth, I strongly agree that there is a great need for quality affordable housing for the citizens of Midland. The proposed Merritt Edge would help alleviate a shortage of affordable housing to seniors in Midland which has been caused by increased rents. It is important to offer quality housing for residents of all income levels in our community, so they continue to contribute to the welfare of the area in which they live and our overall quality of place.

The Midland Chamber of Commerce is located at 303 W. Wall Street, Suite 200 in Midland, Texas and is a qualified tax-exempt organization with a primary purpose of providing resources, information and support for our local business community. Affordable housing is critical to the success of our business – ensuring that employers have a sustainable pool of talent on which to draw.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert E. Burns', with a long horizontal line extending to the right.

Robert E. Burns  
President & CEO  
Midland Chamber of Commerce



**Family Promise®  
of Midland**

3500 North A  
Suite 1400  
Midland, TX 79705  
432.688.7710  
FAX 432.688.7711

**Board of Trustees:**

**Chris Butler - President**  
**Rykki Tepe - V.P.**  
**Courtney Laufer - Treasurer**  
**Beth Bradford - Secretary**  
**Mikanna Baker**  
**Robin Corbitt**

**Executive Director**

**Tom Miller**

**Participating Congregations**

**Christian Church of Midland**  
**Church of Jesus Christ of Latter-day Saints**  
**Fairmont Park Church of Christ**  
**First Christian Church**  
**Fannin Terrace Baptist Church**  
**First Presbyterian Church**  
**Golf Course Road Church of Christ**  
**Goodwill Baptist Church**  
**Grace Lutheran Church**  
**Grace Presbyterian Church**  
**Holy Cross Lutheran Church**  
**Living Way Foursquare Church**  
**Midland Lutheran Church**  
**Downtown Church of Christ**  
**St. Ann's Catholic Church**  
**St. Mark's United Methodist Church**  
**St. Luke's United Methodist Church**  
**True Lite Christian Fellowship**

**Mission Statement:**

*The mission of Family Promise of Midland, Texas, Inc. is to end homelessness - one family at a time!*

**Please visit our website at:**

[www.familypromiseofmidland.com](http://www.familypromiseofmidland.com)

February 6, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11th St.  
Austin, TX 78701

Re: Community Support Letter for the Merritt Edge Housing Development.  
TDHCA # 20317

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Merritt Edge housing development, TDHCA application #20317, located at 205 Corporate Dr, Midland, Texas 79703. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Edge, Ltd.

As our community sees continued economic growth, I strongly agree that there is a great need for quality affordable housing for the citizens of Midland. The proposed Merritt Edge would help alleviate a shortage of affordable housing to seniors in Midland which has been caused by increased rents due to the oil and gas industry expansion. It is important to offer quality housing for residents of all income levels in our community, so they continue to contribute to the welfare of the area in which they live.

Family Promise of Midland, INC is located at 3500 North A Street, Midland, TX, and is a 501 (c) 3 organization with a primary purpose of "Ending homelessness, one family at a time."

In God's Blessings,

Tom Miller  
Executive Director  
Family Promise of Midland

*"Building community, strengthening lives."*

Family Promise of Midland is a 501 (c) 3 organization



Tax EIN # 27-1003573

## Community Input Scoring Items

TDHCA#: 20320

Self Score Total: 134

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested **17**

City of Mesquite

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested **4**

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested **0**

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab. Points Requested **8**

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested **4**

**A. Apartment Life**

Name of Community Organization

Randy Ginnan, South Texas Regional President

Contact Name

Support

Opposition

**B. Pajamas for Seniors**

Name of Community Organization

Susan Burgos, Community Outreach

Contact Name

Support

Opposition

**C. Sharing Life**

Name of Community Organization

Teresa Jackson, CEO & Founder

Contact Name

Support

Opposition

**D. Mesquite Chamber of Commerce**

Name of Community Organization

Terry McCullar, Executive Director

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 09-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, EXPRESSING SUPPORT FOR THE APPLICATION OF MARIPOSA MESQUITE LP, FOR NINE-PERCENT LOW INCOME HOUSING TAX CREDITS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE CONSTRUCTION OF THE MARIPOSA APARTMENT HOMES AT MESQUITE DEVELOPMENT, A SENIOR LIVING COMMUNITY, TO BE LOCATED NORTHEAST OF HIGHWAY 80 AND NORTH GALLOWAY AVENUE, MESQUITE, DALLAS COUNTY, TEXAS; AND PROVIDING A LOCAL FUNDING COMMITMENT FOR THE DEVELOPMENT.

WHEREAS, Mariposa Mesquite LP (the "**Applicant**"), has proposed a development for an apartment home Senior Living Community to be located northeast of Highway 80 and North Galloway Avenue, Mesquite, Dallas County, Texas, to be named Mariposa Apartment Homes at Mesquite (the "**Development**"); and

WHEREAS, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") in the 2020 competitive nine-percent application round for Housing Tax Credits and TDHCA HOME Funds for the Development; and

WHEREAS, the City of Mesquite (the "**City**"), acting through its governing body, desires to express its support for the aforementioned proposed Development and the related application to the TDHCA (#20320); and

WHEREAS, the City intends to issue a commitment and letter confirming that the City will provide a loan, grant, reduced fees or contribution of other value for the benefit of the Development so that the Applicant may receive one point for a contribution from the City in an amount of \$500.00 or more.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, as follows:

SECTION 1. The facts and opinions in the preamble of this resolution are true and correct.

SECTION 2. The City Council supports the proposed Development as a Senior Living Community only, supports authorizing an allocation of Housing Tax Credits for the Development), and authorizes Applicant to apply on behalf of the City for TDHCA HOME Funds for the Development.

SECTION 3. This resolution is solely related to potential TDHCA financing for a Senior Living Community and is not a statement of approval for any other matter, including but not limited to site plans, building permits, or zoning as such decisions shall be made in due course with a future request; Applicant has made no application for any permit as defined in Chapter 245 of the Texas Local Government Code.

SECTION 4. The City Manager is hereby authorized and directed to provide a certified copy of this Resolution to the TDHCA accompanied by correspondence confirming the City's commitment to provide a local funding contribution for the benefit of the Development as a Senior Living Community with a value of five hundred dollars (\$500.00) so Applicant may receive one point for local political subdivision funding as a part of the TDHCA application process.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 17th date of February 2020.



\_\_\_\_\_  
Bruce Archer  
Mayor

ATTEST:



\_\_\_\_\_  
Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:



\_\_\_\_\_  
David L. Paschall  
City Attorney



February 28, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Support for proposed **Mariposa Apartment Homes at Mesquite** (TDHCA #20320);  
Approximately northwest of US I-80 and North Galloway Road, Mesquite, Dallas County, TX  
75150

Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Mariposa Apartment Homes at Mesquite** (the "Development Site").

Apartment Life is a community civic organization; qualified as tax-exempt; and has a primary purpose of the overall betterment, development, and improvement of the community as a whole. Please see the enclosures as evidence of our tax-exempt status, and our existence and participation in the community in which the Development Site is located.

**Mariposa Apartment Homes at Mesquite** is within our service area and we look forward to working with them. If you have any questions, please feel free to contact me.

Sincerely,

Randy Ginner, South Texas Regional President  
CARES by Apartment Life

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community





February 28, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Support for proposed **Mariposa Apartment Homes at Mesquite** (TDHCA #20320);  
Approximately northwest of US I-80 and North Galloway Road, Mesquite, Dallas County, TX  
75150

Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Mariposa Apartment Homes at Mesquite** (the "Development Site").

Pajamas For Seniors is a community civic organization; qualified as tax-exempt; and has a primary purpose of serving low income seniors in Mesquite and the surrounding Dallas area. Please see the enclosures as evidence of our tax-exempt status, and our existence and participation in the community in which the Development Site is located.

**Mariposa Apartment Homes at Mesquite** is within our service area and we look forward to working with them. If you have any questions, please feel free to contact me.

Sincerely,

Susan Burgos  
Community Outreach  
**Pajamas for Seniors**  
7920 Beltline Rd., Ste. 380  
Dallas, Tx 75254  
469-309-1131  
[susan@pajamasforseniors.org](mailto:susan@pajamasforseniors.org)  
[info@pajamasforseniors.org](mailto:info@pajamasforseniors.org)

Enclosed:

1. Tax-Exempt status
2. Proof of existence and participation in the community





February 28, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Support for proposed **Mariposa Apartment Homes at Mesquite** (TDHCA #20320);  
Approximately northwest of US I-80 and North Galloway Road, Mesquite, Dallas County, TX  
75150

Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Mariposa Apartment Homes at Mesquite** (the "Development Site").

Sharing Life is a community civic organization; qualified as tax-exempt; and has a primary purpose of the overall betterment, development, and improvement of the community as a whole. Please see the enclosures as evidence of our tax-exempt status, and our existence and participation in the community in which the Development Site is located.

**Mariposa Apartment Homes at Mesquite** is within our service area and we look forward to working with them. If you have any questions, please feel free to contact me.

Sincerely,

*Teresa Jackson*

Teresa Jackson, Sharing Life  
CEO & Founder

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community



617 N. Ebrite Mesquite, TX 75149 www.mesquitechamber.com (972) 285-0211 fax: (972) 285-3535

February 28, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Support for proposed **Mariposa Apartment Homes at Mesquite** (TDHCA #20320);  
Approximately northwest of US I-80 and North Galloway Road, Mesquite, Dallas County, TX  
75150

Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Mariposa Apartment Homes at Mesquite** (the "Development Site").

Mesquite Chamber of Commerce is a community civic organization; qualified as tax-exempt; and has a primary purpose of the overall betterment, development, and improvement of the community as a whole. Please see the enclosures as evidence of our tax-exempt status, and our existence and participation in the community in which the Development Site is located.

**Mariposa Apartment Homes at Mesquite** is within our service area and we look forward to working with them. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Terry McCullar", is written over the typed name.

Terry McCullar, Mesquite Chamber of Commerce  
Executive Director

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community

## Community Input Scoring Items

TDHCA#: 20324

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

Support from City of Brownsville

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

A. Name of Community Organization

Support

Opposition

Contact Name

B. Name of Community Organization

Support

Opposition

Contact Name

C. Name of Community Organization

Support

Opposition

Contact Name

D. Name of Community Organization

Support

Opposition

Contact Name

E. Name of Community Organization

Support

Opposition

Contact Name

F. Name of Community Organization

Support

Opposition



TEXAS HOUSE OF REPRESENTATIVES

## EDDIE LUCIO III

DISTRICT 38  
CAMERON COUNTY

February 20, 2020

Texas Department of Housing & Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78711

RE: Application #20324 – BCC Village Townhomes located in Brownsville, Texas

To Whom It May Concern:

Please accept this letter of support for BCC Village Townhomes, an affordable housing development proposed for this round of 9% tax credits.

This development will provide much needed affordable housing to families in the community. In addition to being low-cost, this development will meet the demand for quality housing opportunities and bring the benefit of growing the area and expanding our tax base.

I support BCC Village Townhomes in this project has received the full support of this office, and I am confident that you will find this project to be well planned and a positive impact for the community. If I may be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Lucio III".

Eddie Lucio, III  
State Representative  
House District 38

**RESOLUTION NUMBER 2020-014**

**RESOLUTION OF THE CITY OF BROWNSVILLE, TEXAS SUPPORTING THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS APPLICATION FOR A PROPOSED AFFORDABLE HOUSING COMMUNITY KNOWN AS BCC VILLAGE TO BE LOCATED NEAR MAYORCA COURT AND MAYORCA AVENUE, BROWNSVILLE, CAMERON COUNTY, TEXAS; PROVIDING FOR CITY OF BROWNSVILLE FINANCIAL SUPPORT, AND AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.**

**WHEREAS**, TX BCC Village, LP has proposed a development for affordable rental housing near Mayorca Court and Mayorca Avenue named BCC Village in the City of Brownsville; and,

**WHEREAS**, TX BCC Village, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Competitive 9% Housing Tax Credits for BCC Village; and,


**WHEREAS**, the City of Brownsville confirms it will provide reduced permit fees in the amount of \$500 for the benefit of the Project.

**NOW THEREFORE, BE IT RESOLVED**, that the City of Brownsville, acting through its governing body, hereby confirms that it supports the TDHCA application for the proposed BCC Village development located near Mayorca Court and Mayorca Avenue, and that this formal action has been taken to put on record the opinion expressed by the City Commission of the City of Brownsville on February 18, 2020; and,

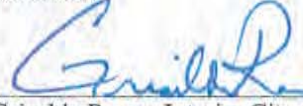
**BE IT FURTHER RESOLVED** that the City of Brownsville, acting through its governing body, hereby authorizes the City Manager of the City of Brownsville, Texas to grant a five hundred dollars (\$500) permit fee reduction for BCC Village to meet program criteria; and,

**BE IT FURTHER RESOLVED** that the City of Brownsville, acting through its governing body, hereby authorizes, empowers, and directs the City Manager of the City of Brownsville, Texas to certify this resolution to the Texas Department of Housing and Community Affairs.

**DULY PASSED, ADOPTED AND APPROVED** by the City Commission of the City of Brownsville, Texas on the 18<sup>th</sup> day of February 2020.

  
\_\_\_\_\_  
Juan "Trey" Mendez III, Mayor  
City of Brownsville, Texas

ATTEST:

  
\_\_\_\_\_  
Griselda Rosas, Interim City Secretary  
City of Brownsville, Texas



APPROVED AS TO FORM AND LEGALITY:

Approved as to legality and form

this 3 day of February, 20 20

Name:

Title:

Office of the City Attorney  
1001 E. Elizabeth Street  
Brownsville, TX 78520  
Phone (956) 548-6011  
Fax (956) 546-4291



# Brownsville Country Club Neighborhood Association

---

204 Las Villas Ave.  
Brownsville, Tx. 78526  
(956) 266-3951  
ttwhitemore@bisd.us

February 25, 2020

Texas Department of Housing & Community Affairs 221 East 11th Street Austin,  
TX 78711

RE: Application #20324 - BCC Village Townhomes located in Brownsville, Texas

To Whom It May Concern:


Please accept this letter of support for BCC Village Townhomes, an affordable housing development proposed for this round of 9% tax credits.

This development will provide much needed affordable housing to families in the community. In addition to being low-cost, this development will meet the demand for quality housing opportunities and bring the benefit of growing the area and expanding our tax base.

We support BCC Village Townhomes. This project has received the full support of the BCC Home Owners Association, and we are confident that you will find this project to be well planned and a positive impact for the community. If I may be of further assistance, please do not hesitate to contact me.

Sincerely,

Troy T. Whitemore

  
President

## Community Input Scoring Items

TDHCA#: 20329

Self Score Total: 134

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.** Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested 17

City of Huntsville

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)** Application expects to receive QCP points. Points Requested 4**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!****3. Input from State Representative - §11.9(d)(5)** Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested 8

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\* No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)** Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4**A. Good Shepherd Mission**

Name of Community Organization

Dave Smith

Contact Name

 Support Opposition**B. Senior Center of Walker County**

Name of Community Organization

Frank Ivory

Contact Name

 Support Opposition**C.**

Name of Community Organization

Contact Name

 Support Opposition**D.**

Name of Community Organization

Contact Name

 Support Opposition**E.**

Name of Community Organization

Contact Name

 Support Opposition**F.**

Name of Community Organization

Contact Name

 Support Opposition



## RESOLUTION NO. 2020-15

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TX, IN SUPPORT OF AN AFFORDABLE SENIOR RENTAL HOUSING DEVELOPMENT TO BE KNOWN AS FISH POND AT HUNTSVILLE, AND IN SUPPORT OF AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE 9% HOUSING TAX CREDITS FOR FISH POND AT HUNTSVILLE, A DEVELOPMENT TO BE LOCATED NORTH OF FM 2821 AT APPROXIMATELY 148 FM 247, HUNTSVILLE, TX , BETTER DESCRIBED AS BEING A TRACT OR PARCEL OF LAND CONTAINING APPROXIMATELY 10 ACRES OF LAND, MORE OR LESS, SITUATED IN THE WILEY PARKER LEAGUE, ABSTRACT NO. 37, WALKER COUNTY, TEXAS, AND BEING THAT PORTION OF A CALLED 49.89 ACRE TRACT DESCRIBED IN A DEED TO TEMPLETON-MAHAFFEY, LLC, RECORDED IN VOLUME 984, PAGE 831, OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS, THE APPLICANT BEING FISH POND LIVING AT HUNTSVILLE, LP; AND AUTHORIZING THE CITY MANAGER TO ACT AS THE EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S SUPPORT OF THIS DEVELOPMENT**

**WHEREAS** Fish Pond Living at Huntsville, LP (the "Applicant") has proposed a development for affordable senior rental housing named Fish Pond at Huntsville (TDHCA application #20329) in the City of Huntsville, Texas, located north of FM 2821 at approximately 148 FM 247, Huntsville, Texas, better described as being a tract or parcel of land containing approximately 10 acres of land, more or less, situated in the Wiley Parker League, Abstract no. 37, Walker County, Texas, and being that portion of a called 49.89 acre tract described in a deed to Templeton-Mahaffey, LLC, recorded in volume 984, page 831, official public records of Walker County, Texas;

**WHEREAS** there is a need for affordable senior housing in the City of Huntsville Texas;

**WHEREAS** the applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for Fish Pond at Huntsville;

**NOW, THEREFORE, be it resolved by the City Council of the City of Huntsville, Texas that:**

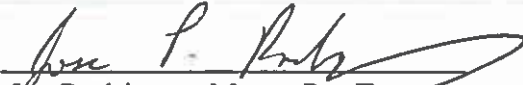
**Section 1** The City of Huntsville, acting through its governing body, hereby confirms that it supports the proposed Fish Pond at Huntsville (TDHCA application #20329) located north of FM 2821 at approximately 148 FM 247, Huntsville, Texas, 77320 and that this formal action has been taken to put on record the opinion expressed by the City of Huntsville on February 18, 2020.

**Section 2** The City of Huntsville, acting through its governing body, hereby approves and authorizes a commitment of development funding to Fish Pond at Huntsville in the amount of \$250 in the form of reduced fees.

**Section 3** The City Manager is designated as the City's Chief Executive Officer and Authorized Representative to act in all matters in connection with this Resolution.

**PASSED AND APPROVED this 18<sup>th</sup> day of February 2020.**


THE CITY OF HUNTSVILLE

  
\_\_\_\_\_  
Joe Rodriguez, Mayor Pro Tem

ATTEST:

  
\_\_\_\_\_  
Brenda Poe, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Leonard Schneider, City Attorney



STATE OF TEXAS  
HOUSE OF REPRESENTATIVES

**ERNEST BAILES**

*District 18*

February 19, 2020

Bobby Wilkinson  
Executive Director  
Texas Department of Housing & Community Affairs  
211 E 11th Street  
Austin, Texas 78701

Re: Letter of support; Fish Pond at Huntsville, TDHCA Housing Tax Credit Application # 20329

Dear Mr. Wilkinson,

I have recently received the Public Notice for Fish Pond at Huntsville to be located in the City of Huntsville, which I represent, located at approximately 148 FM 247. I am pleased to extend my support for this development in their pursuit of funding through the use of the Housing Tax Credit.

The proposed project, which as has been presented to me, will provide much needed housing for those living in Huntsville and the surrounding areas. If you have any questions or concerns, please do not hesitate to contact my office at (512) 463-0570.

Sincerely,

A handwritten signature in black ink that reads "Ernest J. Bailes, IV".

Ernest Bailes  
Texas House of Representatives  
House District 18





February 12, 2020

Bobby Wilkinson  
Executive Director  
Texas Department of Housing & Community Affairs  
221 E 11<sup>th</sup> Street  
Austin, TX 78701

**Re: Letter of support, Fish Pond at Huntsville, TDHCA # 20329**

Dear Mr. Wilkinson:

The purpose of this letter is to express support for the Fish Pond at Huntsville elderly housing development, TDHCA application # 20329, located at approximately 148 FM 247 in Huntsville.

There is a growing need for quality, safe and affordable housing for seniors and Fish Pond at Huntsville will help fulfill this need. It is well known via latest Census that Walker County is the 10<sup>th</sup> poorest in Texas when one looks at the average household of four demographics. This development will add to the quality of life of our residents in Walker County and Huntsville, TX.

Sincerely,

Rev Dave Smith, Exec. Dir.

**Good Shepherd Mission**  
*Changing Lives for Good*

Street: 1005 Martin Luther King Dr., Huntsville TX 77320 • Mailing Address: P.O. Box 7281, Huntsville, TX 77342  
thegsmission.org • info@thegsmission.org • Phone: 936-291-8156 • Fax: 936-291-9338

February 12, 2020

Bobby Wilkinson  
Executive Director  
Texas Department of Housing & Community Affairs  
221 E 11<sup>th</sup> Street  
Austin, TX 78701

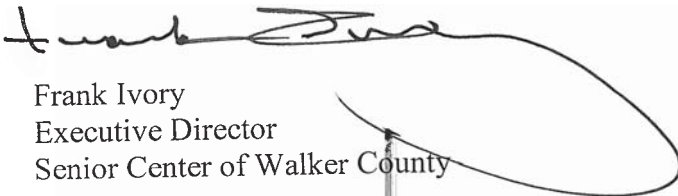
**Re: Letter of support, Fish Pond at Huntsville, TDHCA # 20329**

Dear Mr. Wilkinson:

The purpose of this letter is to express support for the Fish Pond at Huntsville elderly housing development, TDHCA application # 20329, located at approximately 148 FM 247 in Huntsville.

When it comes to helping our aging, investors have a responsibility to look beyond just making money with their senior housing investments. They need to research how the community plans to help make residents' lives better, more meaningful, and affordable. After all, this is an opportunity — one where we look at our aging as people to honor. There is a growing need for quality, safe and affordable housing for seniors in Huntsville. After talking with Juli Gonzalez, I think Fish Pond at Huntsville will help fulfill this need.

Sincerely,



Frank Ivory  
Executive Director  
Senior Center of Walker County



# TEXAS HOUSE *of* REPRESENTATIVES

**Diego M. Bernal**

State Representative, District 123

February 20, 2020

Fish Pond Living at Prospect Hill, LP  
Mr. David Fournier  
9702 Angelwylde Dr.  
Austin, TX 78733

Re: Fish Pond Living at Prospect Hill, LP – TDHCA #20330  
1601 Buena Vista, San Antonio, Texas 78207

Dear Mr. Fournier,

This letter serves to express my support for the application for Low Income Housing Tax Credits (LIHTC), for the above referenced Fish Pond Living at Prospect Hill; this proposed project would be located in House District 123, which I represent.

I believe that this additional affordable housing will be extremely beneficial to my district and I would like to give my support for these efforts; I hope that the Texas Department of Housing and Community Affairs Board will look favorably upon this application.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Diego M. Bernal".

Diego Bernal  
State Representative, District 123



February 24, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Fish Pond at Prospect Hill – TDHCA #20330  
Community Support

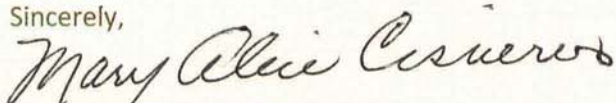
Dear Mr. Wilkinson,

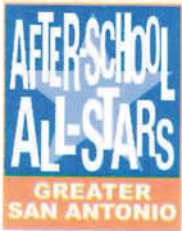
I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20330, Prospect Hill Apartments, located at 1601 Buena Vista Street, San Antonio, Texas 78207.

American Sunrise serves the community and we believe that there is a need for quality affordable housing in San Antonio for our citizens of moderate-income levels and Fish Pond at Prospect Hill will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (210) 872-1252 any time.

Sincerely,

  
Mary Alice Cisneros, President



# Greater San Antonio After-School All-Stars

2006 West Commerce Street, San Antonio, Texas 78207

Phone: 210-229-7827 Fax: 210-229-7829

February 24, 2020

**Founder and  
Honorary Chair**  
Governor Arnold  
Schwarzenegger

**President of the  
Board**  
Jane H. Macon  
Chairperson

**Executive Director**  
Dr. Patricia Karam

**Board of Directors**  
Kye Fox  
Vice-President  
Development

James Howard  
Vice President,  
Programs

Dr. Julian Trevino  
Vice-President,  
Planning

TBD  
Secretary/Treasurer

Mary Alice Cisneros

Grace Rose Gonzales

Berto Guerra Jr.

Rosemary Kowalski

Robert Martinez

Willie Mitchell

John Montford

Susan Reed

Cappy Robnett

Carmen Vázquez-  
González

Tracy Wolff

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Fish Pond at Prospect Hill – TSHCA #20330 Community Support

Dear Mr. Wilkinson:

Greater San Antonio After-School All-Stars is a nonprofit organization which serves over 5,000 youth in 35 schools located in two school districts. Our office is located within the 78207 zipcode. There is a need for quality affordable housing in San Antonio for citizens of moderate income levels.

We express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #20330, Prospect Hill Apartments, located at 1601 Buena Vista Street, San Antonio, Texas 78207.

Sincerely,

Patricia Karam, Ph.D.  
Executive Director



## Community Input Scoring Items

TDHCA#: 20331

Self Score Total: 131

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Corpus Christi

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Inserted. sdg

Points Requested 0

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

**A. Foster Angels**

Name of Community Organization

Amanda Pruett

Contact Name

Support

Opposition

**B. First United Methodist Church**

Name of Community Organization

Anita Woolsey

Contact Name

Support

Opposition

**C.**

Name of Community Organization

Contact Name

Support

Opposition

**D.**

Name of Community Organization

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

**Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed 9% Housing Tax Credit for an affordable housing project known as Fishpond at Fitzgerald to be developed by FishPond Development, LLC.**

**Whereas, FishPond Development, LLC.** (the "Applicant") has proposed a development project to construct approximately 100 apartments of which 86 will provide affordable housing that is to be located at approximately the Southwest corner of Fitzgerald and North Chaparral, Corpus Christi, Texas 78401 and named Fishpond at Fitzgerald ("Fishpond at Fitzgerald Project"); and

**Whereas,** the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2020 Housing Tax Credits for the FishPond at Fitzgerald Apartments Project.

**Whereas,** the City Council finds that it is appropriate to support the proposed FishPond at Fitzgerald Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**Section 1.** That the City Council for the City of Corpus Christi supports the proposed Fishpond at Fitzgerald Project.

**Section 2.** The City Council for the City of Corpus Christi hereby acknowledges support for the proposed FishPond at Fitzgerald Apartments Project located at approximately the Southwest corner of Fitzgerald and North Chaparral, Corpus Christi, Texas 78401.

PASSED AND APPROVED this 11<sup>th</sup> day of February, 2020 at a Regular Meeting of the City Council of the City of Corpus Christi, Texas.

ATTEST:

Rebecca Huerta  
Rebecca Huerta  
City Secretary

CITY OF CORPUS CHRISTI

Joe McComb  
Joe McComb  
Mayor

Corpus Christi, Texas

11<sup>th</sup> day of February, 2020

The above resolution was passed by the following vote:

Joe McComb	<u>Aye</u>
Roland Barrera	<u>No</u>
Rudy Garza	<u>Aye</u>
Paulette M. Guajardo	<u>Aye</u>
Gil Hernandez	<u>Aye</u>
Michael Hunter	<u>Aye</u>
Ben Molina	<u>Aye</u>
Everett Roy	<u>Aye</u>
Greg Smith	<u>NO</u>

032019

# ABEL HERRERO



CAPITOL OFFICE:  
P.O. Box 2910  
AUSTIN, TEXAS 78768-2910  
(512) 463-0462  
FAX: (512) 463-1705

DISTRICT OFFICE:  
606 N. CARANCAHUA  
SUITE 103A  
CORPUS CHRISTI, TEXAS 78401-0690

HOUSE OF REPRESENTATIVES

February 20, 2020

Marnie Holloway  
Executive Director  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, Texas 78701

Re: TDCHA 2020 – Fish Pond at Chaparral

Dear Ms. Holloway:

As a supporter of affordable housing, it is always encouraging to see new developments proposed in our community. I appreciate Fish Pond at Chaparral's efforts to engage my office on their proposed development in Corpus Christi, Texas.

While some community members have shown support for the Fish Pond at Chaparral, I have also received feedback from others expressing direct opposition. Therefore, it is my intention to not write a letter in either support or opposition.

If I can be of any further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink that reads "Abel Herrero".

Abel Herrero  
State Representative, District 34



DISTRICT 34 • NUECES (PART)

ABEL.HERRERO@HOUSE.STATE.TX.US

February 12, 2020

Bobby Wilkinson  
Executive Director  
Texas Department of Housing & Community Affairs  
221 E 11<sup>th</sup> Street  
Austin, TX 78701

**Re: Letter of support, Fish Pond at Fitzgerald, TDHCA # 20331**

Dear Mr. Wilkinson:

The purpose of this letter is to express support for the Fish Pond at Fitzgerald housing development, TDHCA application # 20331, located at the southwest intersection of Fitzgerald & Fitzgerald in Corpus Christi.

There is a growing need for quality, safe and affordable housing and Fish Pond at Fitzgerald will help fulfill this need. Our community can greatly benefit from offering something that can serve as preventative measures for more problematic issues.

Sincerely,

A handwritten signature in black ink that reads "Amanda Pruett". The signature is written in a cursive, flowing style.

Amanda Pruett  
Executive Director, Foster Angels of South Texas



**FIRST UNITED METHODIST CHURCH**  
900 S. SHORELINE BLVD., CORPUS CHRISTI, TX 78401-3551

February 26, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing & Community Affairs  
221 E 11<sup>th</sup> Street  
Austin, TX 78701

**Re: Letter of support, Fish Pond at Fitzgerald, TDHCA # 20331**

Dear Mr. Wilkinson:

The purpose of this letter is to express support for the Fish Pond at Fitzgerald housing development, TDHCA application # 20331, located at the southwest intersection of Fitzgerald & Fitzgerald in Corpus Christi.

There is a growing need for quality, safe and affordable housing in Corpus Christi and Fish Pond at Fitzgerald will help fulfill this need.

Sincerely,

*Quita Woolsey*  
*Dir. of Adult Ed. + Sr. Adult Ministries*

## Community Input Scoring Items

TDHCA#: 20332

Self Score Total: 129

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

Farmersville City Council

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested 4

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested 8

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Farmersville Outreach Alliance

Name of Community Organization

Judy Brandon

Contact Name

Support

Opposition

B. Collin Co Habitat for Humanity

Name of Community Organization

Celeste Cox

Contact Name

Support

Opposition

C. City on a Hill

Name of Community Organization

Christopher Barber

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**CITY OF FARMERSVILLE  
RESOLUTION #R-2020-0211-002**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS,  
SUPPORTING THE RENOVATION OF THE SHADY OAKS APARTMENTS BY RURAL  
HOUSING OF FARMERSVILLE, LP**

**WHEREAS,** Rural Housing of Farmersville, LP, has proposed to acquire and substantially rehabilitate an affordable rental housing development located at 409 Hwy 78 South, Farmersville, TX 75442 currently operating as Shady Oaks Apartments, and

**WHEREAS,** as part of the rehabilitation process, Rural Housing of Farmersville, LP intends to change the name of the development to Garden Walk of Farmersville, and

**WHEREAS,** Rural Housing of Farmersville, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits to assist in the financing for Garden Walk of Farmersville.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
FARMERSVILLE, TEXAS, THAT:**

**Section 1.** As provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Farmersville has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

**Section 2.** The City of Farmersville hereby confirms that it supports the proposed Garden Walk of Farmersville development, and confirms that its governing body has voted specifically to approve the construction and/or rehabilitation of the Development in accordance with all applicable provisions of the Farmersville Code and to authorize the allocation of Housing Tax Credits by the Texas Department of Housing and Community Affairs for the Garden Walk of Farmersville Development pursuant to Tex. Gov't Code § 2306.6703(a)(4).

**Section 3.** For and on behalf of the Governing Body, Sandra Green, the City Secretary for the City of Farmersville, Texas, is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
FARMERSVILLE, TEXAS ON THE 11<sup>th</sup> DAY OF February, 2020.**

APPROVED:

  
\_\_\_\_\_  
Jack Randall Rice, Mayor



ATTEST:

  
Sandra Green, City Secretary



# Farmersville Outreach Alliance

February 13, 2020

Texas Department of Housing and Community Affairs  
Multi-Family Finance Division  
P.O. Box 13941  
Austin, TX 78711-3941


To Whom it may concern:

We have been made aware by Belmont Development of their intention to apply for Competitive Housing Tax Credits from the Texas Department of Housing and Community Affairs for purpose of acquiring and fully rehabilitating the Shady Oaks apartment community located at 409 Hwy 78 South, Farmersville TX 75442.

After the rehab work is complete, the development will operate as Garden Walk of Farmersville.

Farmersville Outreach Alliance, Inc. is a tax-exempt organization actively involved in the Farmersville community. We have reviewed the information provided by Belmont, and we would like to express our support for the proposed development. The proposed rehabilitation of Shady Oaks will provide valuable benefit to the citizens in the community in which we serve.

Sincerely,

  
Judy Brandon  
President  
Farmersville Outreach Alliance





Seeking to put God's love into action, Habitat for Humanity of Collin County brings people together to build homes, communities and hope.

February 26<sup>th</sup>, 2020

BOARD OF DIRECTORS

Marty Smith.....President
Matt Hilton..... Past Pres.
Jason Jupiterwala.....Pres-Elect
Diane McDonald.....VicePres
Hunter Lord.....Treasurer
Greg Steibling.....Asst Treas
Elizabeth Chostner.....Secretary
Marc Dunham.....Asst Secretary
Larry Pietenpol.....Exec Comm
Charlie Waller .....Exec Comm
Mary Holland
Robin Joseph-Williams
Steve Lauten
Shannon Luton
Latrice Roberts
JR Russell
Olive Swearingen

Emeritus

Terry Busha
Shannon Cain
Gary Carley
Jim German
Marta Gore
Dennis Heydaneck
Don Hixon
Rick Horton
Mike LaTour
Kim McPeak
Michael Nichols
Harvey Oaxaca
Jim Owens
Frank Shushok
Sue Shushok
Ed Smith
Timothy Solano
Ed Stankunas
Brian Umberger
Bud Ward
Sharon Weideman
Bill Whitfield, Past Mayor

Ex-Officio
Corbett Howard, Past Mayor
Terri Ricketts, Celina

STAFF - Dept. Heads

Celeste Cox .....CEO
Gary Garza.....COO
Ruthie Drye.....CFO
Kavanski Morrison.....ReStore Dir.
Doug Fair .....Philanthropy Mgr.
Bryant Knepp...Project Mgr. Const.
Dawn Serr.....Family Mgr.
James Donaldson..Const. Mgr.
Randy Hullett....Legal Counsel

Corey Farmer
Belmont Development
222 E. Main St., First Floor
Oklahoma City, OK 73104

To whom it may concern:

We have been made aware your intentions to apply for Competitive Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating the Shady Oaks apartment community located at 409 Hwy 78 South, Farmersville, TX 75442. After the rehab work is complete, the development will operate as GardenWalk of Farmersville.

Habitat for Humanity of Collin County is a tax-exempt organization actively involved in the Farmersville community. We have reviewed the information provided by Belmont, and we would like to express our support for the proposed development. The proposed rehabilitation of Shady Oaks will provide valuable benefit to the citizens in the community in which we serve.

Sincerely

Celeste H. Cox (handwritten signature)

Celeste H. Cox, CEO
Habitat for Humanity of Collin County



February 25, 2020

Texas Department of Housing and Community Affairs  
Multi-Family Finance Division  
P.O. BOX 13941  
Austin, TX 78711-3941

To whom it may concern:

We have been made aware by Belmont Development of their intention to apply for Competitive Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating the Shady Oaks apartment community located at 409 Hwy 78 South, Farmersville, TX 75442. After the rehab work is complete, the development will operate as GardenWalk of Farmersville.

City on a Hill is a tax-exempt organization actively involved in the Farmersville community. We have reviewed the information provided by Belmont, and we would like to express our support for the proposed development. The proposed rehabilitation of Shady Oaks will provide valuable benefit to the citizens in the community in which we serve.

Sincerely

Christopher Bart Barber  
Chairman  
City on a Hill

## Community Input Scoring Items

**TDHCA#:** 20333

**Self Score Total:** 128

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

**Name of Local Government Body**

**Name of Local Government Body (if applicable)**

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

**OR**

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**B.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**C.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**D.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**E.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

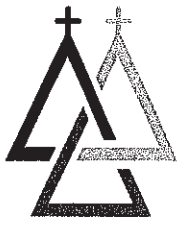
**F.**

**Name of Community Organization**

**Contact Name**

Support

Opposition



# ROYSE CITY

☪ First United Methodist Church

February 12, 2020

Texas Department of Housing and Community Affairs  
Multi-Family Finance Division  
P.O. BOX 13941  
Austin, TX 78711-3941

To whom it may concern:

We have been made aware by Belmont Development of their intention to apply for Competitive Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating the Regal Apartments community located at 330 N. Erby Campbell Blvd., Royse City, TX 75189. After the rehab work is complete, the development will operate as GardenWalk of Royse City.

Royse City First United Methodist is a tax-exempt organization actively involved in the Royse City community. We have reviewed the information provided by Belmont, and we would like to express our support for the proposed development. The proposed rehabilitation of Regal Apartments will provide valuable benefit to the citizens in the community in which we serve.

Sincerely,

Reverend Chris Everson  
Royse City First United Methodist

## Community Input Scoring Items

**TDHCA#:** 20342

**Self Score Total:** 132

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\* Points Requested

City of Elgin

**Name of Local Government Body**

**Name of Local Government Body (if applicable)**

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

**A. Bastrop Community Senior Center**

**Name of Community Organization**

Katherine Metcalf

**Contact Name**

Support

Opposition

**B. Bastrop County Cares**

**Name of Community Organization**

Debbie Bresette

**Contact Name**

Support

Opposition

**C. Combined Community Action, Inc**

**Name of Community Organization**

Kelly Franke

**Contact Name**

Support

Opposition

**D.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**E.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**F.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**RESOLUTION NO. 2020-02-04-07**

**A RESOLUTION OF THE CITY OF ELGIN, TEXAS SUPPORTING AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2020 HOUSING TAX CREDITS FOR THE PROPOSED COTTAGES OF CEDAR RIDGE PROJECT; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, Cottages Cedar Ridge, Ltd., has developed a concept plan for the development of affordable rental housing within the City of Elgin at the southwest corner of County Line Rd. and FM1100, being further described as Lot 1, Crescent Village Section 1 (8.262 Acres in Travis County), Property ID 557512 as further described by metes and bounds attached hereto; and,

**WHEREAS**, the Project will be named the Cottages at Cedar Ridge in the City of Elgin, Texas; and,

**WHEREAS**, the developers, Cottages Cedar Ridge, Ltd., has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for The Cottages at Cedar Ridge.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS, THAT:**

Section 1. The following recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. The City Council hereby confirms its support for the general concept currently proposed by the Cottages at Cedar Ridge development.

Section 3. The City Council further hereby confirms that upon successful award of 2020 Competitive 9% Housing Tax Credits, the City will provide reduced fees or a contribution of other value that equals a minimum of \$250.00 for the benefit of the Cottages at Cedar Ridge project.

Section 4. The City Council does hereby further confirm that for and on behalf of the City of Elgin, the Mayor is authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

Section 5. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Local Government Code.

Section 6. This Resolution shall take effect immediately upon passage.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2020



CHRIS CANNON, Mayor  
City of Egin, Texas

ATTEST:



AMELIA SANCHEZ, City Secretary





## CELIA ISRAEL

STATE REPRESENTATIVE • DISTRICT 50

February 27, 2020

Mr. Lee Zieben  
Cottages at Cedar Ridge, Ltd.  
1980 Post Oak Blvd., Suite 2020  
Houston, Texas 77056

RE: The Cottages at Cedar Ridge, TDHCA Application #20342

Dear Mr. Zieben:

I have received the public notification for your proposed development known as *The Cottages at Cedar Ridge* to be located at the corner of County Line Rd. and FM 1100, Elgin, Texas. This proposed development is in House District 50, which I represent.

I am pleased to lend my support to this project which will serve the constituents in my district. Please accept my best wishes as you continue your effort to bring this much needed affordable senior community to the senior citizens of Elgin. I appreciate your interest in our community.

Should you have any questions regarding this letter, please do not hesitate to contact me at (512) 463-0821.

Sincerely,

Celia Israel  
Texas State Representative, District 50



**COMBINED COMMUNITY ACTION, INC.**  
165 WEST AUSTIN • GIDDINGS, TEXAS 78942  
979.540.2980 800.688.9065 Fax 979.542.9565  
[www.ccaction.com](http://www.ccaction.com)

February 24, 2020

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> St.  
Austin, TX 78701

RE: Cottages at Cedar Ridge (TDHCA #20342)

Dear TDHCA:

I am pleased to write this letter in support of the proposed Tax Credit Application #20342 = The Cottages at Cedar Ridge to be located at the corner of County Line Road and N. Avenue C in Elgin, TX.

Combined Community Action, Inc. is a 501c3 nonprofit organization that serves the Elgin Community by providing residents utility assistance, Meals on Wheels, rental assistance, case management, weatherization assistance, to name a few. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that The Cottages at Cedar Ridge will serve the residents well and will promote a high quality of life. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Should you have any questions or concerns, please do not hesitate to contact me at 979/540-2999 or email me at [KJFranke@ccaaction.com](mailto:KJFranke@ccaaction.com). Thank you for your consideration.

Sincerely,

Kelly Franke  
Executive Director



Debbie Bresette  
Executive Director, Bastrop County Cares  
P.O. Box 1148  
Bastrop, TX 78602  
512-922-9578  
[debbie@bastropcares.org](mailto:debbie@bastropcares.org)

February 21, 2020

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: Cottages at Cedar Ridge (TDHCA # 20342)

Dear Texas Department of Housing and Community Affairs –

I am pleased to write this letter in support of the proposed Tax Credit Application #20342 – The Cottages at Cedar Ridge – to be located at the corner of County Line Road and N. Avenue C in Elgin, Texas.

Bastrop County Cares is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Our organization has supported affordable housing in the past through collaborative work performed by our Workforce Housing Coalition. We believe strongly that this project would further advance the mission of this group, and as such throw the full weight of our support behind this proposal.

Again, we are very pleased to lend our support to The Cottages at Cedar Ridge housing tax credit application.

Sincerely,

Debbie Bresette  
Executive Director, Bastrop County Cares



February 24, 2020

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: Cottages at Cedar Ridge (TDHCA # 20342)

Dear Texas Department of Housing and Community Affairs:

I am pleased to write this letter in support of the proposed Tax Credit Application #20342 – The Cottages at Cedar Ridge to be located at the corner of County Line Road and N. Avenue C in Elgin, Texas.

Bastrop Community Senior Center is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Again, we are very pleased to lend our support to The Cottages at Cedar Ridge housing tax credit application.

Sincerely,

Katherine Metcalf  
President  
Bastrop Community Senior Center

## Community Input Scoring Items

TDHCA#: 20344

Self Score Total: 51

**1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.**

Resolution(s) of either "no objection" or "support" is included behind this tab.\*\*

Points Requested 17

City of Midland

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due February 28, 2020

**2. Quantifiable Community Participation - §11.9(d)(4)**

Application expects to receive QCP points.

Points Requested

**\*\* Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**3. Input from State Representative - §11.9(d)(5)**

Letter of either support, neutrality, or opposition is included behind this tab.\*\*

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.\*\*

No letter from a State Representative is included behind this tab.

Points Requested

\*\* Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

**4. Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

A.

Name of Community Organization

Contact Name

Support

Opposition

B.

Name of Community Organization

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 2020-049**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS SUPPORTING THE PROPOSED MERRITT SUNSET HOUSING DEVELOPMENT; THE APPLICANT IS DDC MERRITT SUNSET, LTD.; THE PROPOSED DEVELOPMENT IS LOCATED AT THOMASON DR AND BEAL PKWY; PROVIDING AN EFFECTIVE DATE; AND AUTHORIZING AND DIRECTING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

**WHEREAS**, DDC Merritt Sunset, Ltd. and its affiliates (the “Applicant”) propose to build a development for rental housing with approximately 149 residential units located at Thomason Dr and Beal Pkwy, Midland, Texas 79703, named Merritt Sunset (the “Housing”), with some having restrictions on the incomes of the residents and the rents that can be charged to them; and

**WHEREAS**, the Applicant will be submitting an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2020 Competitive 9% Housing Tax Credits for the Housing, and its application has not yet been assigned a number; and

**WHEREAS**, the City of Midland, Texas believes the development of the Housing will be beneficial to the City and its residents and desires to evidence its support for such development;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS:**

**SECTION ONE.** That the City of Midland, Texas, acting through its governing body, hereby confirms that it supports the proposed Merritt Sunset development located at Thomason Dr and Beal Pkwy, Midland, Texas 79703, and that this formal action has been taken to put on record the opinion expressed by the City of Midland, Texas on February 25, 2020.


**SECTION TWO.** That for and on behalf of the governing body of the City of Midland, Texas, Amy M. Turner, City Secretary, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

**SECTION THREE.** That this resolution shall become effective on February 25, 2020.


On motion of Council member Robnett, seconded by Council member Ladd, the above and foregoing resolution was adopted by the City Council of the City of Midland at a regular meeting on the 25th day of February, A.D., 2020, by the following vote:

Council members voting "AYE": Blong, Trost, Robnett, Payton, Dufford, Ladd, Norman

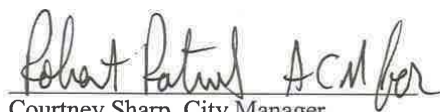
Council members voting "NAY": None

  
\_\_\_\_\_  
Patrick Payton, Mayor


ATTEST:

  
\_\_\_\_\_  
Amy M Turner, City Secretary

RECOMMENDED AND APPROVED:

  
\_\_\_\_\_  
Courtney Sharp, City Manager

APPROVED ONLY AS TO FORM:

  
\_\_\_\_\_  
John Ohnemiller, City Attorney



TEXAS HOUSE OF REPRESENTATIVES  
TOM CRADDICK  
DISTRICT 82  
CRANE DAWSON MARTIN MIDLAND UPTON

February 11<sup>th</sup>, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Re: Support for the Merritt Sunset multifamily housing in Midland, Texas, TDHCA # 20344

Dear Mr. Wilkinson,

This letter is in support of the Merritt Sunset multifamily housing project (TDHCA #20344) and an award of tax credits for such project, located at Thomason Dr. & Loop 250 W in Midland, Texas.

This new multifamily community will contribute to the need for affordable housing in Midland. Thank you for giving your consideration to this application. If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Tom Craddick".

Tom Craddick  
Texas State Representative  
House District 82